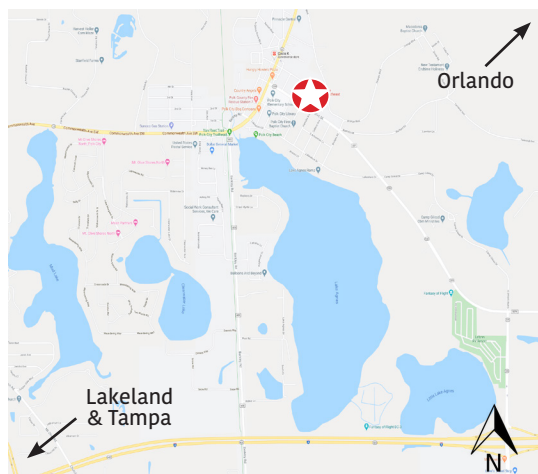


Former Family Dollar

321 Broadway Blvd SE, Polk City, FL 33868

FOR LEASE
7,621 SF



Project Highlights

- This 7,621 SF former Family Dollar is located just east of Commonwealth Blvd. N. in Polk County.
- Offers excellent accessibility to Interstate 4, the primary transportation artery connecting Lakeland metropolitan area and both of the Tampa and Orlando markets.
- The site offers ample parking and a pylon signage opportunity.

PHYSICAL SITE CHARACTERISTICS

Daily Traffic Counts	Commonwealth Ave. (N/S): 8,414 AADT Broadway Blvd. (E/W): 4,505 AADT
GLA:	7,621
Lat/Lon:	28.1817/-81.8203
County:	Polk

DEMOGRAPHICS (2020)	1 MILE	3 MILES	5 MILES
Population	2,389	12,253	17,474
Households	920	4,009	5,791
Avg HH Income	\$59,500	\$60,139	\$63,496



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