

# Lakeland Highlands Retail For Lease

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Mulberry, FL 33860



## Stephanie Addis

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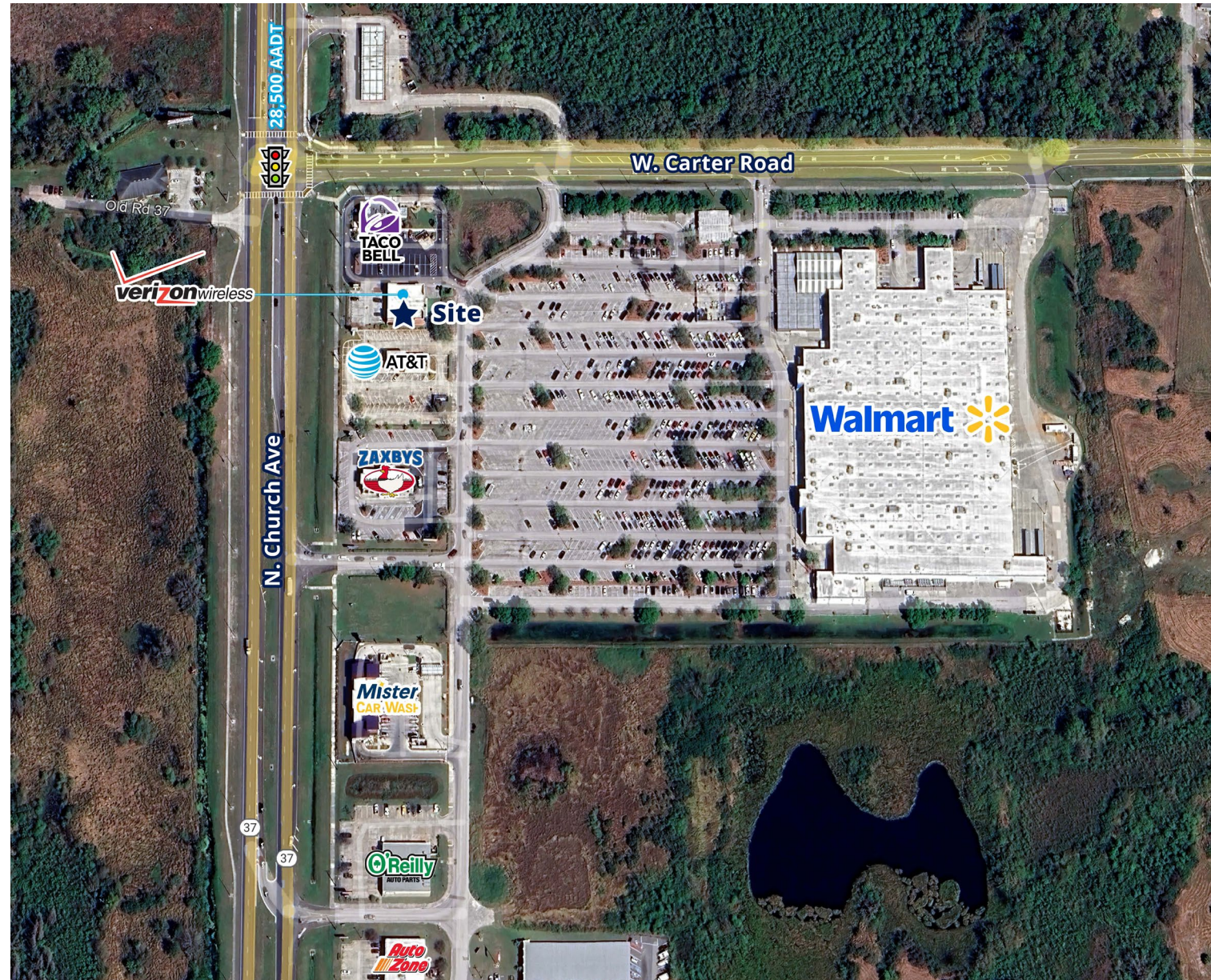
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# Lakeland Highlands Retail

## Subject Overview

- 1,600 SF space available February 1, 2026; adjacent to Verizon Wireless - outparcel to Walmart Supercenter
- Direct frontage on S Florida Ave/SR 37 (28,500 AADT) between the Polk Parkway and SR 60
- Average household incomes of over \$128,000 within 1 mile
- Multiple shared access points from the main road with additional access via the Walmart lot
- Area retailers include Walmart, AT&T, Verizon, Taco Bell, Zaxby's, Walgreens, Chick-Fil-A (coming soon), Wendy's, Aldi, Advance Auto Parts and more



For Lease



## Area Demographics



### Total Population

1-Mile: 4,619  
3-Mile: 44,134  
5-Mile: 95,359



### Daytime Population

1-Mile: 4,929  
3-Mile: 35,729  
5-Mile: 84,699



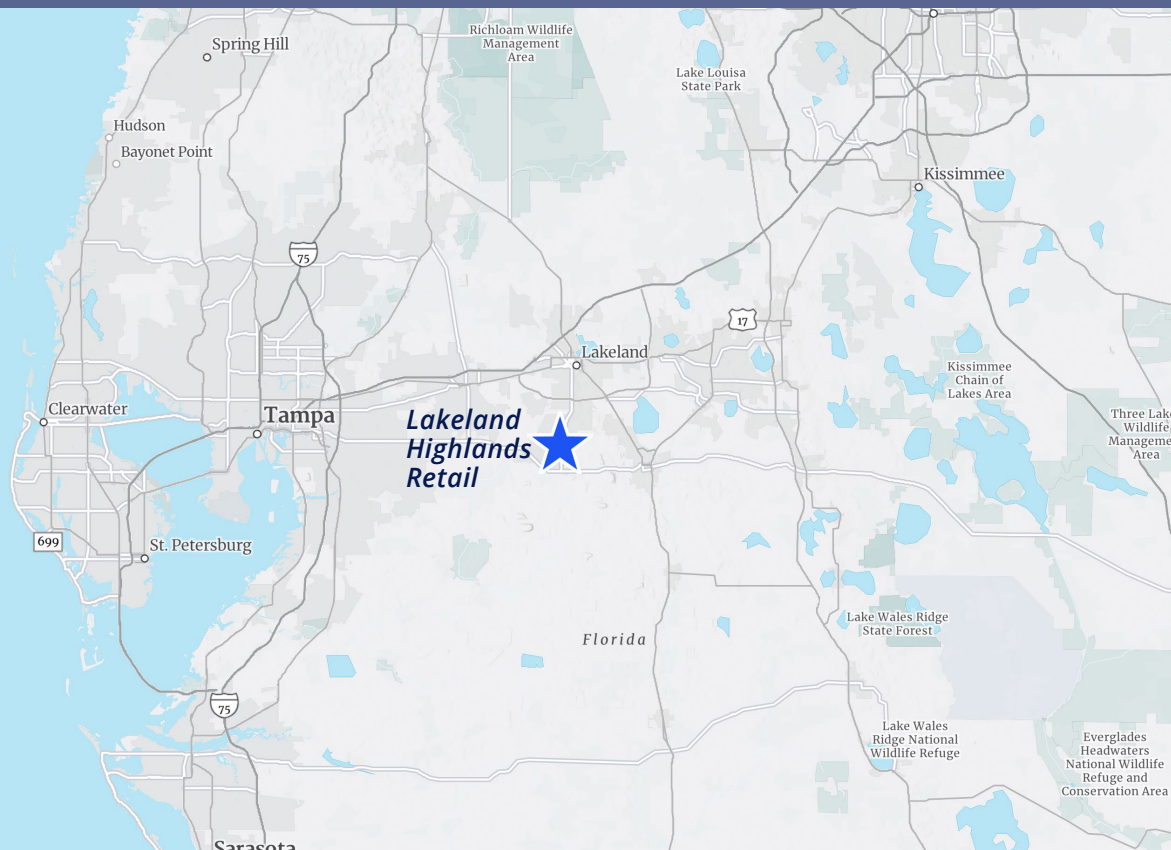
### Average HH Income

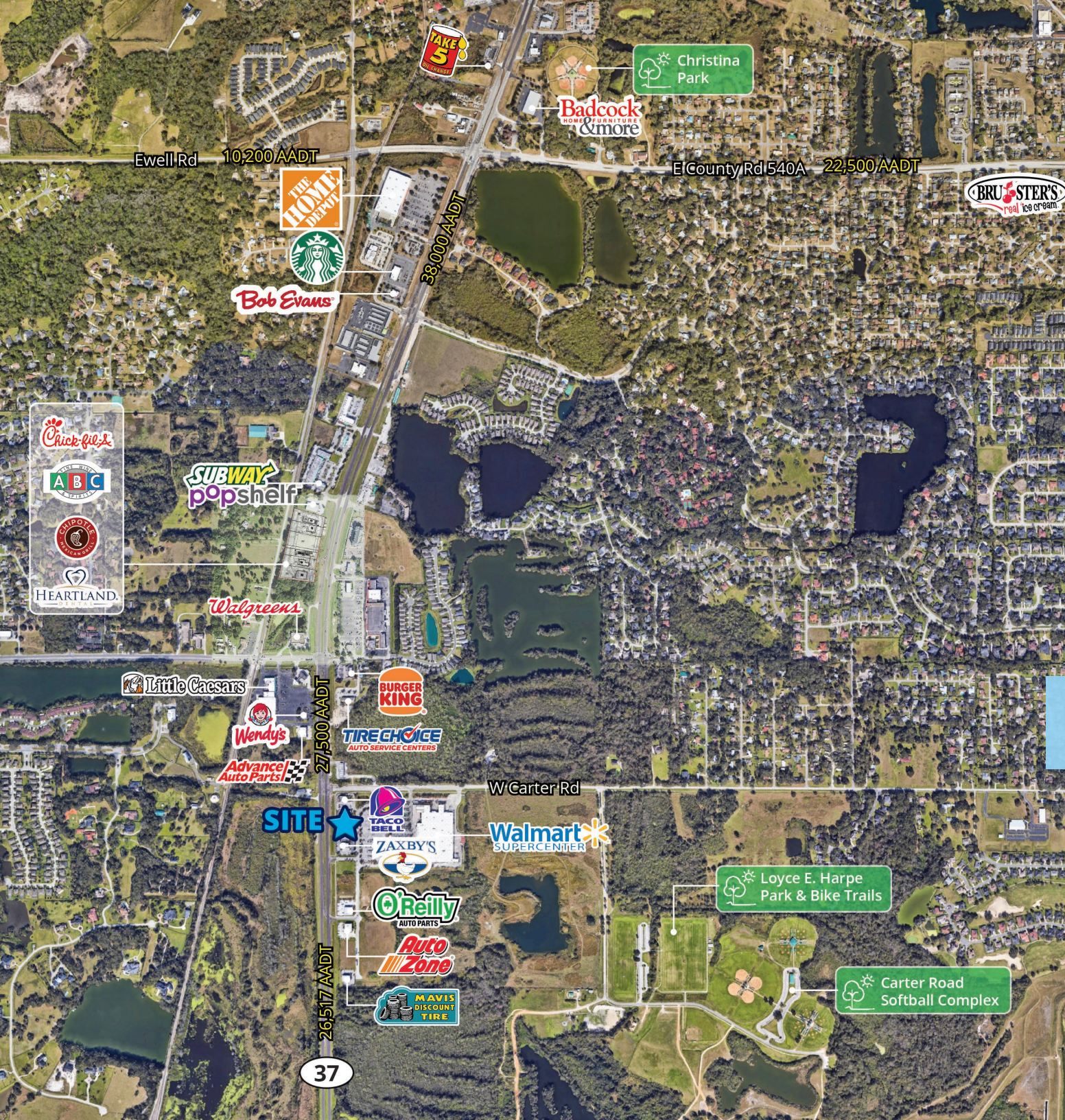
1-Mile: \$128,016  
3-Mile: \$112,740  
5-Mile: \$115,635



### Median Age

1-Mile: 42.6  
3-Mile: 40.3  
5-Mile: 40.8





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