

FOR LEASE RETAIL

1737 East Edgewood Drive, Lakeland, FL 33803

For Lease



PROPERTY HIGHLIGHTS

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



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BK698301



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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: \$1300 modified gross

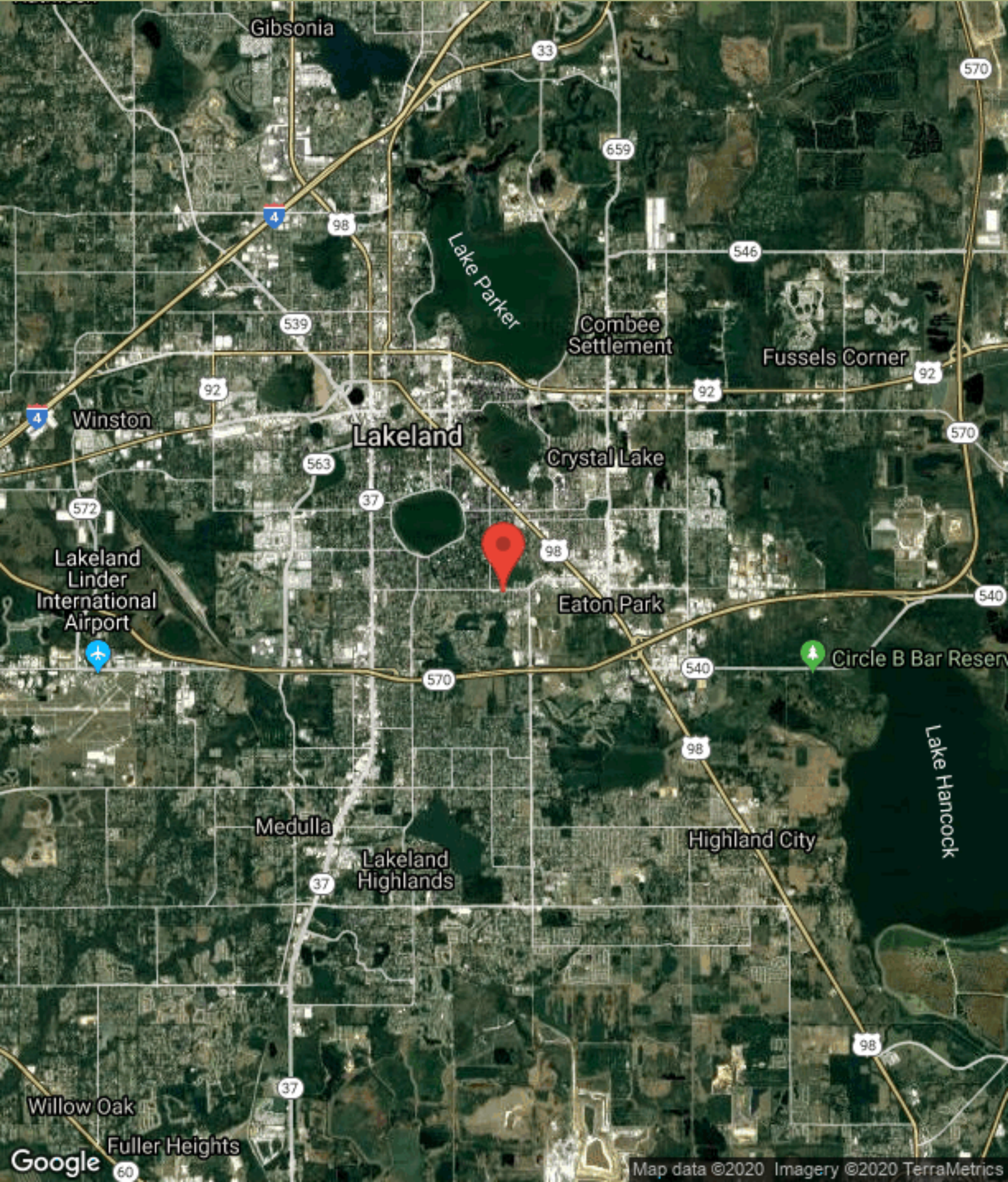
PROPERTY PHOTOS

For Lease Retail
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REGIONAL MAP

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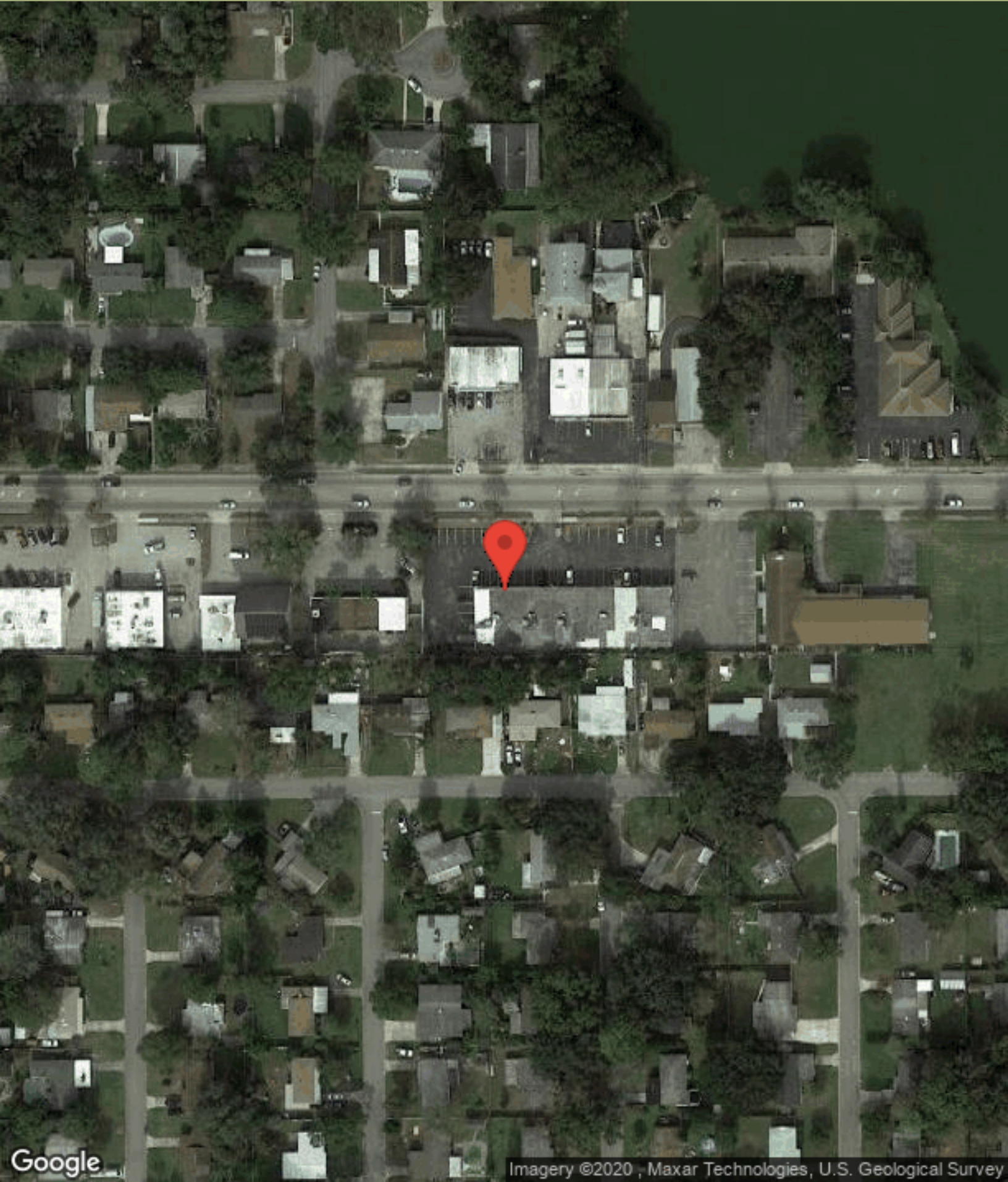
LOCATION MAP

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AERIAL MAP

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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close proximity are two international airports, two interstate highways, passenger and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.



LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**



LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **35 Miles from Tampa, 55 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 104,185**
- **Average annual wages: \$41,162**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**