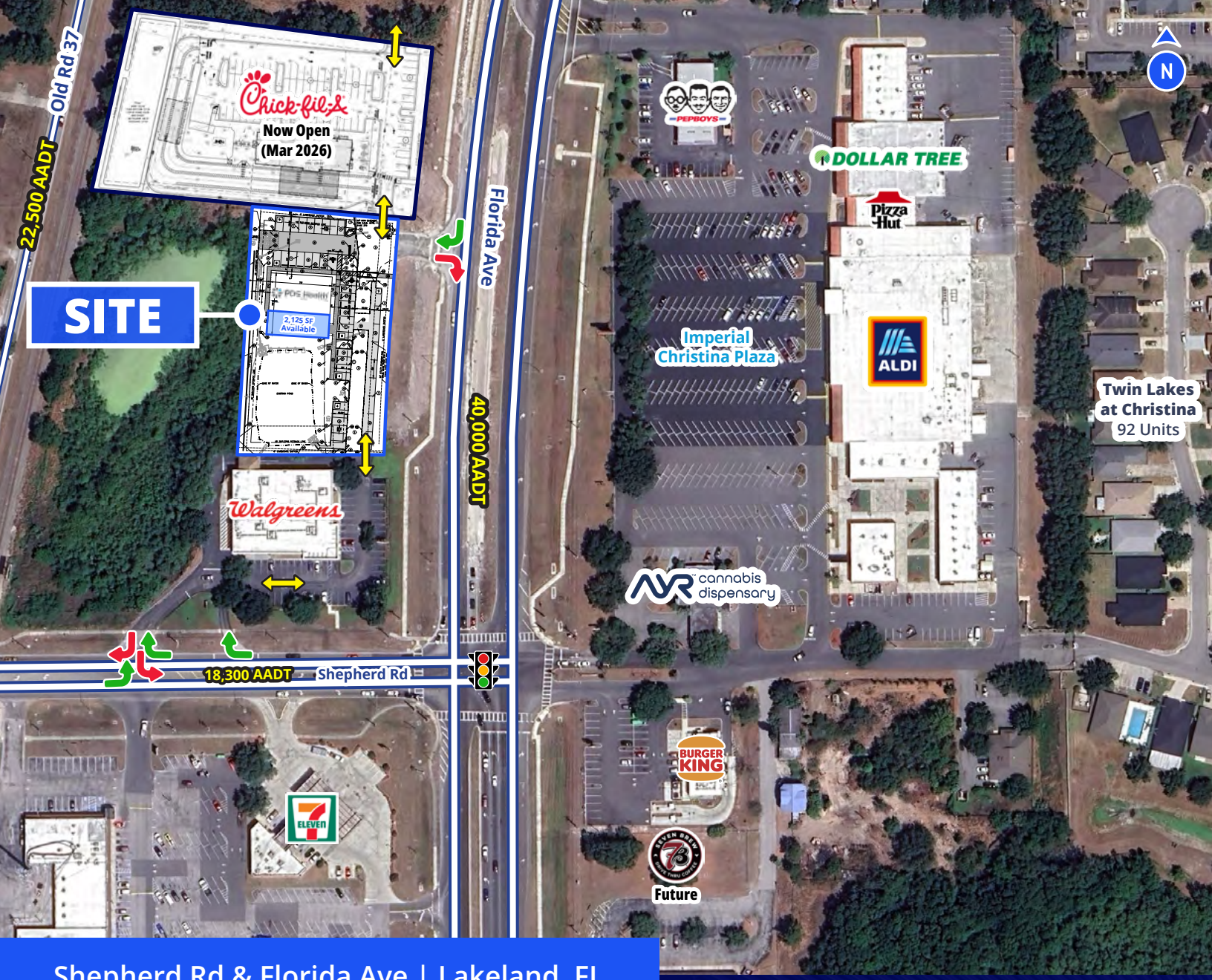


Shepherd Rd & Florida Ave | Lakeland, FL

Multi-Tenant Retail 2,125 SF Available

Retail For Lease

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Colliers

Shepherd Rd & Florida Ave | Lakeland, FL

Property Overview

- ±2,125 SF available for lease adjacent to proposed PDS Health.
- Located near the signalized intersection of Shepherd Road & Florida Avenue (SR-37) in South Lakeland.
- Frontage along Florida Avenue with access to 40,000 vehicles per day.
- Positioned within one of Lakeland's premier retail, healthcare, and residential corridors.
- Serves a population of 105,070 residents within a 5-mile radius.
- Surrounded by dense residential growth with average household incomes exceeding 118,000.
- Surrounded by major retailers and restaurants including ***Aldi, Publix, Walmart Supercenter, The Home Depot, Starbucks, Burger King, Chick-fil-A, and Wendy's.***

Neighboring Retailers

ALDI · Walmart · Chick-fil-A · Starbucks · Publix · The Home Depot · Burger King · Wendy's

Area Demographics

	Population	Daytime Population	Average HH Income	Households
1 Mi	5,434	5,376	$133,346	2,345
3 Mi	49,677	42,079	$118,752	19,426
5 Mi	105,070	95,333	$118,542	40,250

Front Elevation



Rear Elevation

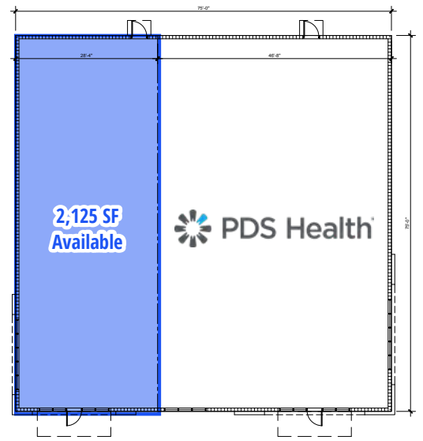


Right Elevation



Left Elevation





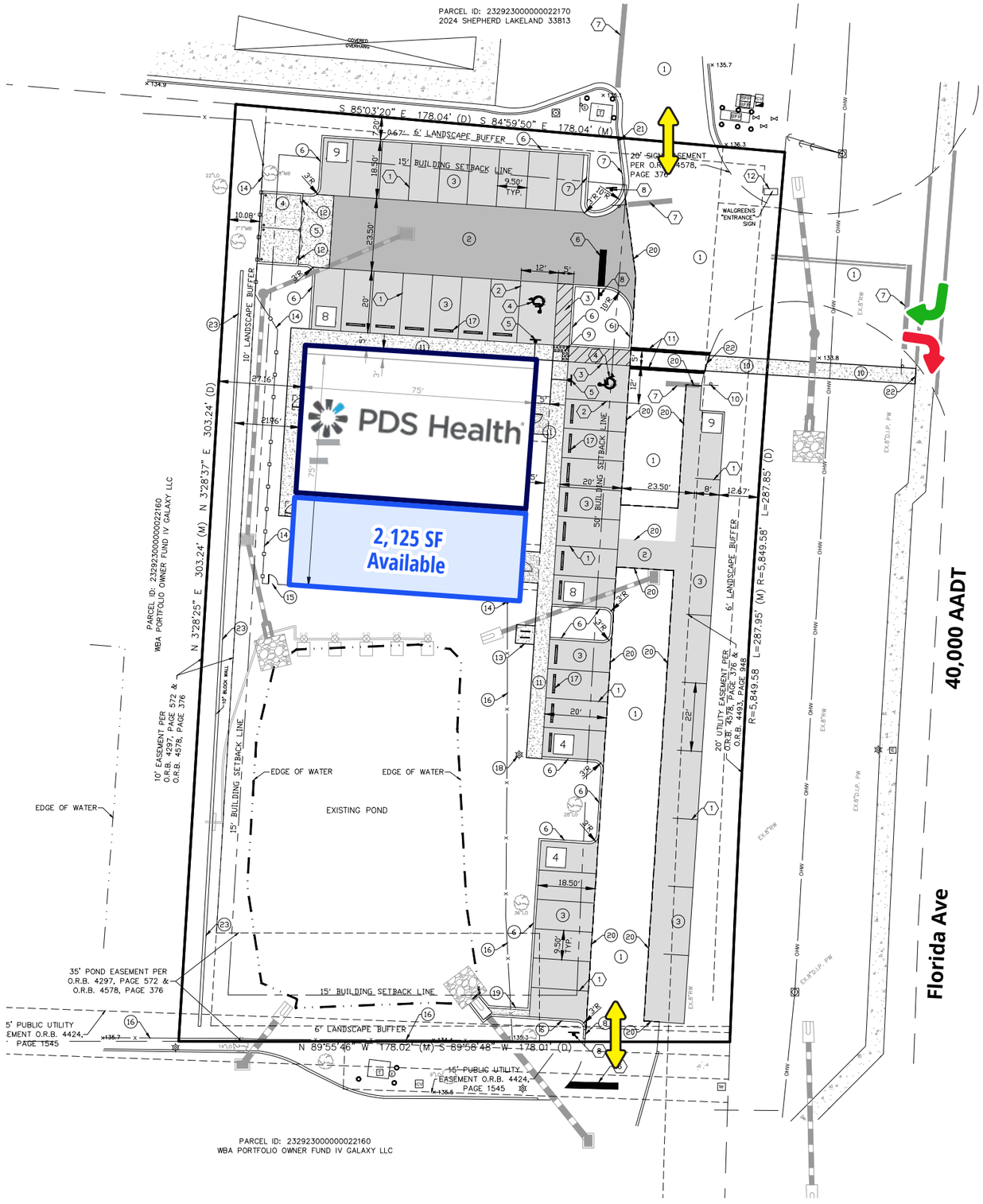
2,125SF
Available

Site Plan

Opportunities Available

Retail For Lease

- **Multi-Tenant Building**
  ±2,125 SF Available
- **Adjacent to PDS Health (Proposed)**
- **42 Parking Spaces**



Available

Proposed

Access Overview

Shepherd Rd & Florida Ave | Lakeland, FL



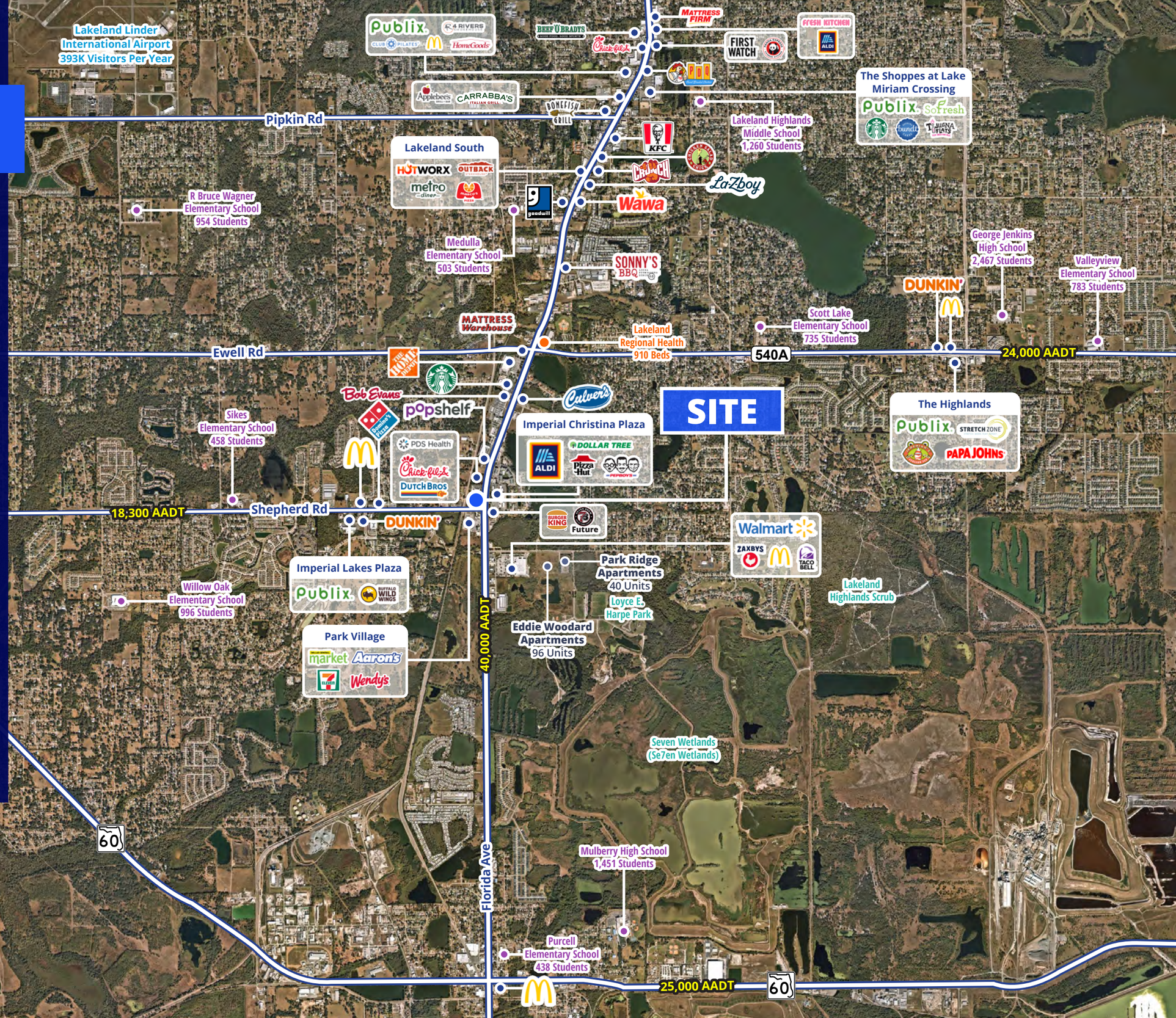
Shepherd Rd & Florida Ave | Lakeland, FL

Market Overview

Lakeland is one of Central Florida's fastest-growing markets and a key commercial hub between Tampa and Orlando, driven by strong population growth, expanding residential development, and its strategic location along the I-4 corridor. The city's diverse economic base, anchored by logistics, healthcare, manufacturing, and professional services, combined with excellent regional connectivity and sustained consumer growth, continues to support demand for neighborhood, community, and destination-oriented retail development.

Key Highlights

- **Close to major roads Hwy 60, I-4, & SR-570**
- **Numerous national restaurants & QSR's**
- **40,000+ residential units UC/planned/ recently completed**
- **Nearby anchor tenants: Publix, Aldi, & Walmart Supercenter**



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