



Lakeside Village

Harden Blvd. & Polk Pkwy. (SR-570)
Lakeland, FL

Retail For Lease



Owned & Managed By



Lakeside Village

Lakeside Village in Lakeland, Florida, is a dynamic mixed-use complex that combines retail, hospitality, entertainment and office uses. Located in Lakeland's upscale Grasslands area, its beautifully landscaped streets and courtyards encourage visitors to shop, dine, stroll and enjoy the vibrant, inviting village setting.

Contact Us



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Amenities



383 Hotel Rooms at Lakeside Village

- Residence Inn by Marriot - 78 Rooms
- Courtyard by Marriot - 78 Rooms
- Hampton Inn & Suites - 117 Rooms
- Home2 Suites by Hilton - 110 Rooms



Lakeland Linder International Airport

- 2 Million Annual Passengers
- Amazon Air's largest facility in the Southeast



CMX Cinemas Lakeside 18 & IMAX

- 18 Screen Movie Theater



Convenient Highway Access

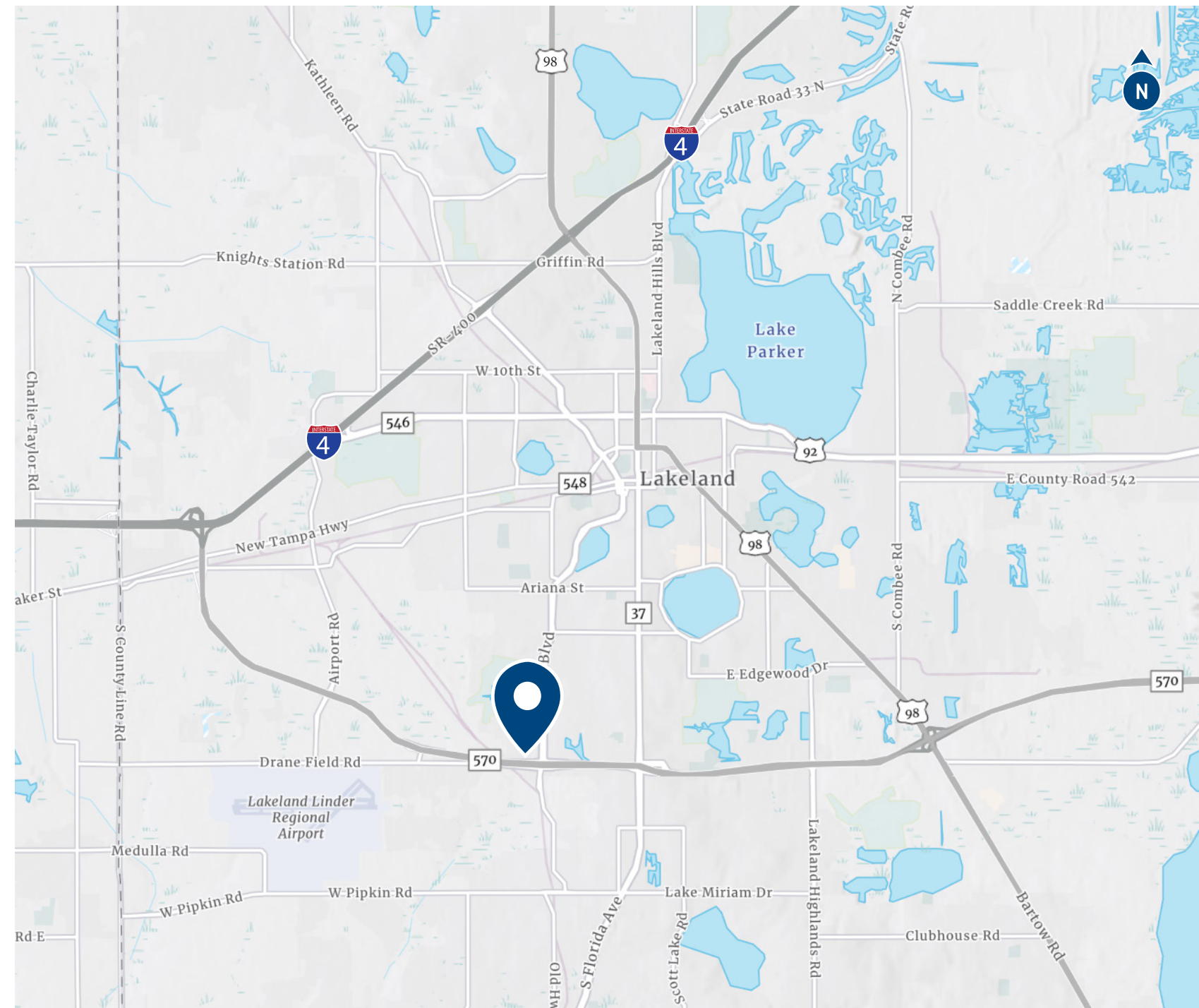
- Polk Pkwy. (SR-570) - Immediate Access
- Interstate 4 - 10-min drive



Property Overview

- 1,313-6,670 SF inline and end-cap spaces available for lease
- 4,000-15,000 SF outparcel opportunities available
- Conveniently located intersection of Harden Blvd. & Polk Pkwy. (SR-570)
- Centrally located in between Tampa and Orlando, just 45 minutes from Disney World
- Less than a 10-minute drive from I-4
- Approximately 3 miles from Lakeland Linder International Airport (LAL), with 2 million passengers annually

Key Tenants



Market Overview



Area Demographics



Population

1-Mile: 6,364
 3-Mile: 58,285
 5-Mile: 147,232



Daytime Population

1-Mile: 7,931
 3-Mile: 59,972
 5-Mile: 154,957



Average HH Income

1-Mile: \$87,251
 3-Mile: \$79,270
 5-Mile: \$76,768

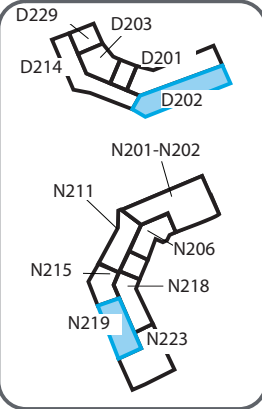


Households

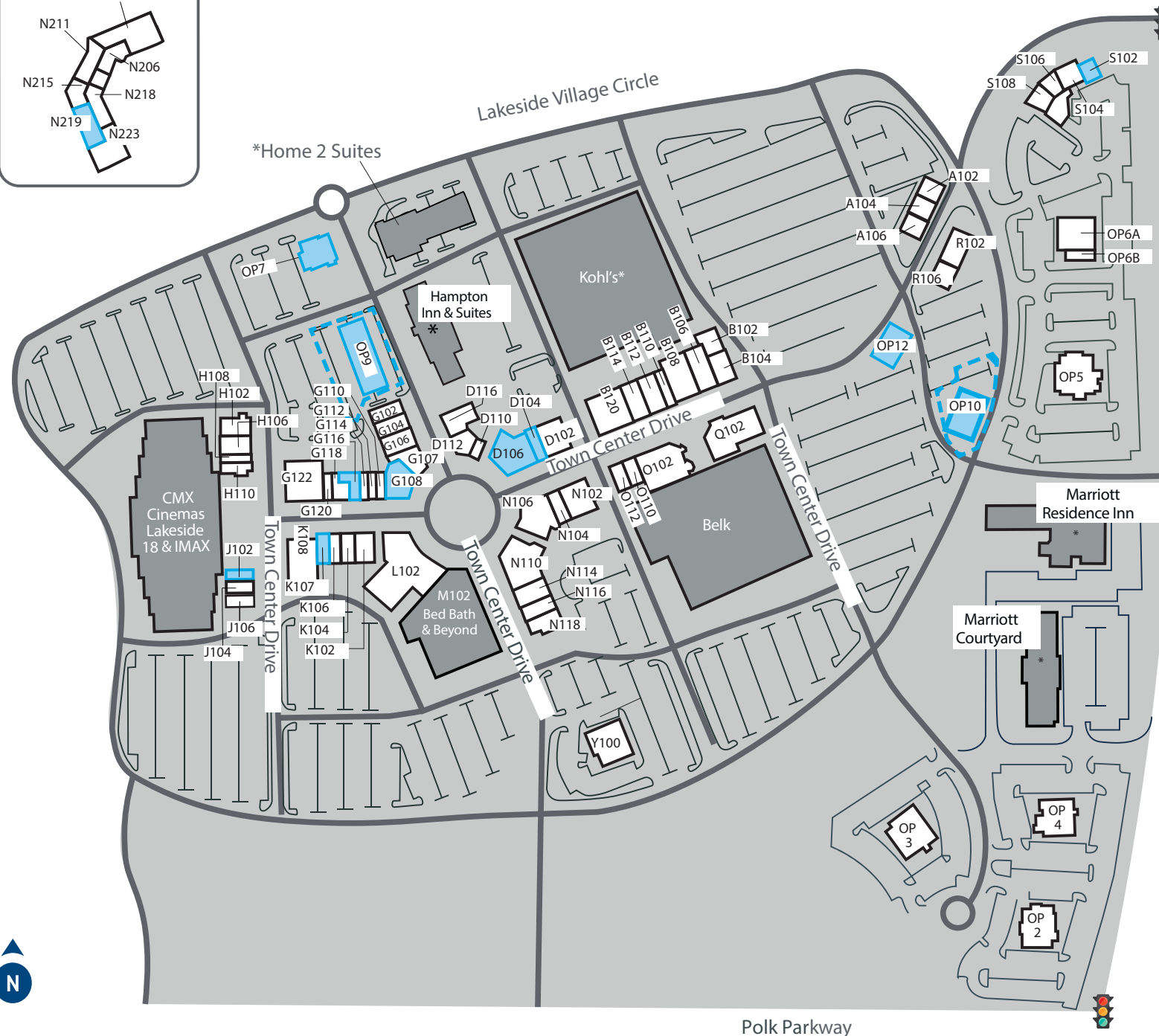
1-Mile: 3,112
 3-Mile: 23,898
 5-Mile: 56,622

Site Plan

2nd Floor Offices



■ Available
 * Owned by others



Unit	Tenant	SF
A102	Pearle Vision	2,359 SF
A104	Family Dental	2,000 SF
A106	Spectrum	1,840 SF
B102	Hear USA	2,028 SF
B104	Chico's	2,962 SF
B106	Carter's	4,041 SF
B108	Loft	6,062 SF
B110	Francesca's	1,663 SF
B112	Bath & Body Works	3,342 SF
B114	Soma Intimates	3,251 SF
B120	Kirkland's Home	6,547 SF
C	Kohl's*	88,000 SF
D102	Daydreams Day Spa	4,330 SF
D104	Available	1,453 SF
D106	Available	6,334 SF
D110	Sunglass Hut	798 SF
D112	Fish City Grill	2,993 SF
D116	Orange Theory Fitness	3,335 SF
E	Hampton Inn & Suites*	SF
G102	The Brass Tap	2,254 SF
G104	FITniche, Inc.	2,616 SF
G106	Golf Etc.	3,005 SF
G107	Rocket Fizz	2,638 SF
G108	Available	4,022 SF
G110	Thai Oishi	1,214 SF
G112	uBreakiFix	1,166 SF
G114	GameStop	1,220 SF
G116	Available	1,809 SF
G118	Max Jewelers	1,900 SF
G120	Claire's Boutique	1,239 SF
G122	GrillSmith	6,276 SF
H102	Burger 21	2,559 SF
H106	Lee Nails	2,400 SF
H108	Hair Cuttery	1,200 SF
H110	Cold Stone Creamery	1,218 SF
I	CMX Cinemas Lakeside 18 & IMAX	76,902 SF
J102	Available (2nd Gen Restaurant)	1,306 SF
J104	Pizzeria Valdiano	1,380 SF
J106	Gaskins BBQ	2,837 SF
K102	Pacific Sunwear	3,247 SF
K104	Saigon Bistro	1,763 SF
K106	WW North America Holdings, Inc.	1,209 SF
K107	Available	1,331 SF
K108	Crispers	5,469 SF
L102	Books-A-Million	16,390 SF
M102	Bed Bath & Beyond	30,000 SF

Unit	Tenant	SF
N102	Jos. A. Bank	4,343 SF
N104	Burn's Flooring & Design	2,207 SF
N106	BD's Mongolian Grill	5,506 SF
N110	Famous Footwear	6,279 SF
N114	Paint Nail Bar	2,104 SF
N116	Ideal Image	3,023 SF
N118	Verizon Wireless	2,208 SF
O102	Victoria's Secret	7,429 SF
O110	Yates & Hagan	1,608 SF
O112	Anna's	1,652 SF
P	Belk	74,025 SF
Q102	Versona Accessories	8,287 SF
R102	Mattress Firm	3,642 SF
R106	AT&T Wireless	2,427 SF
S102	Available	1,645 SF
S104	Louis Pappas	2,310 SF
S106	GNC	1,693 SF
S108	Moe's Southwest Grill	2,375 SF
Y100	Abuelo's	8,225 SF
OP1	Glory Days*	1.61 SF
OP2	Mr. & Mrs. Crab	6,700 SF
OP3	Longhorn Steakhouse	6,700 SF
OP4	Chili's	5,697 SF
OP5	Olive Garden	6,917 SF
OP6A	International Diamond Center	5,500 SF
OP6B	Starbucks	2,500 SF
OP7	AVAILABLE	-8,000 SF
OP8	Home 2 Suites*	SF
OP9	Available	11,000 -15,000 SF
OP10	Available	6,000 -8,000 SF

Unit	Office Tenant	SF
D201	Progressive Casualty Insurance	8,280 SF
D202	Available	6,475 SF
D203	CASTO Office	1,280 SF
D214	FedEx Freight	5,731 SF
D229	Lhoist North America	1,108 SF
N201	Publix Office	8,280 SF
N206	Alliance Sales & Marketing	2,448 SF
N211	Quality of Life	2,674 SF
N215	Amerifirst Financial	2,335 SF
N218	Northwestern Mutual	3,362 SF
N219	Available	2,890 SF
N223	Kelly Services, Inc.	3,702 SF





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