



LAKELAND, FLORIDA- EDGEWOOD CORNER
3111 U.S. HIGHWAY 98 SOUTH
PRIME INTERSECTION - U.S. HIGHWAY 98 SOUTH AND EDGEWOOD DRIVE

RETAIL BUILDING FOR LEASE
3,385 SQUARE FEET OR 17,700 SQUARE FEET

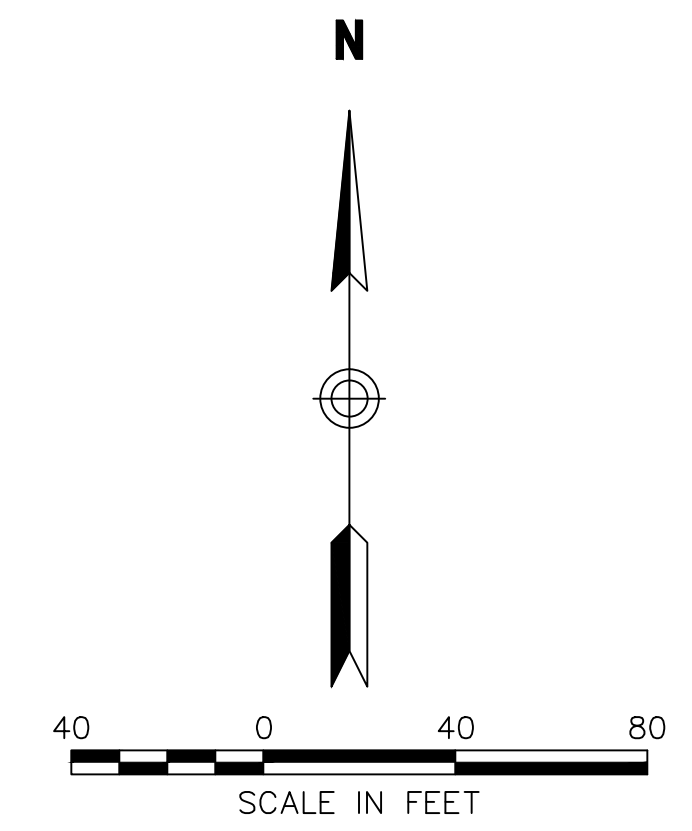
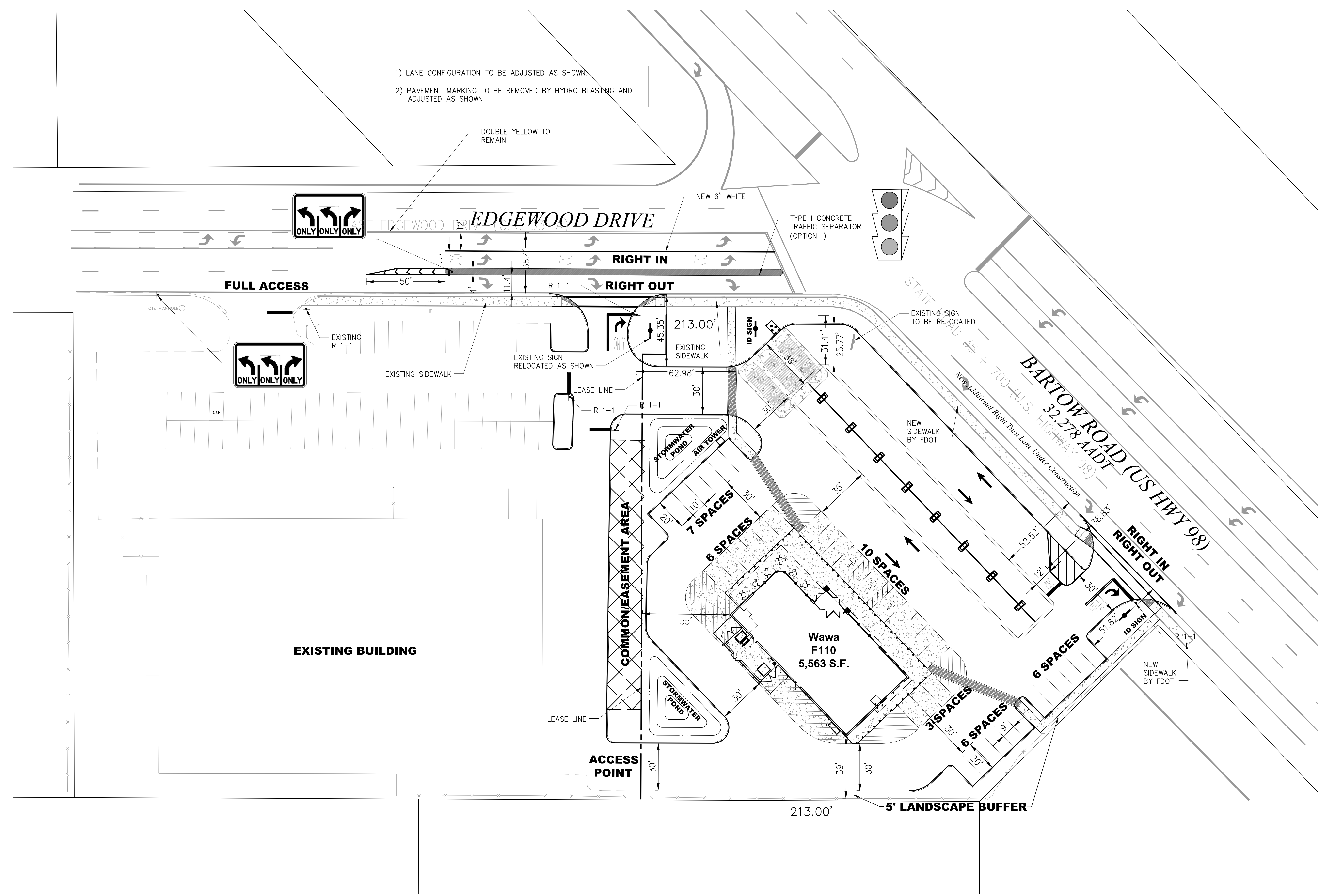
- M One of Lakeland=s busiest intersections. Located one mile from the Polk Parkway. U.S. Highway 98 is a four-lane highway between Lakeland and Bartow. Edgewood Drive is Lakeland=s main east-west connector and has been extended west to Harden Blvd.
- M Crown molding and decorative lighting. Glass storefront entryways. Air conditioning throughout. High ceilings. Sprinklered. Marquee signage at intersection.
- M Adjacent to the new Wawa gas/convenience store. Heavy traffic flow creates great exposure. Cross-access easements allow for access to both Edgewood Drive and U.S. Highway 98 South.
- M High traffic counts. Current counts available from broker.
- M Demographics - complete 1,3 and 5 mile radius demographics available for review.
- M Lease rates:
 - 17,700 square feet ~~\$12~~ **REDUCED! \$9** per square foot plus sales tax and CAM.
 - 3,385 square feet \$14 per square foot plus sales tax and CAM.
 - CAM averages \$1.50 per square foot.

FOR FURTHER INFORMATION CONTACT:
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DANIELS REALTY COMPANY
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Vanasse Hangen Brustlin, Inc.

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Land Development
Environmental Services
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Certificate of Authorization Number FL #3932



No.	Revision	Date	Appvd.

Designed by _____ Drawn by _____ Checked by _____
 CAD checked by _____ Approved by _____
 Scale 1"=30' Date August 7, 2012
 Project Title

Wawa, Inc.

City of Lakeland
 Issued for _____

Not Approved for Construction
 Drawing Title

Site Plan SWC
 US 98 &
 Edgewood Drive

Drawing Number

Fig 1

Sheet of

Project Number
 61498.57