

# GROVE PARK SHOPPING CENTER

SWC of US Highway 98 S. & N. Crystal Lake Dr. • Lakeland, FL



## LOCATION:

1405-1635 US Hwy. 98 S. (Bartow Rd.)  
Lakeland, FL

## FEATURES:

- Great visibility from US Highway 98 S.
- Great tenant mix of national retailers
- Located at a highly visible, signalized intersection

## ANCHORS:

- Publix Super Market
- CVS/Pharmacy
- Bealls Outlet
- Dollar Tree

## GROSS LEASABLE AREA:

- 124,953 S.F. (mol)

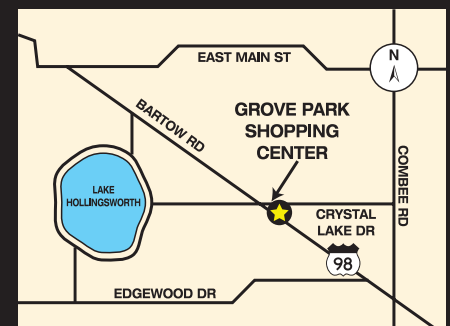
## TRAFFIC COUNTS:

- US Highway 98 (Bartow Rd.):  
36,500 A.D.T. (N/S)

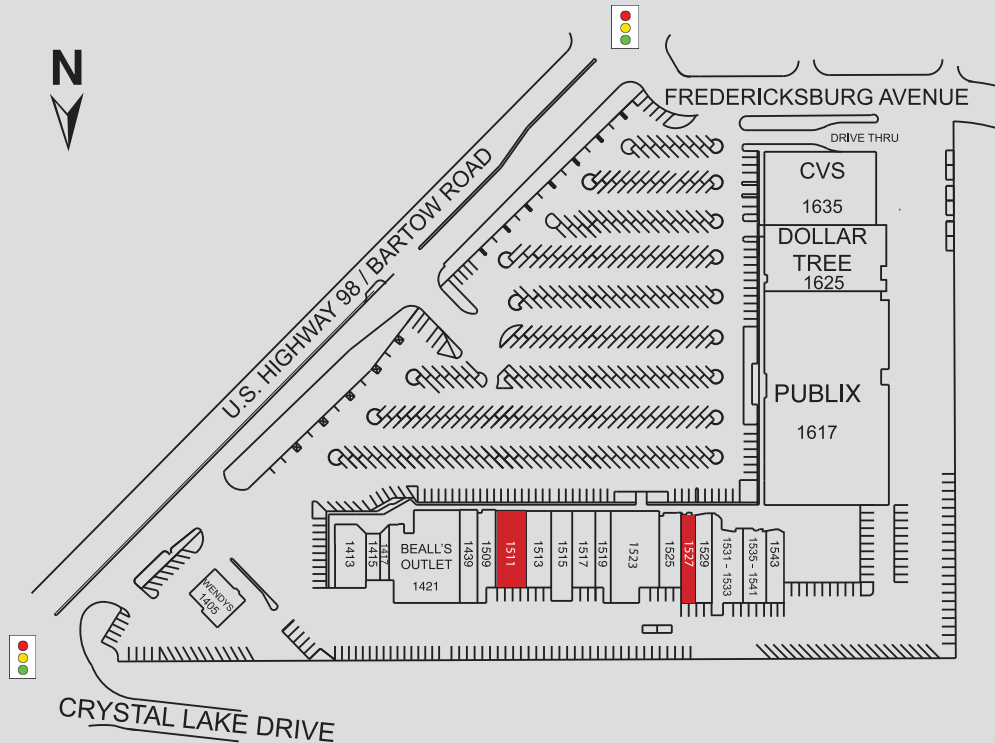
**RMCP**  
PROPERTY GROUP

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Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

## TENANTS:

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
1405	Wendy's	OP	1529	Pro Nails	1,700
1413	Payless Shoe Source	3,241	1531-33	Chamberlin's	
1415	First Choice Haircutters	1,192		Natural Foods	4,468
1417	Oreck Floorcare	896	1535-41	Kazbor's Grille	3,694
1421	Beall's Outlet	12,570	1543	Mail Room	1,188
1439	Skah Jewelry	880	1617	Publix	41,708
1509	Subway	900	1625	Dollar Tree	11,200
1511	<b>Available(40x120)</b>	<b>4,800</b>	1635	CVS/Pharmacy	13,627
1513	Rainbow Apparel	3,800			
1515	Bon Worth	2,130			
1517	Liquor & Tobacco Outlet	3,000			
1519	H&R Block	2,000			
1523	Hibachi Buffet	7,586			
1525	Radio Shack	2,500			
1527	<b>Available</b>	<b>1,873</b>			

## POPULATION:

• 1-mile:	10,723
• 3-mile:	61,775
• 5-mile:	127,684

## HOUSEHOLDS:

• 1-mile:	4,420
• 3-mile:	26,279
• 5-mile:	51,910

## AVG HOUSEHOLD INCOME:

• 1-mile:	\$60,023
• 3-mile:	\$56,439
• 5-mile:	\$59,441

## MEDIAN AGE:

• 1-mile:	33
• 3-mile:	37
• 5-mile:	39