

Hot I-4 Lakeland Development Corner

Build to Suit



3250 US Highway 98 N, Lakeland, FL 33805

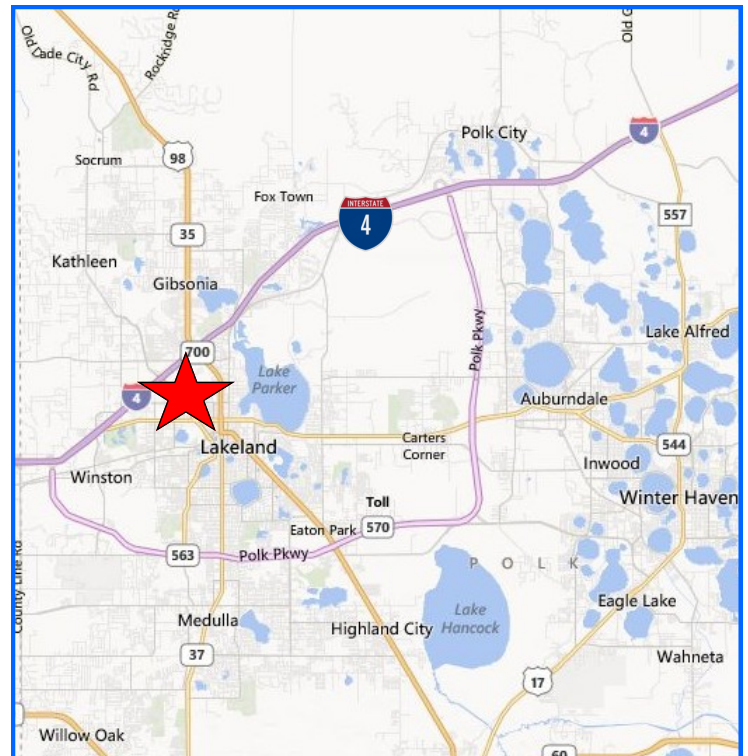
Property Highlights

- ◆ Former gas station available for redevelopment; build to suit or ground lease on 0.76 acres
- ◆ Directly adjacent to Interstate 4 interchange along Highway 98; Lakeland's main retail corridor
- ◆ Near Lakeland Square Mall and multiple national restaurants and retailers
- ◆ Traffic Count: 35,000+ VPD

Demographics 2014

	1 Mile	3 Miles	5 Miles
Population	8,061	53,250	128,828
Avg. HH Income	\$44,903	\$45,558	\$49,725

Contact Mike Charron
863-670-4727



Parcel ID: 23-28-01-000000-031170

REAL PROPERTY SPECIALISTS, INC
Appraisers • Brokers • Consultants

T: 407.812-8000 • F: 407.812.8885
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