

S. Florida Ave & Poppell Dr

Polk County, FL

CONTACT:

Name: Christian Yepes
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 Email: info@bdgfl.com

Property Information:

3958 S FLORIDA AVE.
 LAKELAND FL, 33813

1,050 sf Endcap Available

3 NEW Buildings with 20,000 total sq. ft.
 Join new restaurants and retail:

Mission BBQ, Jason’s Deli, Fuzzy’s Taco Shop, & HTeaO

Traffic Counts:

S Florida Ave: 36,500 AADT 2014

Demographics:

	Population	Avg. Income
1 mile:	7,485	\$65,683
3 miles:	60,692	\$66,685
5 miles:	138,959	\$63,615

Notes:

This property is just south of the Polk County Parkway, located amid a dense stretch of retail synergy. S Florida Ave is a major north-south thoroughfare through Lakeland.

www.belleairgroup.com



NEW COMMERCIAL DEVELOPMENT

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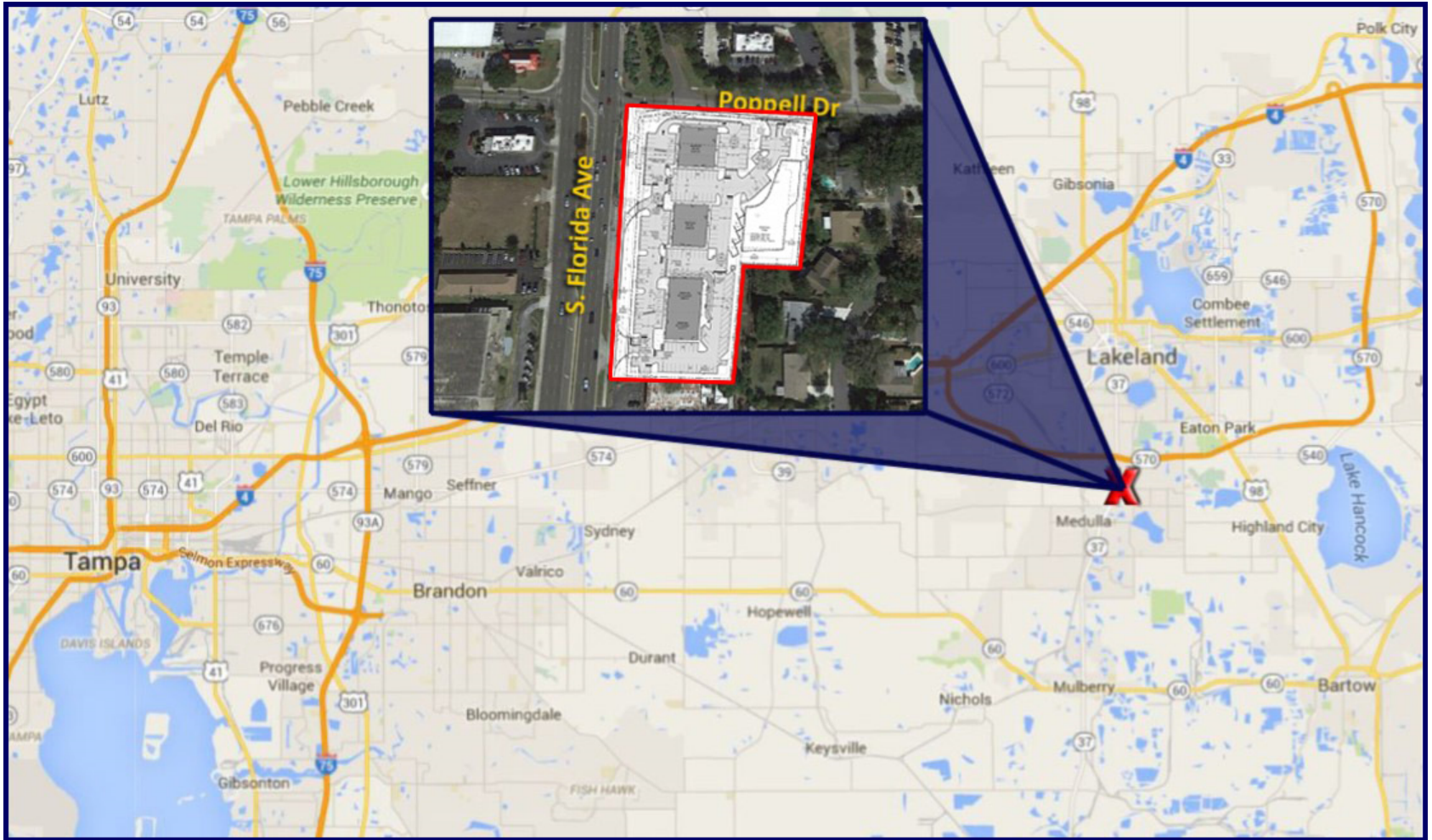
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LOCATION MAP



PHONE: 727-536-8686 • FAX: 727-536-4356 • Belleair Development Group

NEW COMMERCIAL DEVELOPMENT

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TENANT MIX



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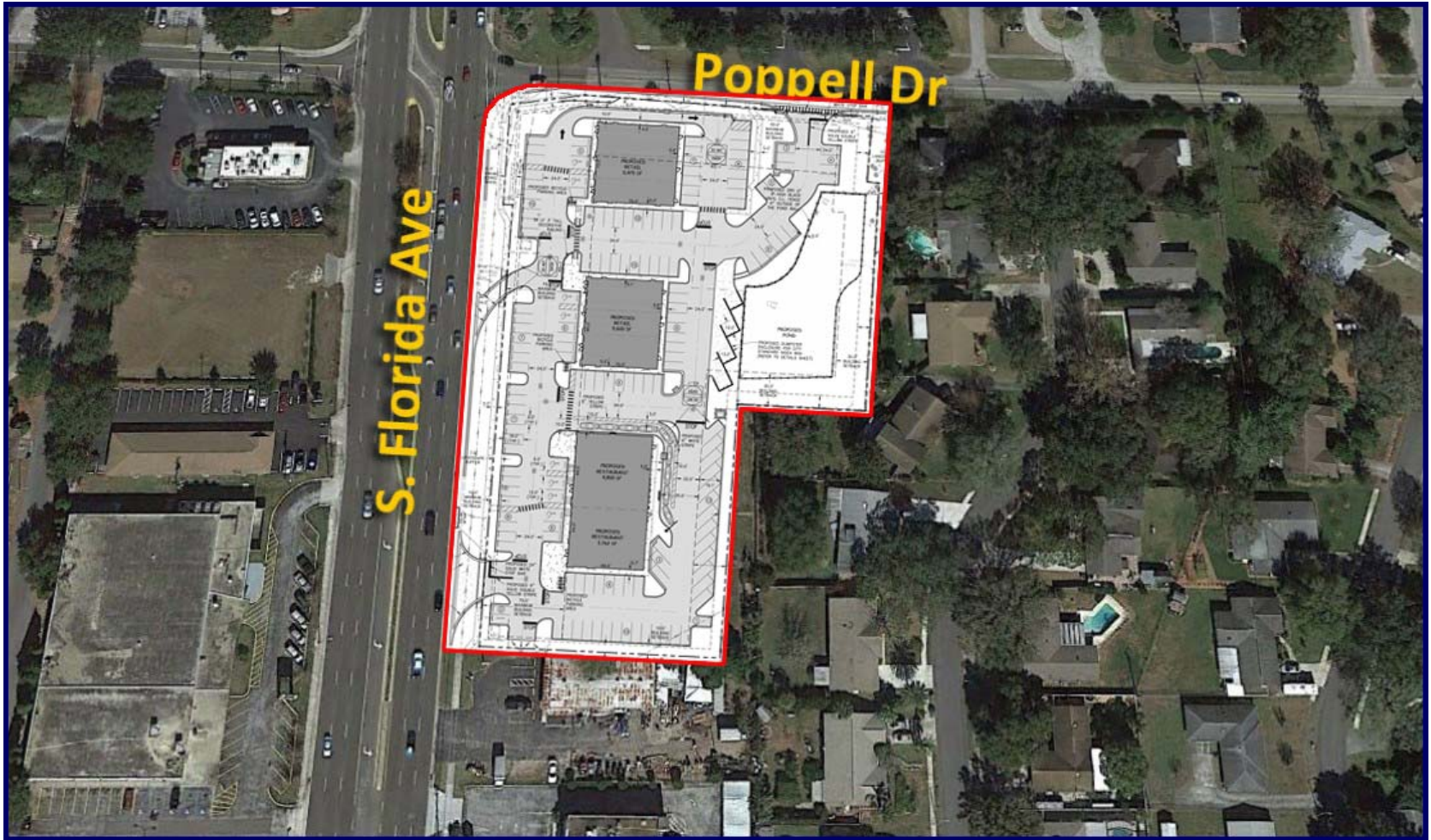
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BIRD'S EYE VIEW



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BUILDING #2



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BUILDING #1



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BUILDING #3



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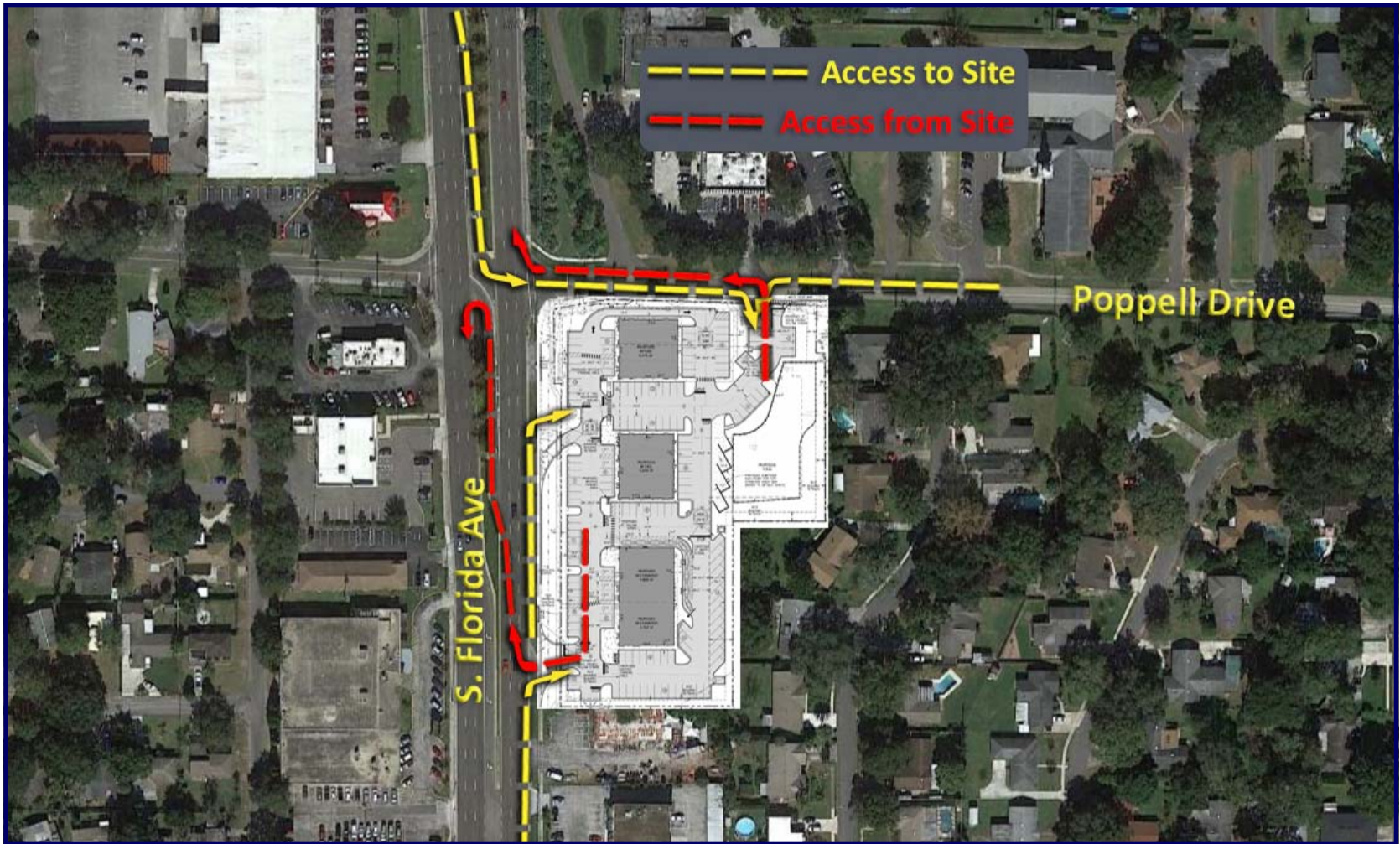
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ACCESS MAP



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AERIAL PHOTO



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