

# BARCLAY PLACE SHOPPING CENTER

4901-4997 US Highway 98 North | Lakeland, FL 33809



## PROPERTY HIGHLIGHTS:

- Excellent visibility and access from US Hwy 98 N and located approximately 1.5 miles north of I-4
- Adjacent to Aldi
- Five mile population of more than 125,000 within a five mile radius
- Average household income greater than \$75,000
- Traffic Counts exceed 54,000 AADT
- Prominent pylon signage available
- Shopping Center GLA: 84,899

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	11,160	63,350	125,705
2023 Estimated Households	5,253	25,727	48,880
<b>INCOME</b>			
2023 Estimated Avg HH Income	\$80,421	\$75,878	\$75,164
<b>AGE</b>			
Median Age	44	39	39
<b>DAYTIME DEMOS</b>			
Number of Businesses	662	2,419	5,453
Number of Employees	4,657	20,299	41,520
Total Daytime Population	8,392	41,692	83,934
<b>TRAFFIC COUNTS</b>			
US Highway 98	54,500 AADT		



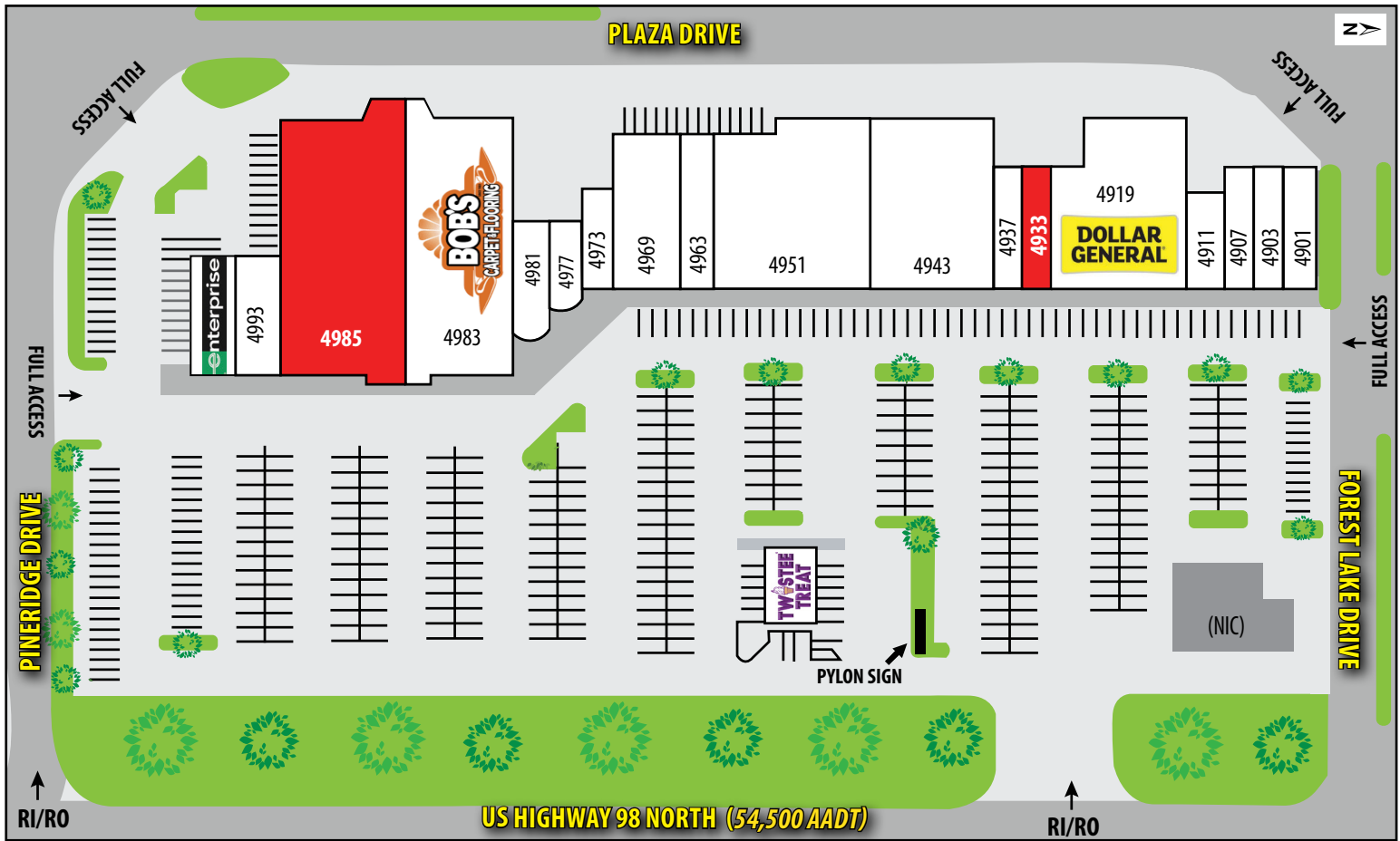
## FOR LEASING INFORMATION:

Luli Cannon  
913.712.3054  
lcannon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

# BARCLAY PLACE SHOPPING CENTER

4901-4997 US Highway 98 North | Lakeland, FL 33809



UNIT	TENANT	SF
OP/1	Twistee Treat	1,200
4997	Enterprise Rent-A-Car	1,293
4993	\$1.99 Dry Cleaners	1,495
<b>4985</b>	<b>AVAILABLE</b>	<b>18,225</b>
4983	Bob's Carpet Mart	13,464
4981	Mr. Pollo Mexican Grill	1,772
4977	Noxi Nails	1,372
4973	Jet's Pizza	1,419
4969	Greenberg Dental & Orthodontics	4,000
4963	Philly Cheese Steak & Wings	2,000

UNIT	TENANT	SF
4951	Wild Greg's	11,548
4943	Great Rooms	9,070
4937	The UPS Store	1,600
<b>4933</b>	<b>AVAILABLE</b>	<b>1,610</b>
4919	Dollar General	8,880
4911	Wash World	1,800
4907	America's Best Cuban Sandwich	1,400
4903	Vapor Unlimited	1,540
4901	Lux Barber Studio	1,660
OP 1	Twistee Treat	

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED: 090523**



### FOR LEASING INFORMATION:

Luli Cannon  
913.712.3054  
lcannon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com