



## Southgate Shopping Center

2515 S. Florida Avenue  
Lakeland, FL 33803  
Lat 28.014, Long -81.957

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2016 Population	11,801	69,141	138,641
2021 Population	12,280	71,927	145,352
2016 Average HH Income	\$68,306	\$59,848	\$60,861
2016 Median HH Income	\$47,736	\$41,288	\$42,133

## PROPERTY HIGHLIGHTS

- Lakeland/Polk County Market
- Located on South Florida Avenue, the primary corridor through South Lakeland
- Situated between two signalized intersections
- Junior Box opportunity
- 860 Feet of window shopping pleasure
- Redeveloped in 2009
- Potential outdoor seating and signage in courtyard
- Publix has been an original tenant since 1957 and still going strong
- Iconic Arch sores 70 feet tall, 67-tons of steel
- Dozens of images of the center's arch on Google from every conceivable angle
- Traffic Counts (2016): 33,000 CPD

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Licensed Real Estate Broker

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## SITE PLAN



STE	TENANT	SIZE			
2515	Publix	47,380	2539	AVAILABLE (40 x 50)	2,400
2527	Office Depot	22,022	2601	AVAILABLE (45 x 40)	1,766
2533	Kim's Hallmark	3,750	2605	AVAILABLE (50 x 20)	1,000
2535	Marshall Jewelers	1,875	2607	Tokyo Steakhouse	7,000
2537	Babe's Shoe and Apparel	1,723	2615A	Tuesday Morning	19,949
2537.5	AVAILABLE (20 x 60)	1,200	2615B	AVAILABLE (75 x 150)	11,262
2633	Ace Hardware	18,000	2641	Five Guys Burgers and Fries	3,200
			2645	Grow Financial Credit Union	4,521
			<b>TOTAL</b>		<b>147,251</b>

AVAILABLE  NOT OWNED



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