



FORMER



Lakeland Square

3800 US Highway 98
Lakeland, FL 33809

101,240 GSF

84,825 SF Sales Floor

Land Size: 7.81 Acres

Levels: 1

Property best suited for
Retail, Entertainment, Storage
and Medical users.



Property Info

- Situated at the intersection of US Hwy 98 and 1-4. Lakeland Square Mall is the dominant regional mall that serves the immediate population of Lakeland, and greater Polk county.
- Co-Anchors include Dillard's, Burlington Coat Factory and JC Penney
- Area retailers include Beall's, Best Buy, TJ Maxx, Michael's, Staples, Target, Dick's Sporting Goods, Old Navy, Ross and Ulta.

2016 Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	8,440	53,674	121,697
DAYTIME POPULATION	7,043	27,342	51,319
AVERAGE HH INCOME	\$59,469	\$51,063	\$53,565
MEDIAN AGE	41.5	39.5	39.5

Traffic Counts

US HIGHWAY 98	55,500
INTERSTATE 4	96,000

LOCAL CONTACT

DAVID GIBSON

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IRON GATE PROPERTY GROUP

8270 WOODLAND CENTER BLVD. SUITE 117

TAMPA, FL 33614

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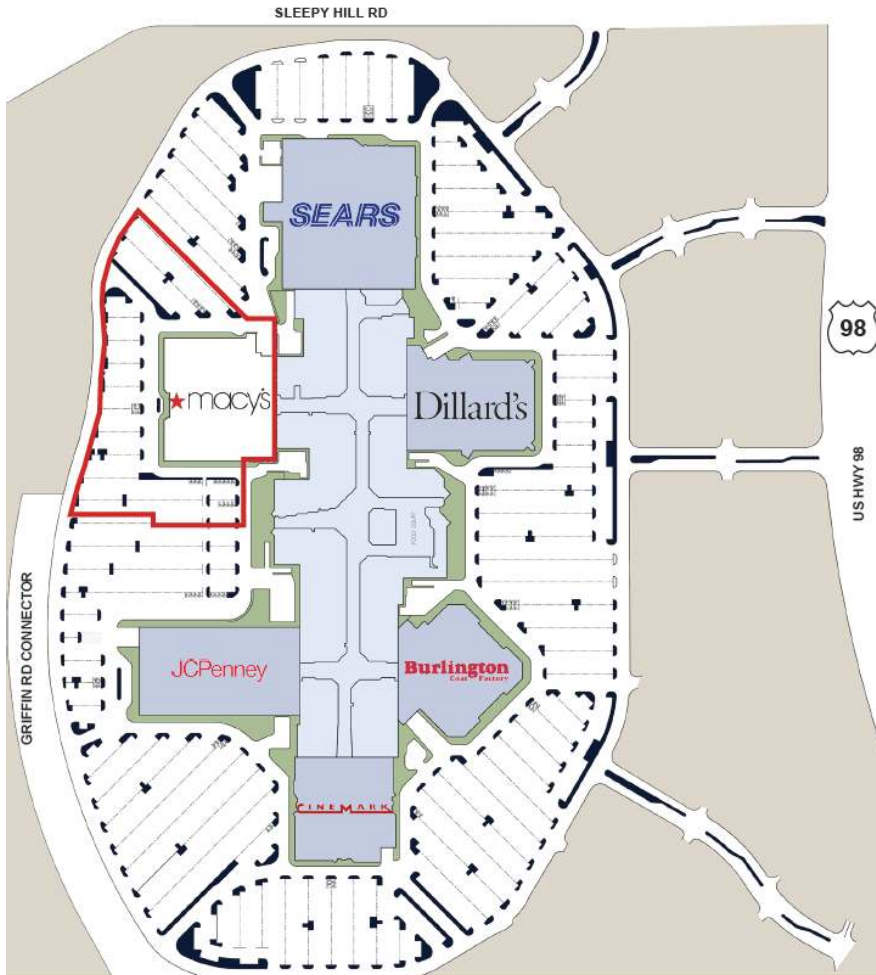
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