



CENTURYRETAIL

**FOR
LEASE**

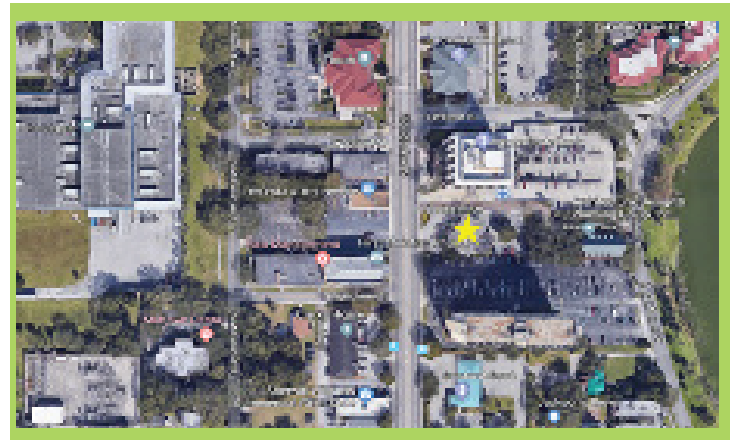
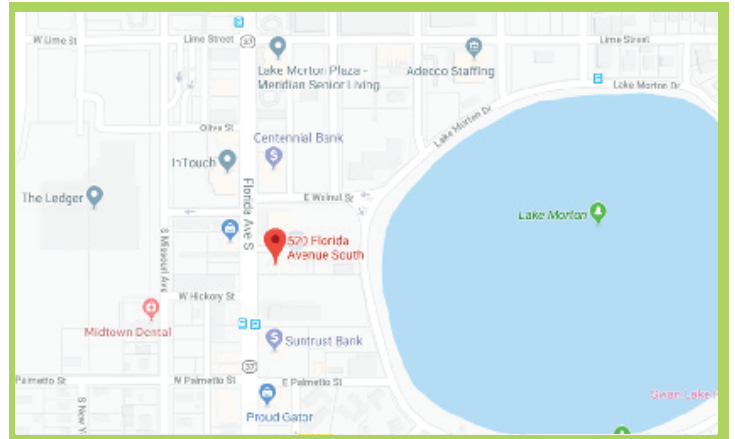
520 South Florida Ave

520 South Florida Ave
Lakeland, FL 33801



PROPERTY HIGHLIGHTS

- 8030 SF of office space
- Located on South Florida Ave. in the heart of downtown Lakeland
- Easy access to I-4 & the Polk Parkway
- Stand alone building
- Full service lease negotiable
- Move-in specials available
- Signage availability



NATALIE IMIG

LEASING REPRESENTATIVE

(863) 647 - 1581 x 215 | natalie@centuryretail.com

www.CENTURYRETAIL.com

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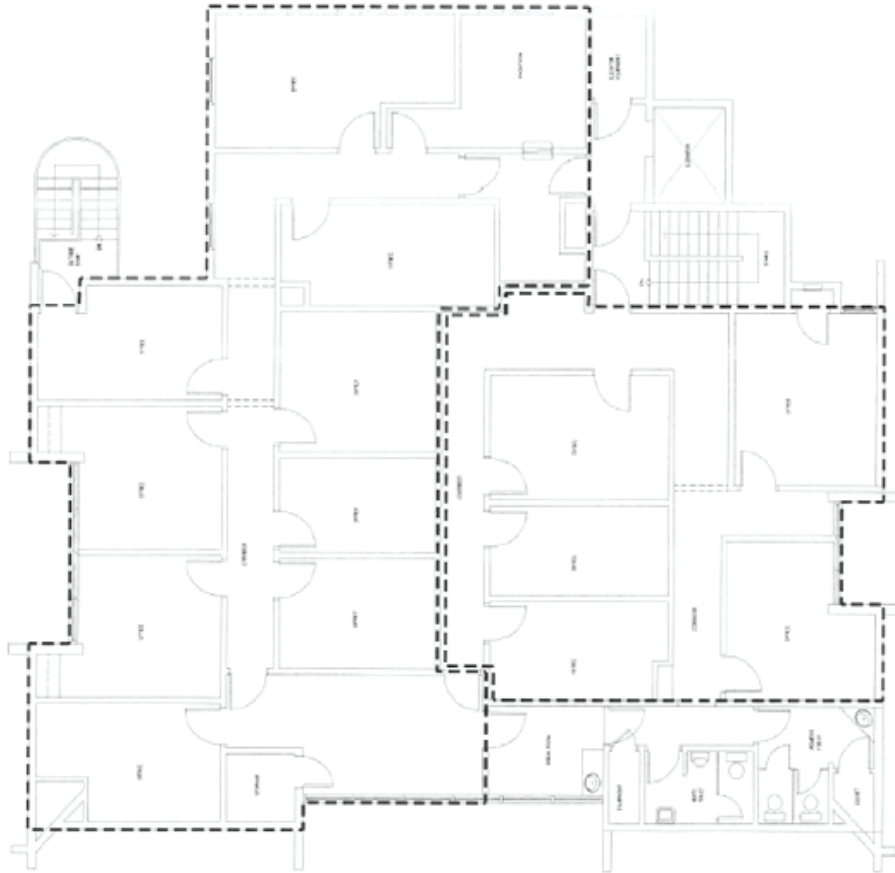


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DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

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|-------------------------------------|----------|----------|----------|
| Avg. HH Income | \$56,338 | \$57,518 | \$61,826 |
| # Households | 4,418 | 31,306 | 58,300 |
| Population | 10,844 | 80,057 | 148,694 |
| Daytime Population (Tot. Employees) | 11,542 | 48,718 | 82,110 |
| Median Age | 37 | 39 | 40 |

Traffic Counts: 26,000 (FDOT 2020)

Source: Costar 2020

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