

Retail For Sale/Ground Lease

2.61 AC Redevelopment

1005 E. Memorial Blvd. | Lakeland, FL

Colliers | SAGE LAND DEVELOPMENT

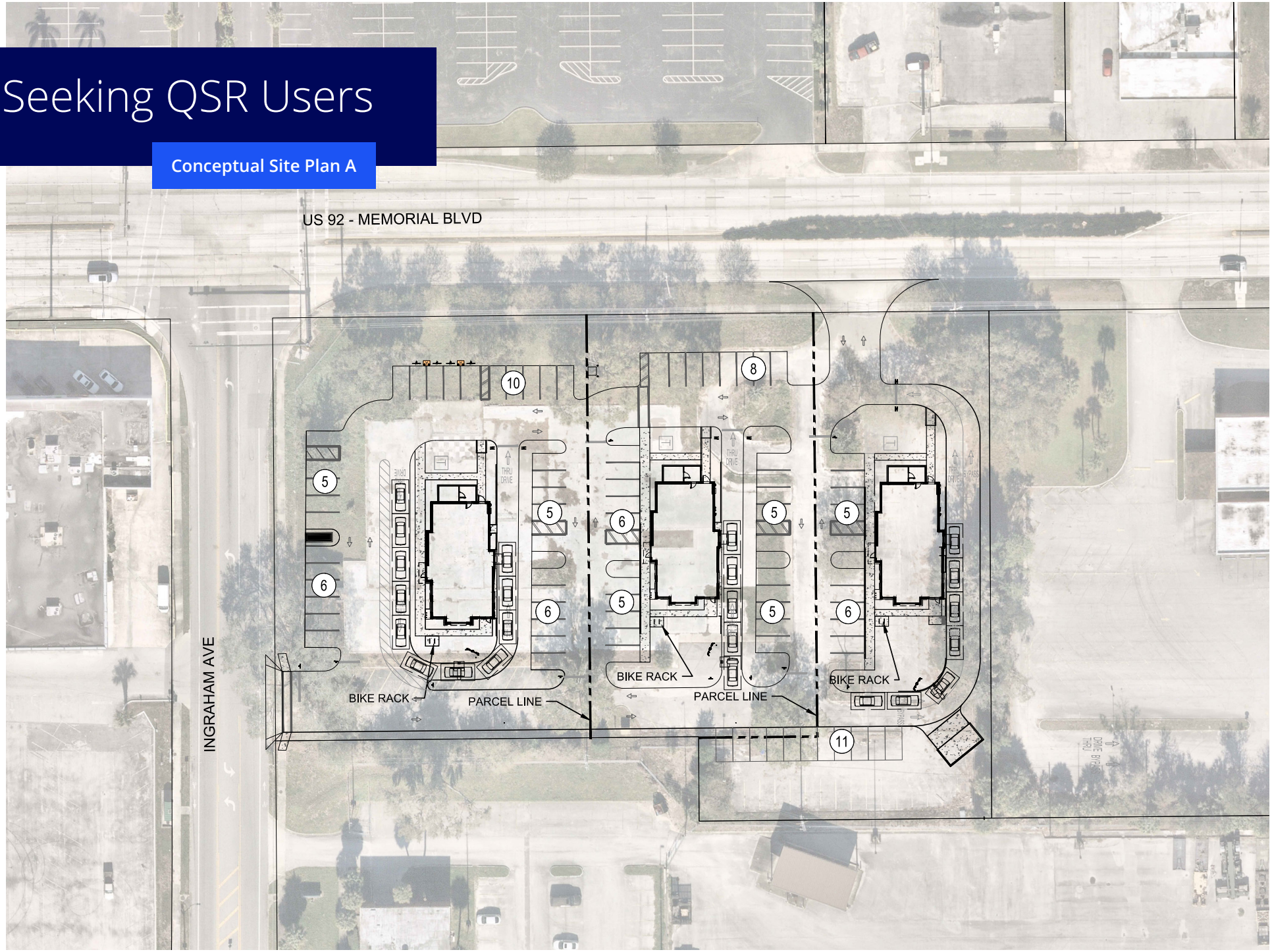


Property Highlights

- 2.61-acre redevelopment available for sale/ground lease, ideal for QSR's with drive-thru
- At the signalized, hard corner of US Highway 92 (E. Memorial Blvd.) and N. Ingraham Avenue
- 420 feet of frontage along US Highway 92 (E. Memorial Blvd.), seeing 43,000 vehicles per day
- Adjacent to the 280,000 SF Lakeland Town Center, anchored by Save A Lot, Aaron's Furniture and Family Dollar
- Located just one mile from Lakeland Regional Health Medical Center and two miles of downtown Lakeland

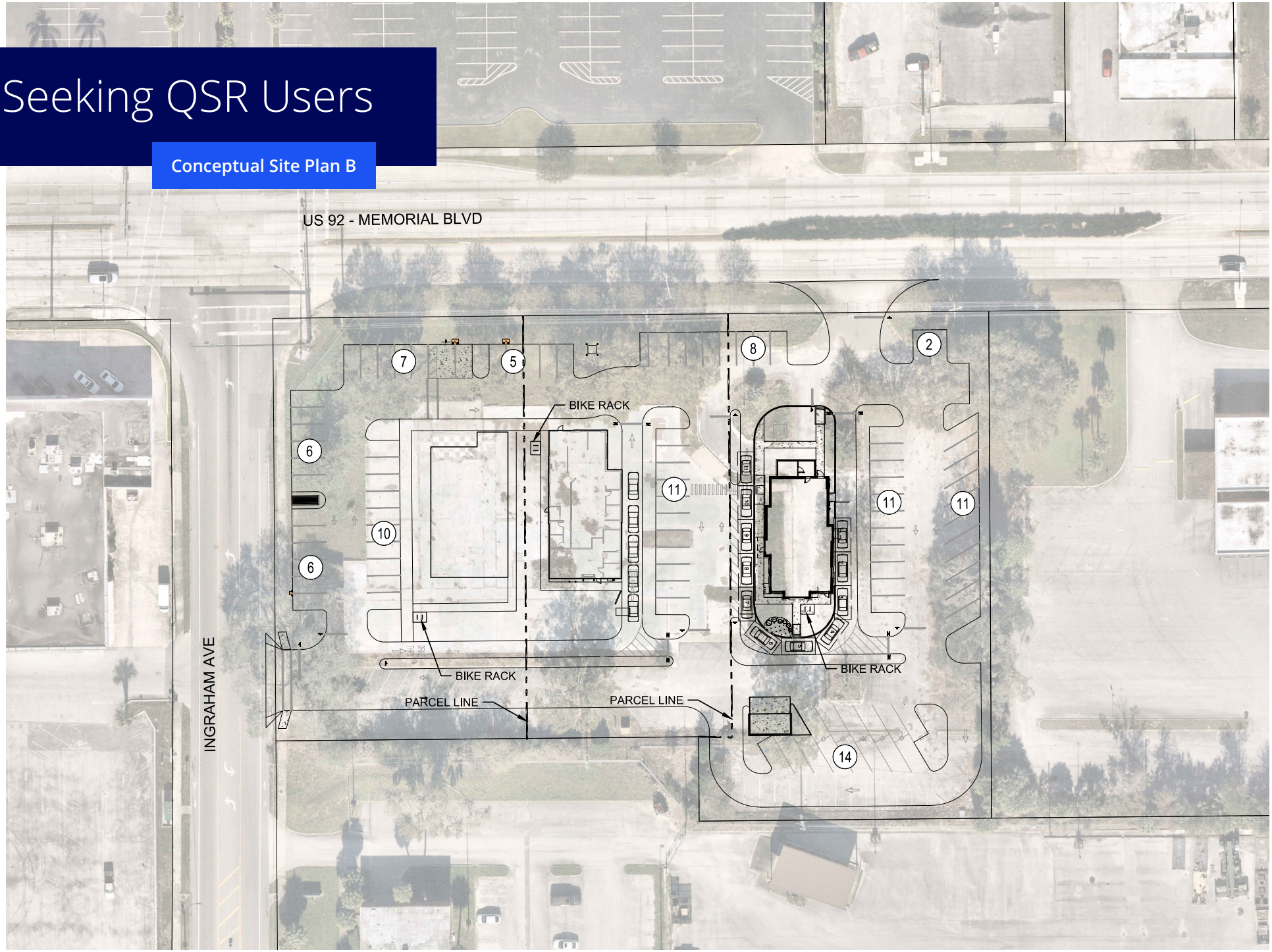
Seeking QSR Users

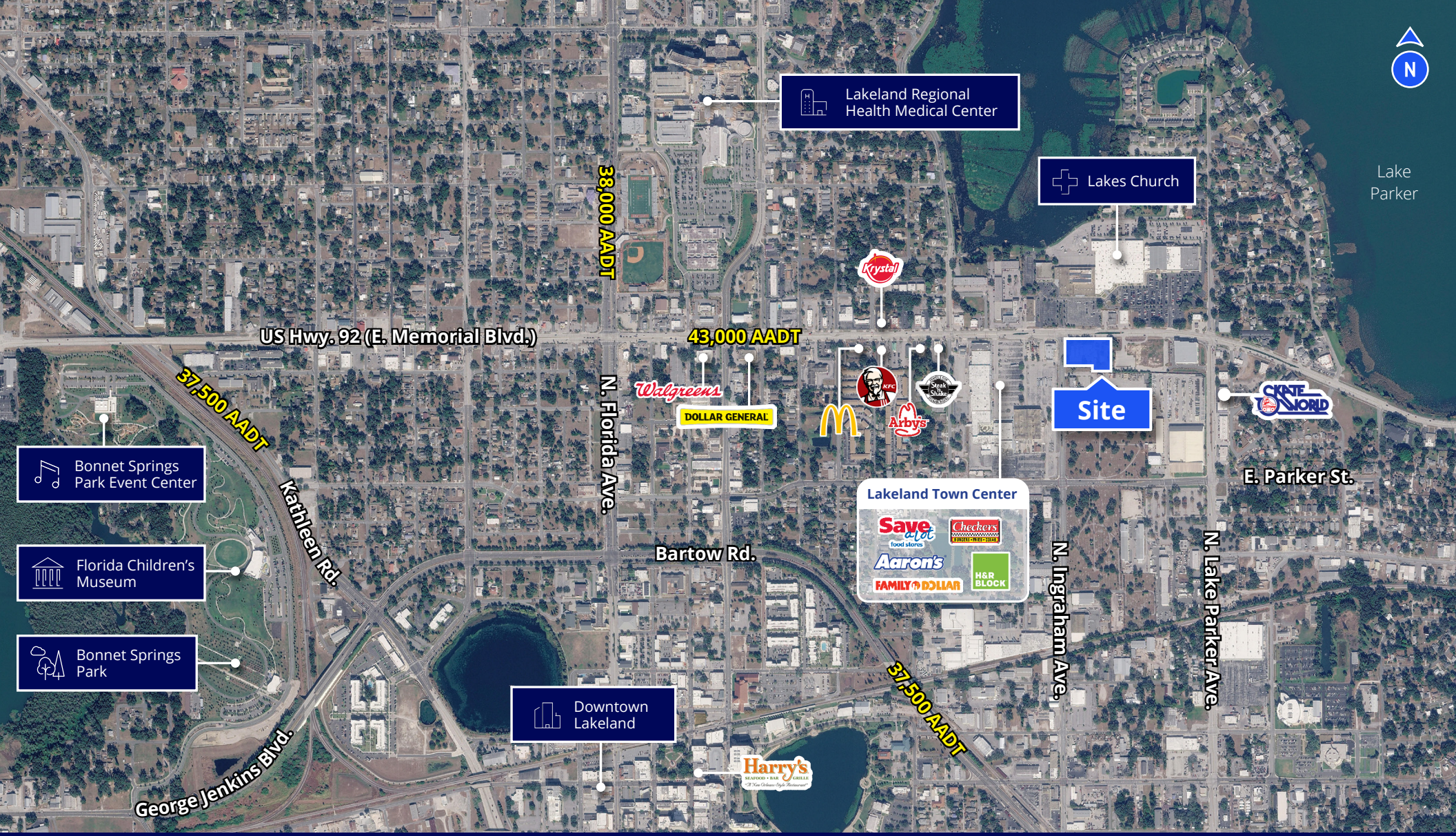
Conceptual Site Plan A



Seeking QSR Users

Conceptual Site Plan B





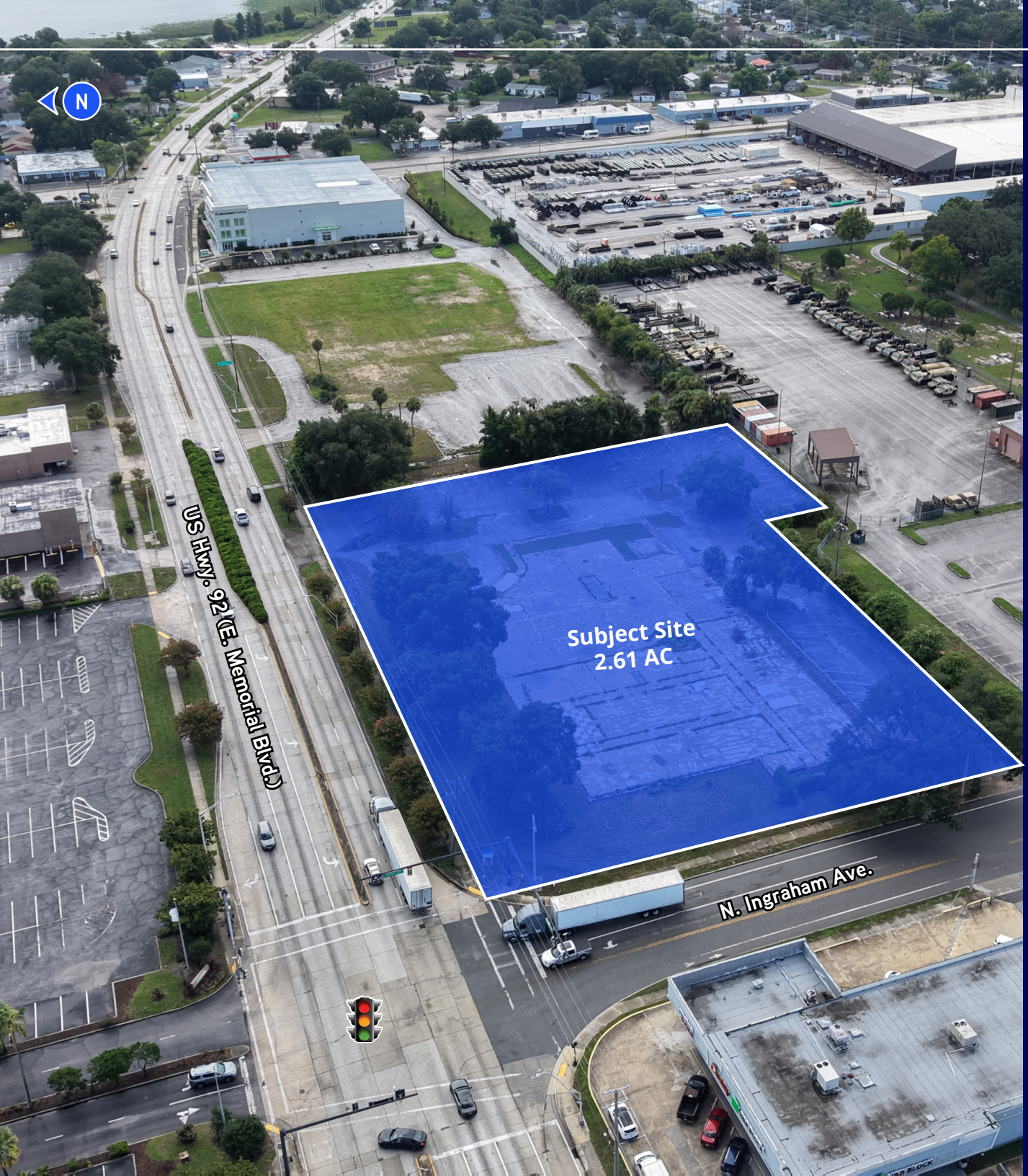
Area Demographics

Population
3-Mile: 71,020
5-Mile: 152,497
7-Mile: 225,904

Daytime Population
3-Mile: 89,665
5-Mile: 172,988
7-Mile: 245,471

Average HH Income
3-Mile: $73,349
5-Mile: $81,639
7-Mile: $90,921

Households
3-Mile: 30,208
5-Mile: 68,840
7-Mile: 98,867



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