FOR LEASE RETAIL

1737 East Edgewood Drive, Lakeland, FL 33803

PROPERTY HIGHLIGHTS

- NEIGHBORHOOD RETAIL CENTER
- 25,000 VPD
- EXCELLENT SIGNAGE & EXPOSURE
- 1,088 SF AVAILABLE

BROADWAY
REAL ESTATE SERVICES

Jack Strollo, CCIM, CPM
Vice President, Broker
863-683-3425
jstrollo@resbroadway.com
BK698301

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PROPERTY DESCRIPTION

For Lease Retail
1737 East Edgewood Drive | Lakeland, FL 33803

1737 E Edgewood Drive, Lakeland, Fl 33803

Property: This South-Central Lakeland retail space on E. Edgewood Drive is within a 13,200 sqft strip center. Excellent neighborhood center, now offering 1,088 sf of retail, glass front space.

Location: Site is located at 1737 E. Edgewood Drive, east of Florida Avenue. Located in the center of Lakeland E. Edgewood drive features traffic counts in excess of 25,000. Very easy access to West and East bound Polk Parkway, and the downtown area via Bartow Road. Complex is nearly 100% occupied and very well known in the area.

Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

Rate: $13 per sf, modified gross

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PROPERTY PHOTOS

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REGIONAL MAP

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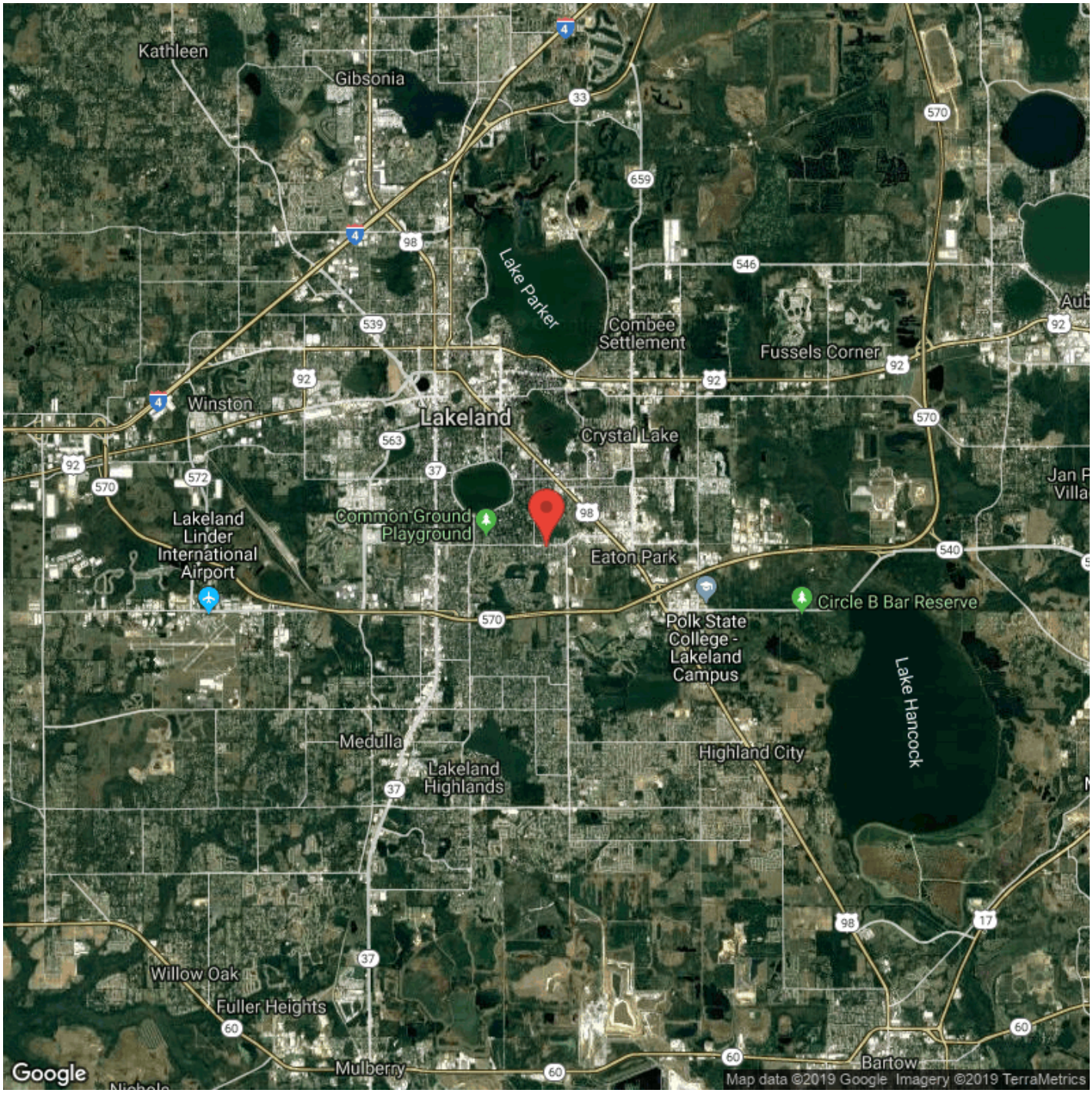
1737 East Edgewood Drive | Lakeland, FL 33803



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LOCATION MAP

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AERIAL MAP

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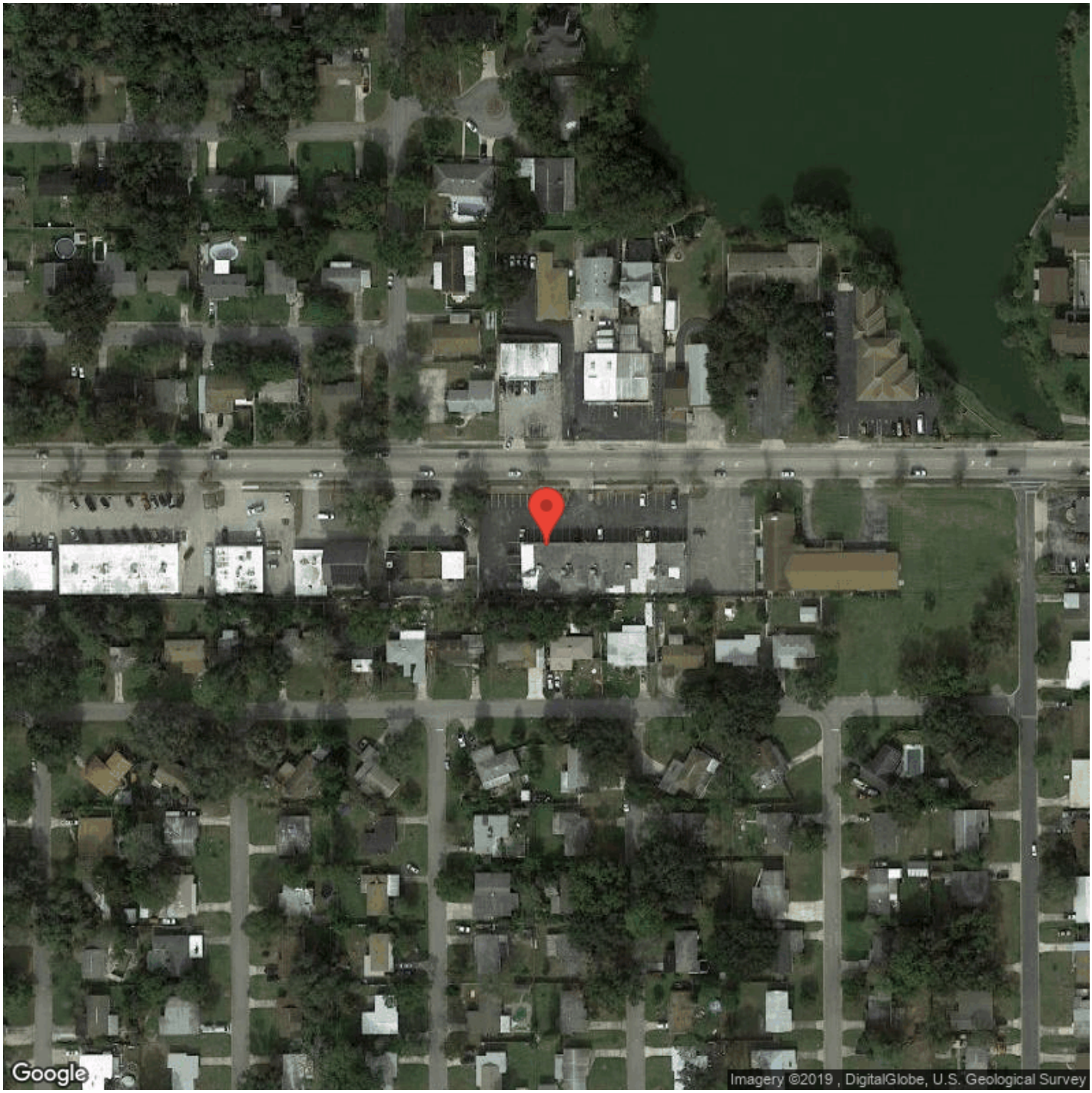

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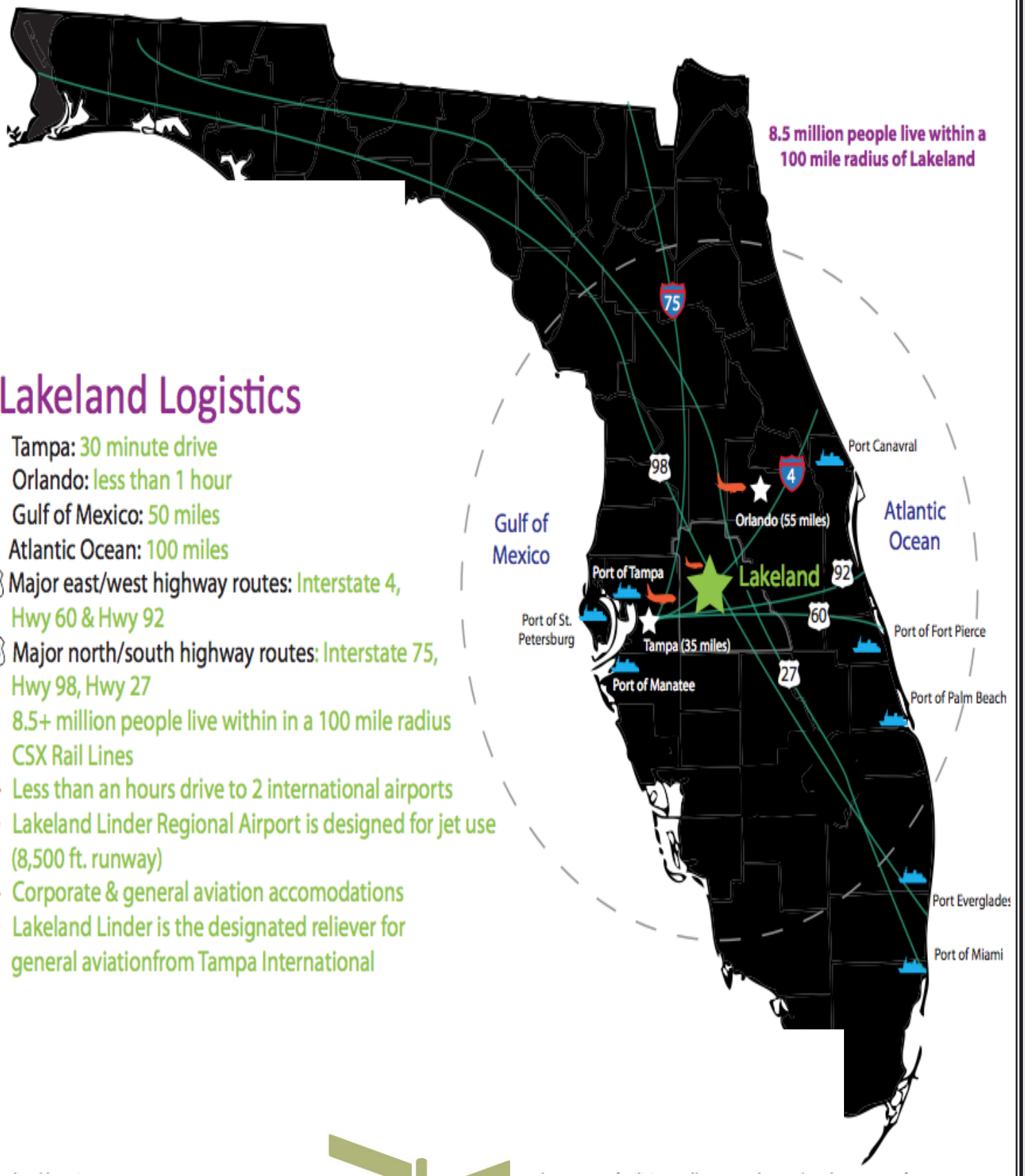
Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles
- 60 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92
- 75 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27
- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines
- Less than an hours drive to 2 international airports
- Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
- Corporate & general aviation accomodations
- Lakeland Linder is the designated reliever for general aviationfrom Tampa International



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