

3.67 AC FOR SALE

3 PARCELS ON W. MEMORIAL BLVD

1965 W Memorial Blvd
Lakeland, FL 33815

CUSHMAN &
WAKEFIELD



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CABOT

PROPERTY
Details

- **Address:** 1965 W Memorial Blvd., Lakeland, FL 33815
- **Size:** 3 Individual Lots (**1.31 AC, 1.16 AC, 1.20 AC**). Two adjacent lots can be connected (**1.16 AC + 1.20 AC = 2.36 AC**)
- **Zoning:** BPC-2 (Retail - Restaurants, financial institutions, convenience stores and gas stations)
- **Condition:** Pad-Ready, graded with utilities stubbed and off-site retention
- **Parcel IDs:** 23-28-11-036102-000040, 23-28-11-036102-000060, 23-28-11-036102-000070
- **Access:** Full lighted access from W. Memorial Blvd and Wabash Ave.
- **Traffic Count:** 28,500 AADT on W. Memorial Blvd
- **Thoroughfare Access Points:** I-4 (1.1 miles), Lakeland Linder Int'l Airport (4.4 miles), US-98 (2.2 miles)

AREA
Demographics

RADIUS	3 MI	5 MI	7 MI
Total Population	7,948	65,024	133,652
Avg HH Income	\$44,227	\$58,644	\$68,387
Employees	2,651	40,430	69,685

PROPERTY & AREA
Highlights

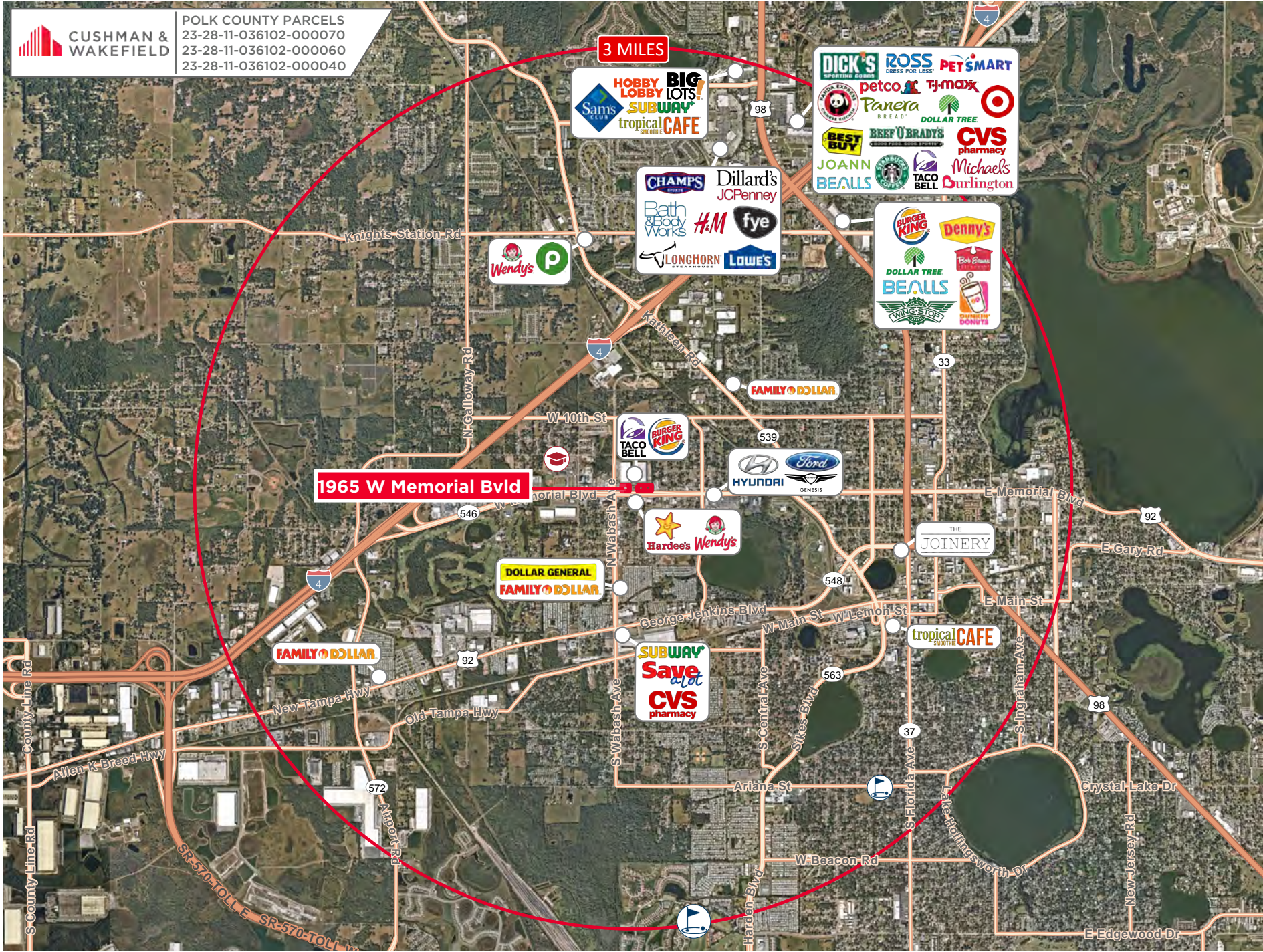
- The outparcels are adjacent from Burger King and Taco Bell, and directly across Wendy's and Hardee's. Daytime population and traffic supports a large number of QSRs as well as multiple gas and convenience stations.
- The outparcels are in close proximity to Publix HQ. Publix is the largest employer in Lakeland and all of Polk County, employing more than 230,000 across the Southeastern United States. Publix's central hub spans over 300 acres and is a major market driver due to the number of its employees, increasing the day time population for the immediate area.
- The property is in the heart of the Lakeland market where major distribution, supply chain & logistics businesses are located. Lakeland is home to companies like Amazon, Walmart, Ikea, Southern Wine & Spirits, FedEx and Medline Industries.
- The area of 33815 includes a large percentage of students from public and private schools, and services higher education institutions like Florida State College and Polk State College. Kathleen High School is a quarter mile from the site and is the second oldest of four High Schools in Lakeland, Florida.





Lakeland Outparcels

3-Mile Retail Amenity Map



FOR MORE
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