



Lakeside Village

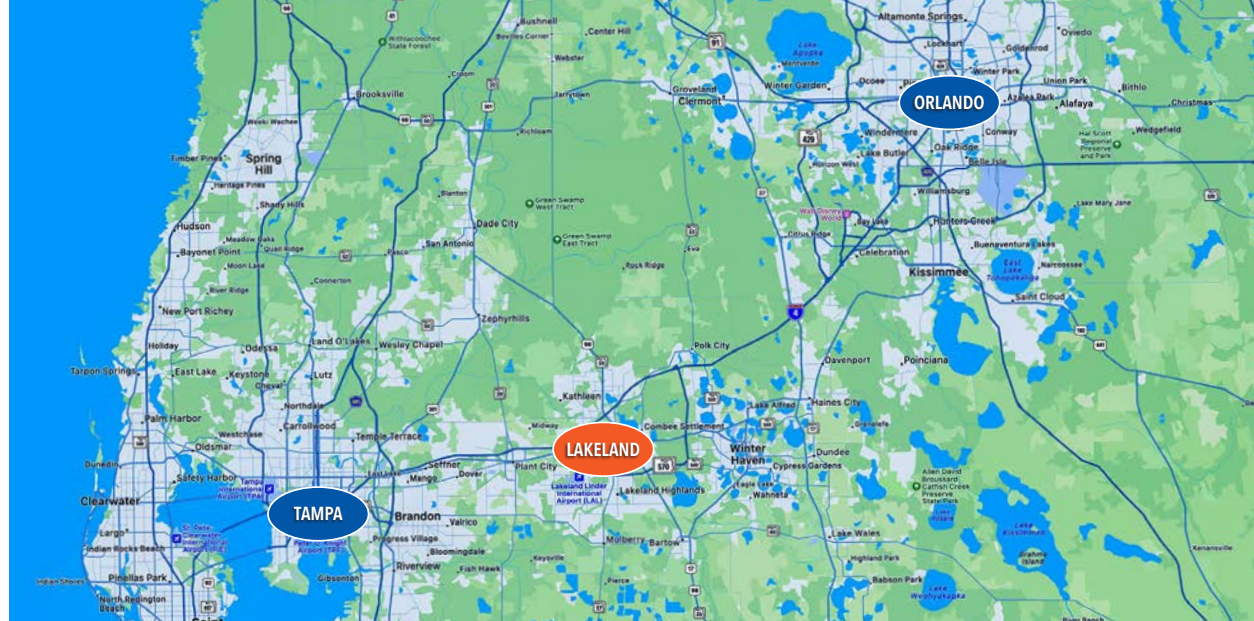


RETAIL SPACE FOR LEASE

Join one of Florida's most visited mixed-use destinations

Retail Space for Lease | 5 Great Opportunities | 1,227-5,532 SF





MIXED-USE COMPLEX WITH EXCEPTIONAL RETAIL SPACE OPPORTUNITIES

Lakeside Village is an open-air, dynamic, mixed-use complex in Lakeland, Florida. Combining retail, hospitality, entertainment, and office creates a synergistic development with something for everyone.

Combined with being conveniently located at the intersection of Harden Blvd & Polk Pkwy (SR-570), this complex is unmatched within the Lakeland Market.

Home to a wide variety of stores, including high-end fashion retailers, department stores, specialty shops, and restaurants, Lakeside Village also hosts a variety of events throughout the year, such as live music, seasonal events, and family-friendly activities. There are a total of 73 stores, including four anchor tenants: Belk, Kohl's, Books-A-Million, and CMX Cinemas - Lakeside 18 & IMAX and Nordstrom Rack. Located in the upscale Grasslands area of Lakeland, Lakeside is surrounded by hotels, restaurants, and other businesses.

Lakeside Village is a great place to shop, dine, work, and enjoy the outdoors. It is a popular destination for residents of Lakeland and the surrounding area, and it offers something for everyone.

HIGHLIGHTS

- Restaurant & Retail space nestled within an abundance of retail and office offerings at your employees' fingertips.
- Abundant parking at no additional cost.
- Less than 10 minutes' drive from I-4
- Close proximity to Lakeland Linder International Airport (LAL)
- Home to over 150 Events annually

OFFERED BY:



GARRETT GLEITER

garrett@4acre.com

407.539.4514



NICHOLAS FOURAKER, CCIM

nick@4acre.com

407.601.1466

ABOUT LAKELAND



Built upon historic character, philanthropy, and volunteerism, Lakeland offers its residents, businesses, and visitors a true sense of place. Incorporated in 1885, Lakeland quickly became one of Florida's premier cities. From the arrival of railroad service in the mid-1890s to being among the first cities in the state with electricity, Lakeland has long been a hub of innovation and forward-thinking growth.



Today, Lakeland continues to thrive as both population and business expansion are drawn to its position at the geographic center of Florida—strategically located along the I-4 corridor between Tampa and Orlando. This central location places businesses within reach of more than 9 million residents and two international airports within an hour's drive, making Lakeland a premier hub for logistics, distribution, and regional operations.

Lakeland's economic base is diverse and durable, anchored by warehouse, transportation, and distribution, alongside education, healthcare, manufacturing, and retail. Major employers and users in the market include Publix Super Markets, Amazon, GEICO, Lakeland Regional Health, and Florida Southern College—reflecting a balanced mix of logistics, corporate services, and institutional presence that supports long-term economic stability.

Lakeland has received national recognition, including being named to Money Magazine's "Best Places to Live in America," reinforcing its reputation as a community that blends livability with opportunity. The city is also home to the largest single-site collection of Frank Lloyd Wright architecture in the world, further enhancing its unique identity.

The City of Lakeland offers an exceptional quality of life. A continued commitment to downtown development, historic preservation, and business-friendly policies has positioned the market for sustained growth—while maintaining the character and authenticity that define it.

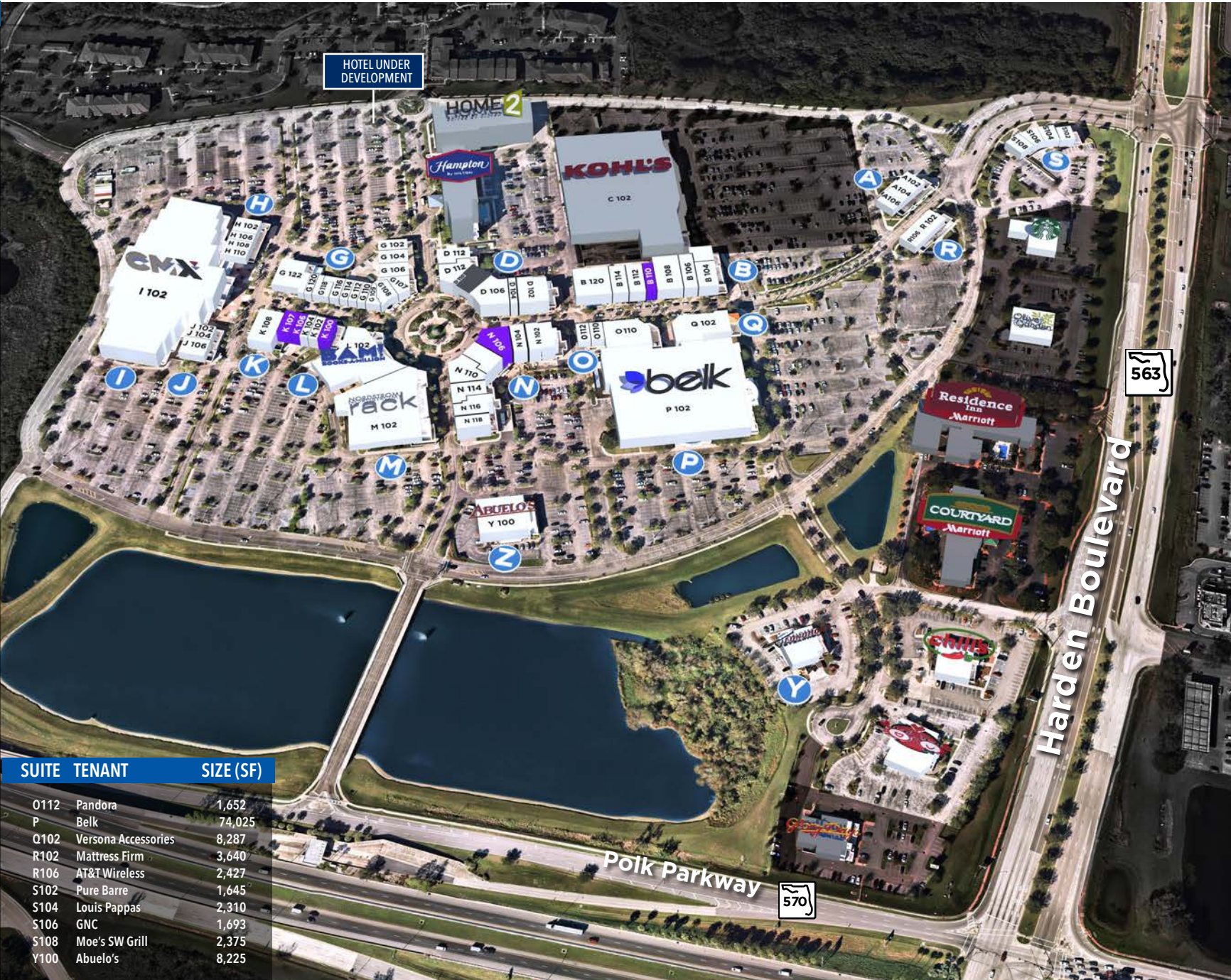


LAKESIDE VILLAGE | COMPREHENSIVE SITE PLAN



SUITE TENANT SIZE (SF)

A102	Pearle Vision	2,359
A104	Heartland Dental	2,000
A106	Spectrum	1,840
B102	Hear USA	2,028
B104	Chico's	2,962
B106	Carter's	4,041
B108	Loft	6,062
B110	AVAILABLE	1,663
B112	Bath & Body Works	3,342
B114	Soma Intimates	3,251
B120	Kirkland's Home	6,547
D102-4	Daydreams Day Spa	5,783
D106	J Crew Factory	
D110	Sunglass Hut	798
D112	Fish City Grill	2,993
D116	My Little Gym	3,335
G102	The Brass Tap	2,254
G104	Fleet Feet	2,616
G106	Golf Etc.	3,005
G107	Rocket Fizz	2,638
G108	Journey's	3,020
G109	Waxing the City	1,800
G110	Thai Sushi	1,214
G112	uBreakiFix	1,166
G114	GameStop	1,220
G116	Revival IV	1,809
G118	Max Jewelers	1,900
G120	Claire's Boutique	1,239
G122	GrillSmith	6,276
H102	Burger 21	2,559
H106	Lee Nails	2,400
H108	Hair Cuttery	1,200
H110	Cold Stone Creamery	1,218
I102	CMX Theater	76,902
J102	Planet Smoothie	1,306
J104	Pizzeria Valdiano	1,380
J106	Gaskins Barbecue & Lobster	2,837
K100	AVAILABLE	1,362
K102	Woof Gang Bakery	1,885
K104	Saigon Bistro	1,763
K106	AVAILABLE	1,227
K107	AVAILABLE	1,358
K108	K-Pot	5,050
L102	Books-A-Million	16,390
M102	Nordstrom Rack	30,000
N102	Jos. A. Bank	4,343
N104	Amelia Page Boutique	2,207
N106	AVAILABLE	5,332
N110	Famous Footwear	6,279
N114	Paint Nail Bar	2,153
N116	Ideal Image	3,023
N118	Verizon Wireless	2,208
N201	Sola Salons	5,795
O102	Victoria's Secret	7,429
O110	Yates & Hagan	1,608
O112	Pandora	1,652
P	Belk	74,025
Q102	Versona Accessories	8,287
R102	Mattress Firm	3,640
R106	AT&T Wireless	2,427
S102	Pure Barre	1,645
S104	Louis Pappas	2,310
S106	GNC	1,693
S108	Moe's SW Grill	2,375
Y100	Abuelo's	8,225



SUITE TENANT SIZE (SF)

O112	Pandora	1,652
P	Belk	74,025
Q102	Versona Accessories	8,287
R102	Mattress Firm	3,640
R106	AT&T Wireless	2,427
S102	Pure Barre	1,645
S104	Louis Pappas	2,310
S106	GNC	1,693
S108	Moe's SW Grill	2,375
Y100	Abuelo's	8,225

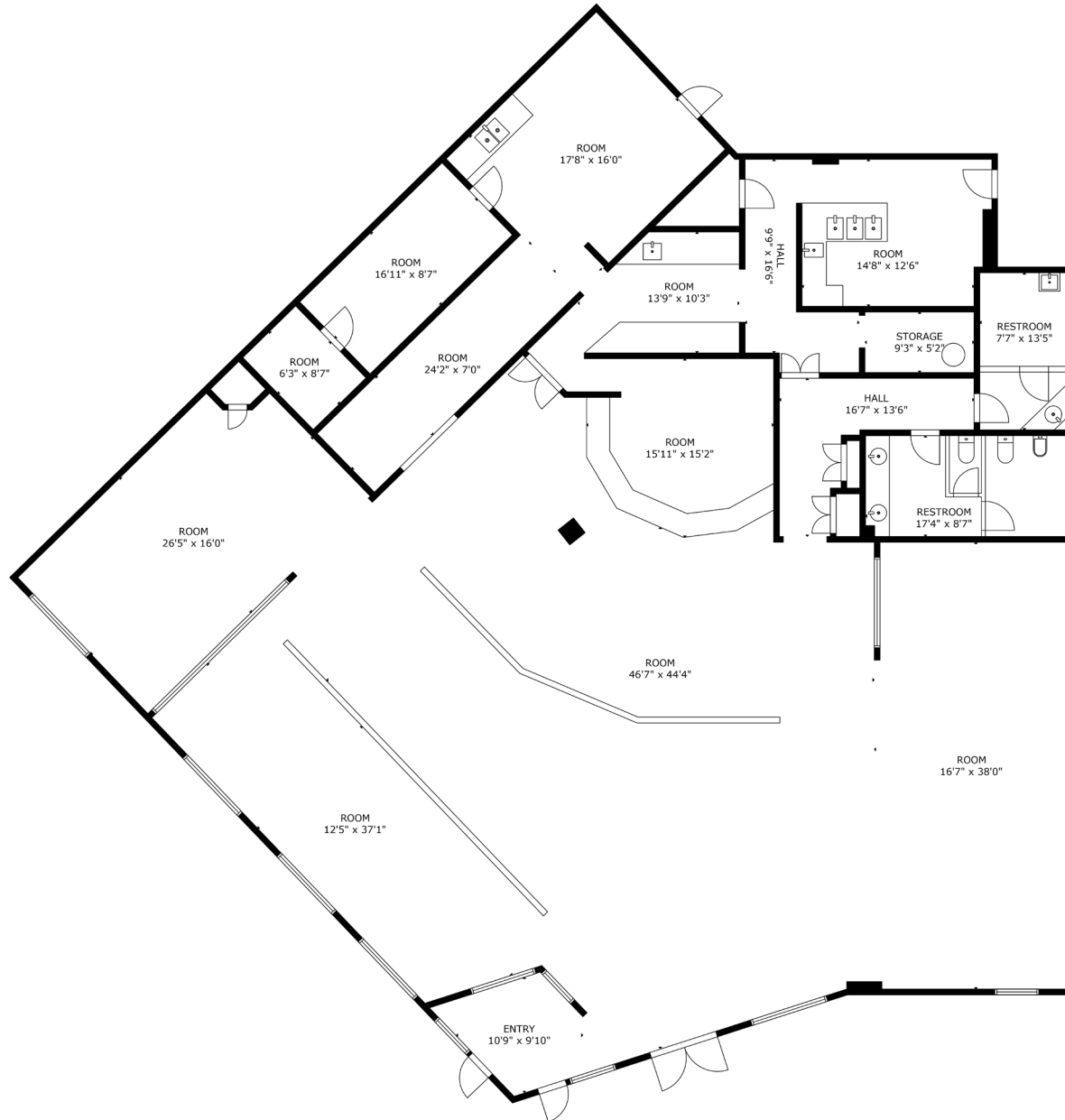
LAKESIDE VILLAGE RETAIL OPPORTUNITIES



N106 EXTERIOR | 5,532 SF | 2ND GEN RESTAURANT

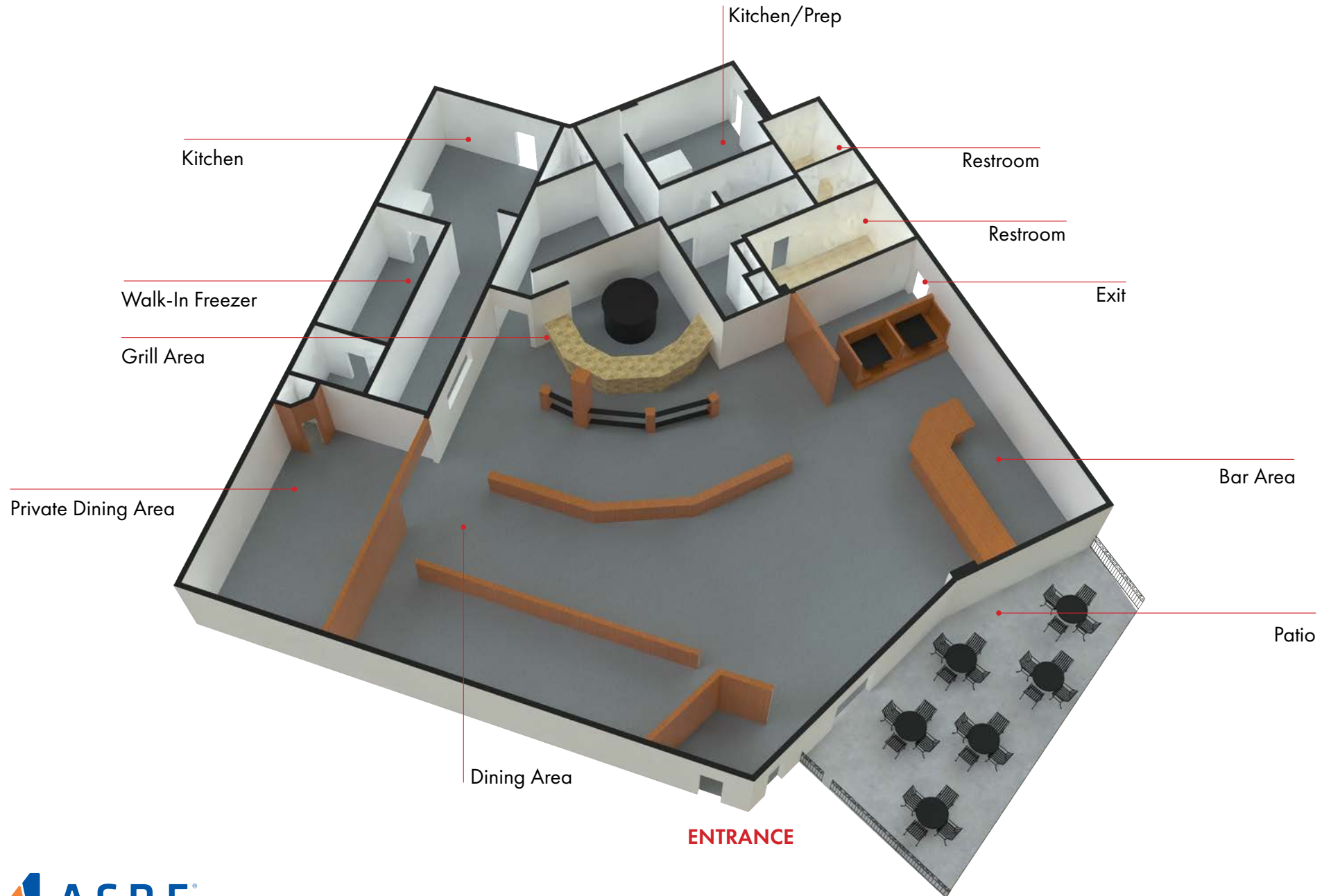


N106 FLOOR PLAN | 5,532 SF





N106 3D LAYOUT | 5,532 SF



N106 INTERIORS | 5,532 SF



DINING AREA



BAR AREA



GRILL AREA



KITCHEN

K100 EXTERIOR | 1,362 SF



Cool Patio
Space Here



K100 INTERIORS | 1,362 SF



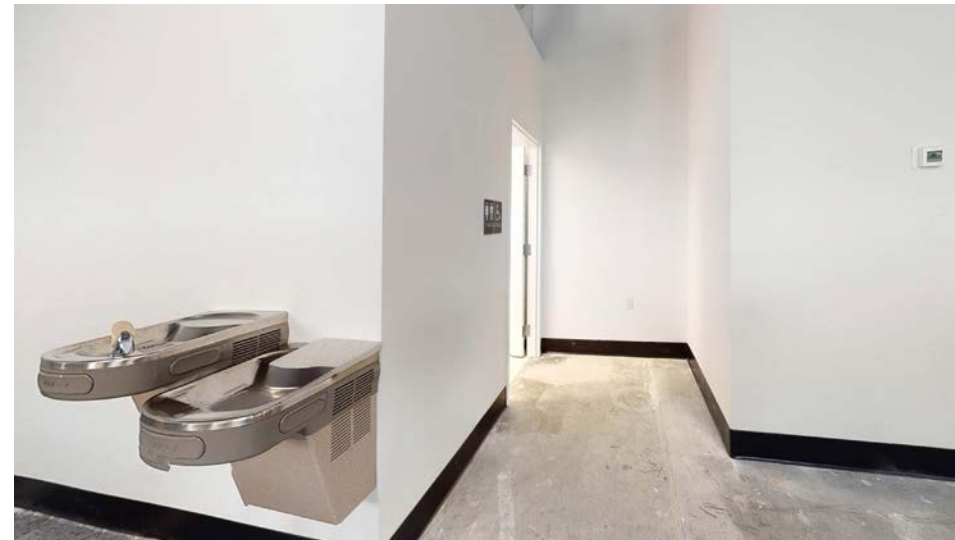
ENTRANCE



FRONT AREA

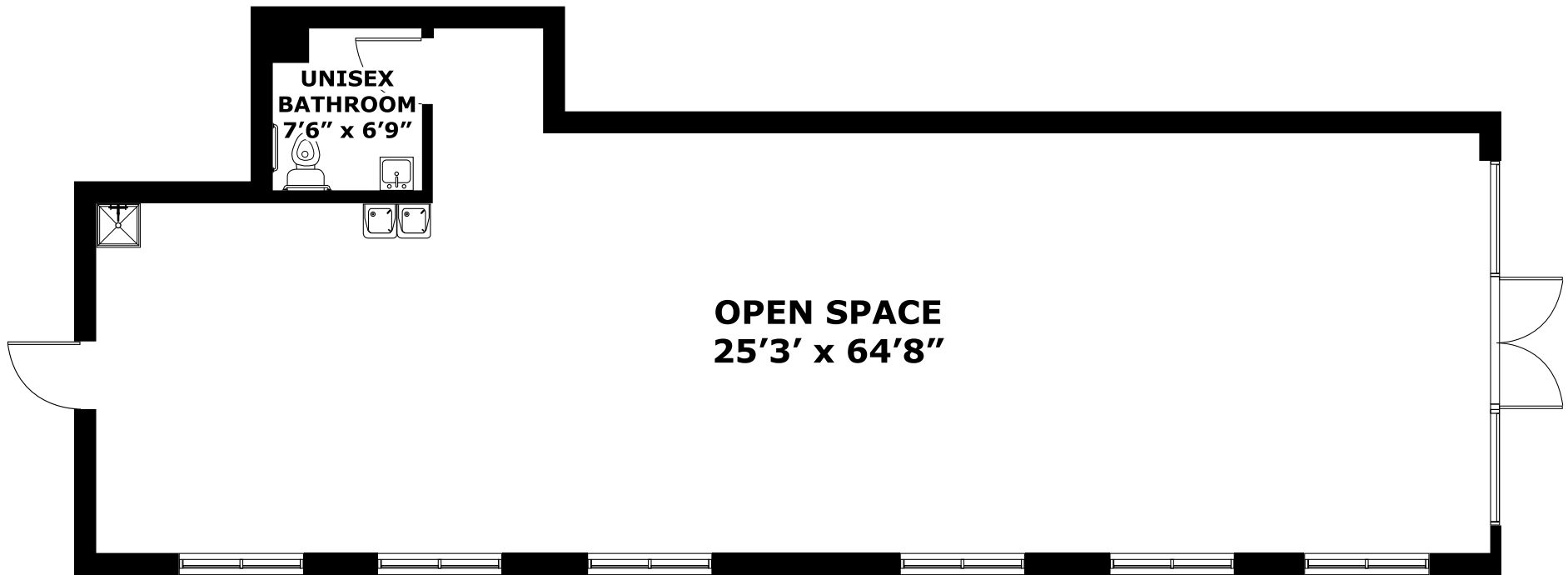


BACK AREA



UNISEX RESTROOM

K100 FLOOR PLAN | 1,362 SF



K106 EXTERIOR | 1,227 SF



Smallest Space Available. Rare!



K106 INTERIORS | 1,227 SF



ENTRANCE



FRONT AREA



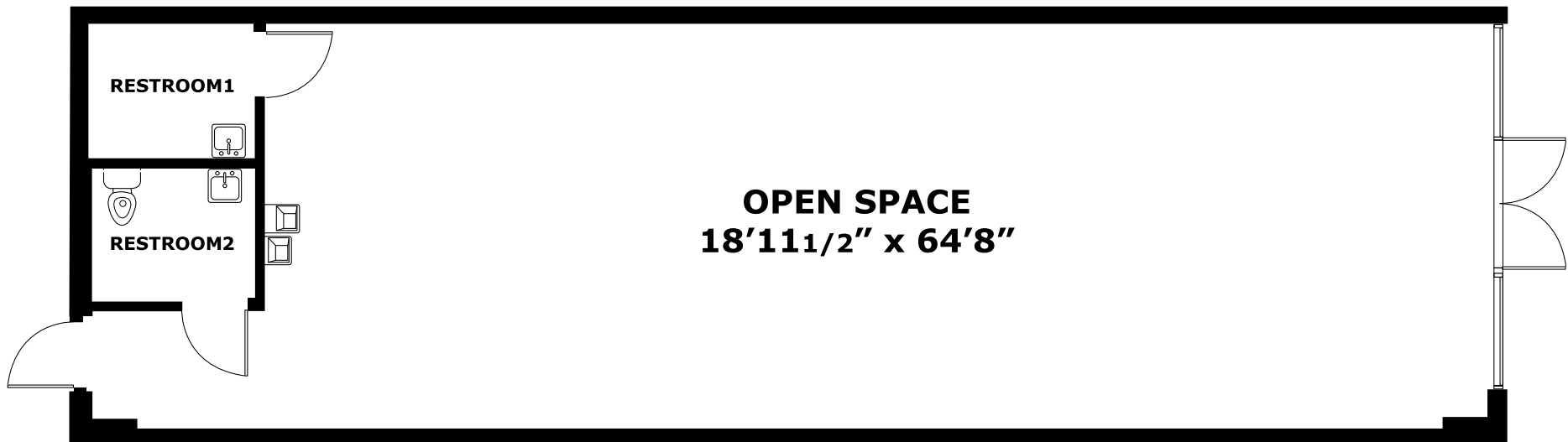
BACK AREA



BACK EXIT AND UNISEX RESTROOM

K106

FLOOR PLAN | 1,362 SF



K107 EXTERIOR | 1,358 SF

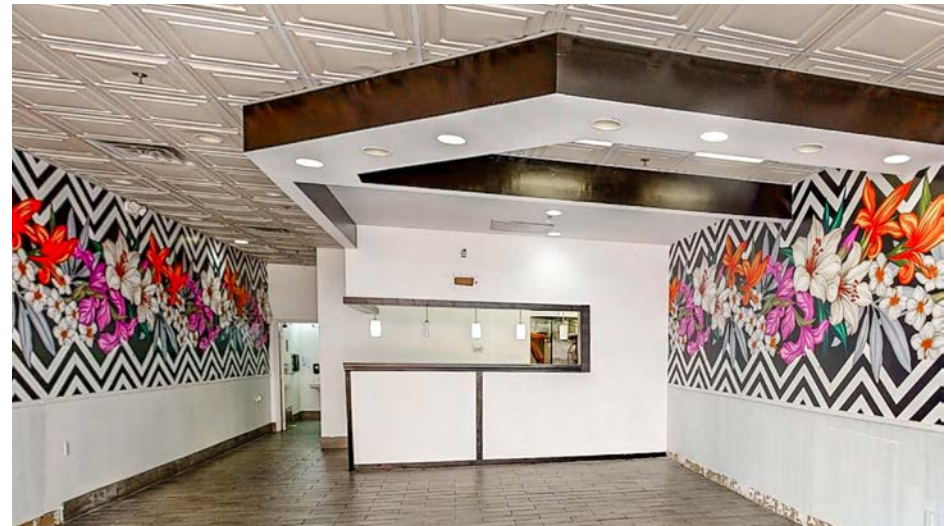




K107 INTERIORS | 1,358 SF



ENTRANCE



BACK AREA

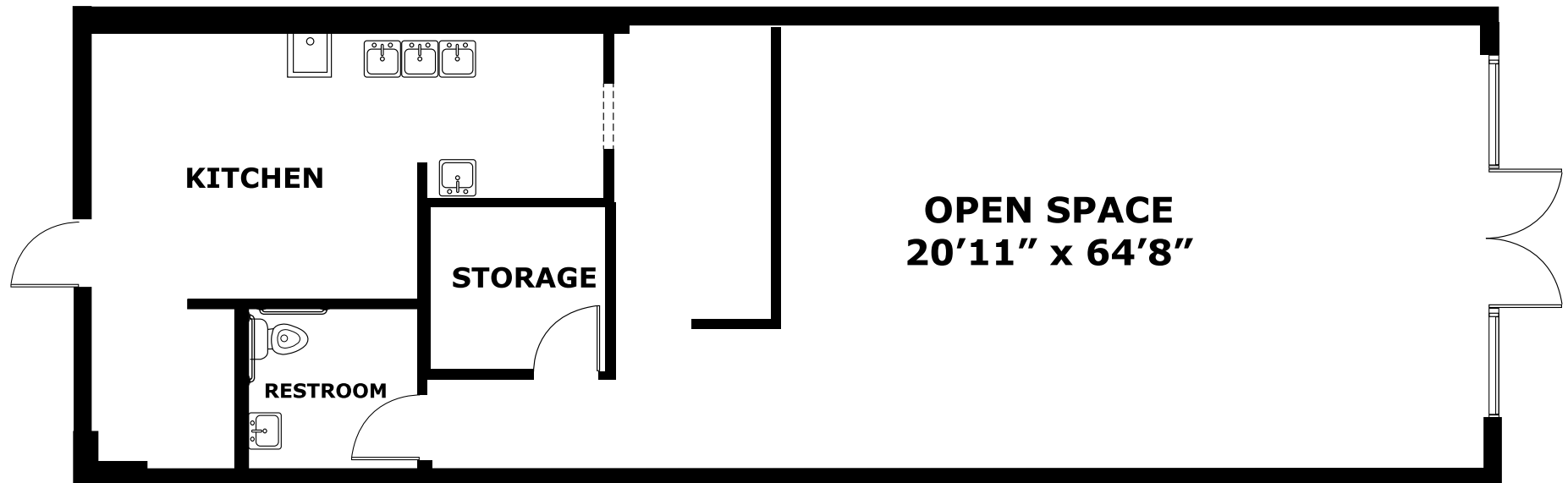


SERVICE AREA



KITCHEN

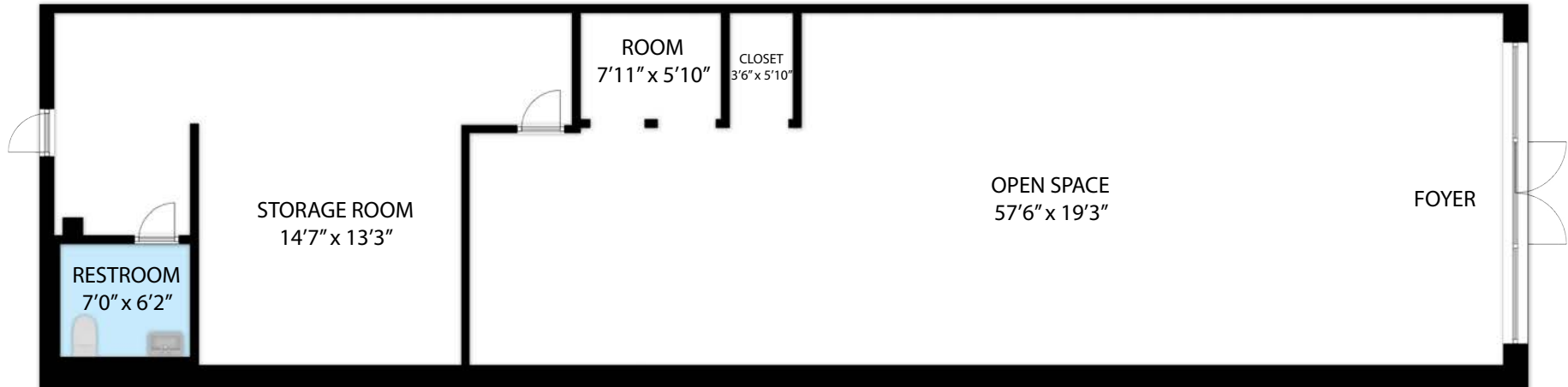
K107 FLOOR PLAN | 1,358 SF



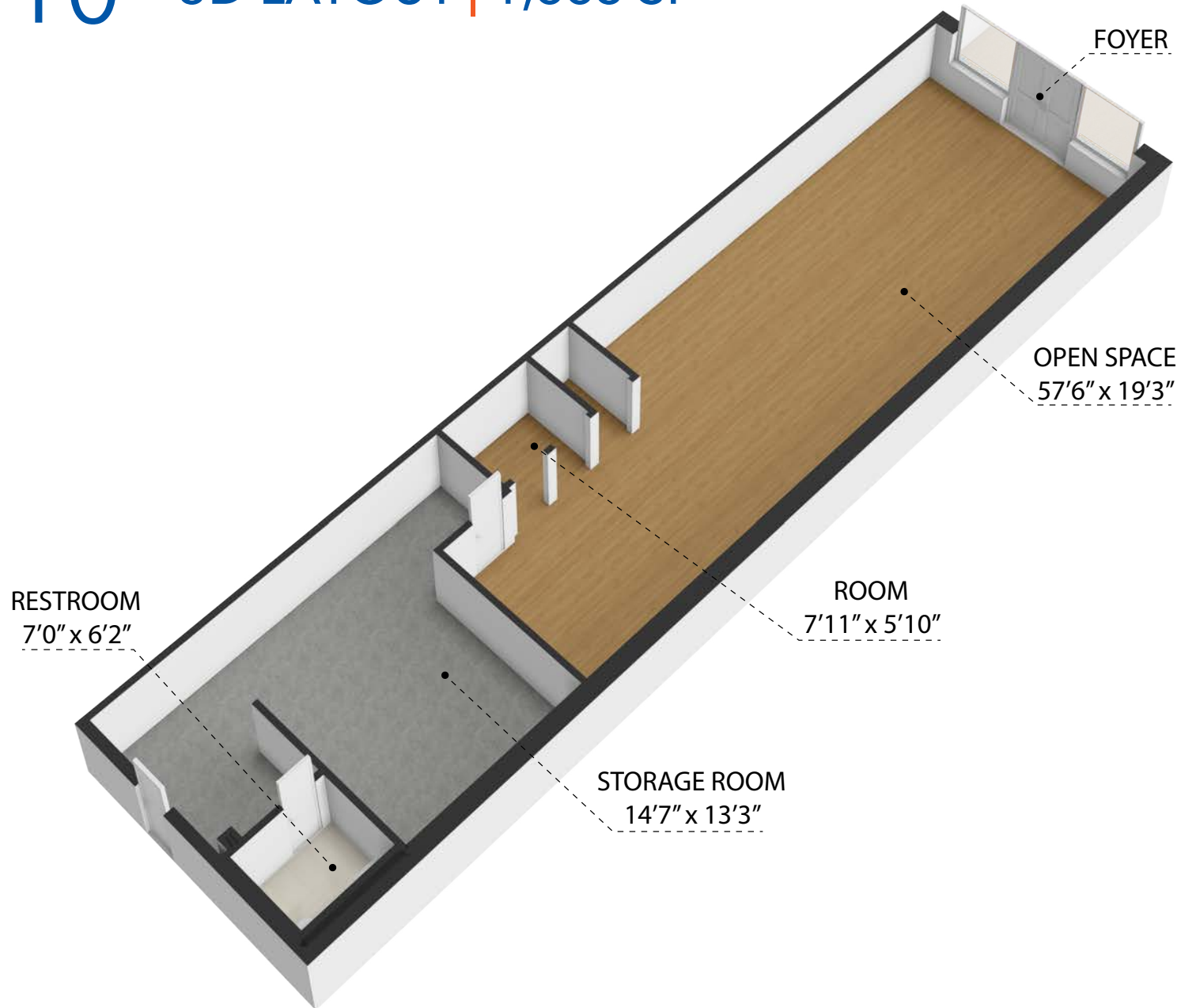
B110 EXTERIOR | 1,663 SF



B110 FLOOR PLAN | 1,663 SF



B110 3D LAYOUT | 1,663 SF



B110 INTERIORS | 1,663 SF





GARRETT GLEITER
garrett@4acre.com
407.539.4514

NICHOLAS FOURAKER
nick@4acre.com
407.601.1466

OWNED AND MANAGED BY



4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.