



# BLACKFIN PARTNERS

## HOME DEPOT OUTPARCELS AVAILABLE

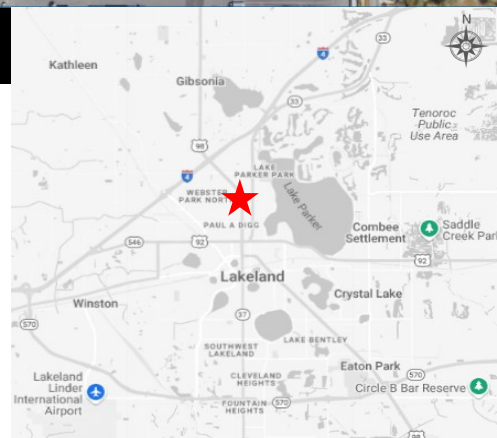
High Traffic location adjacent to I-4

2725 US Highway 98, Lakeland, FL



### Defining Features

- Prime +/- 2.98 site on US Highway 98, Lakeland FL.
- Adjacent to Home Depot offering great visibility and full access with Home Depot
- Located just off of Interstate 4, offering a very unique opportunity to capture not only the local residents but also the 116,500 cars per day traveling on the Interstate
- Located in a densely populated area with over 150,000 residents in a 5 mile radius and an average household income just below \$90,000
- Located just west of Publix Field and 1 mile away from Lakeland Regional Health Medical Center, which has nearly 8,000 employees
- A new 288 unit apartment complex is under construction across the street
- Excellent opportunity for Gas, Restaurants, Auto and Retail



### DEMOGRAPHICS

| Radius:         | 1-Mile   | 3-Mile   | 5-Mile   |
|-----------------|----------|----------|----------|
| Population:     | 9,504    | 61,281   | 153,957  |
| Households:     | 3,524    | 25,149   | 60,240   |
| Avg. HH Income: | \$58,334 | \$77,629 | \$89,536 |

4440 PGA Blvd, Suite 600 ▪ Palm Beach Gardens, FL 33410

(781) 927-9674 ▪ Tbell@BlackfinPartners.com ▪ [www.BlackfinPartners.com](http://www.BlackfinPartners.com)



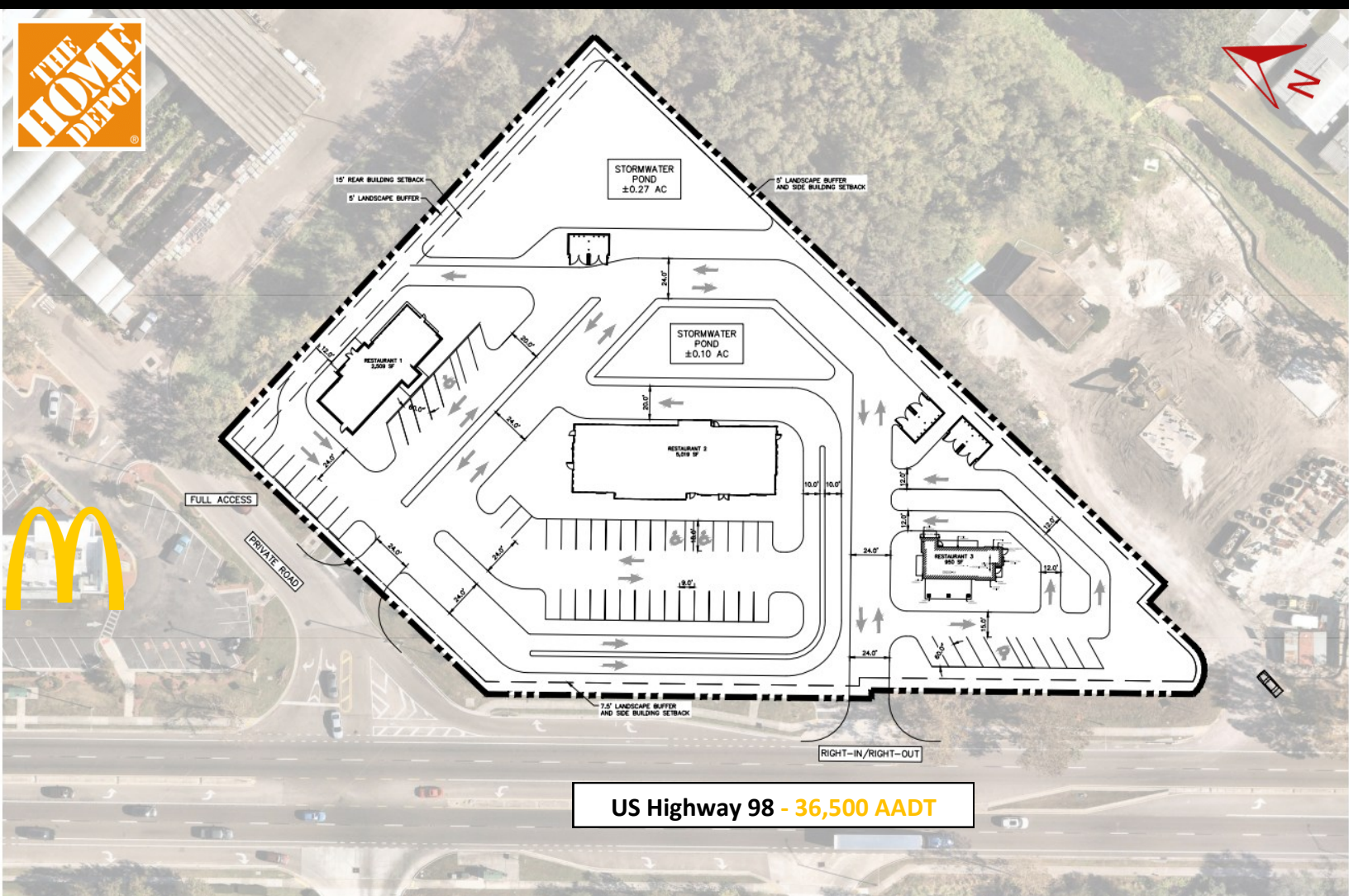


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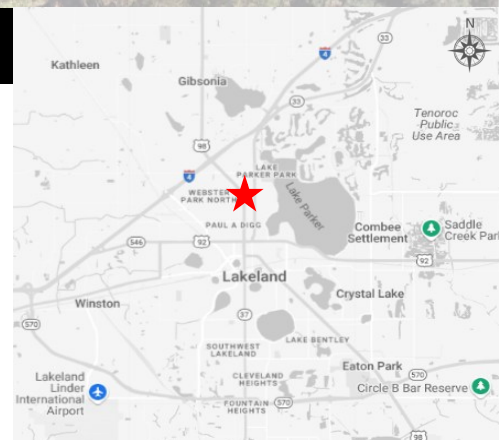
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## Conceptual Plan

- Outparcel 1: Proposed 2,500 sqft w/ a Drive-Thru
- Outparcel 2: Proposed 5,000 sqft w/ a Drive-Thru
- Outparcel 3: Proposed 950 Sqft w/ a Drive Thru

**Call for pricing**



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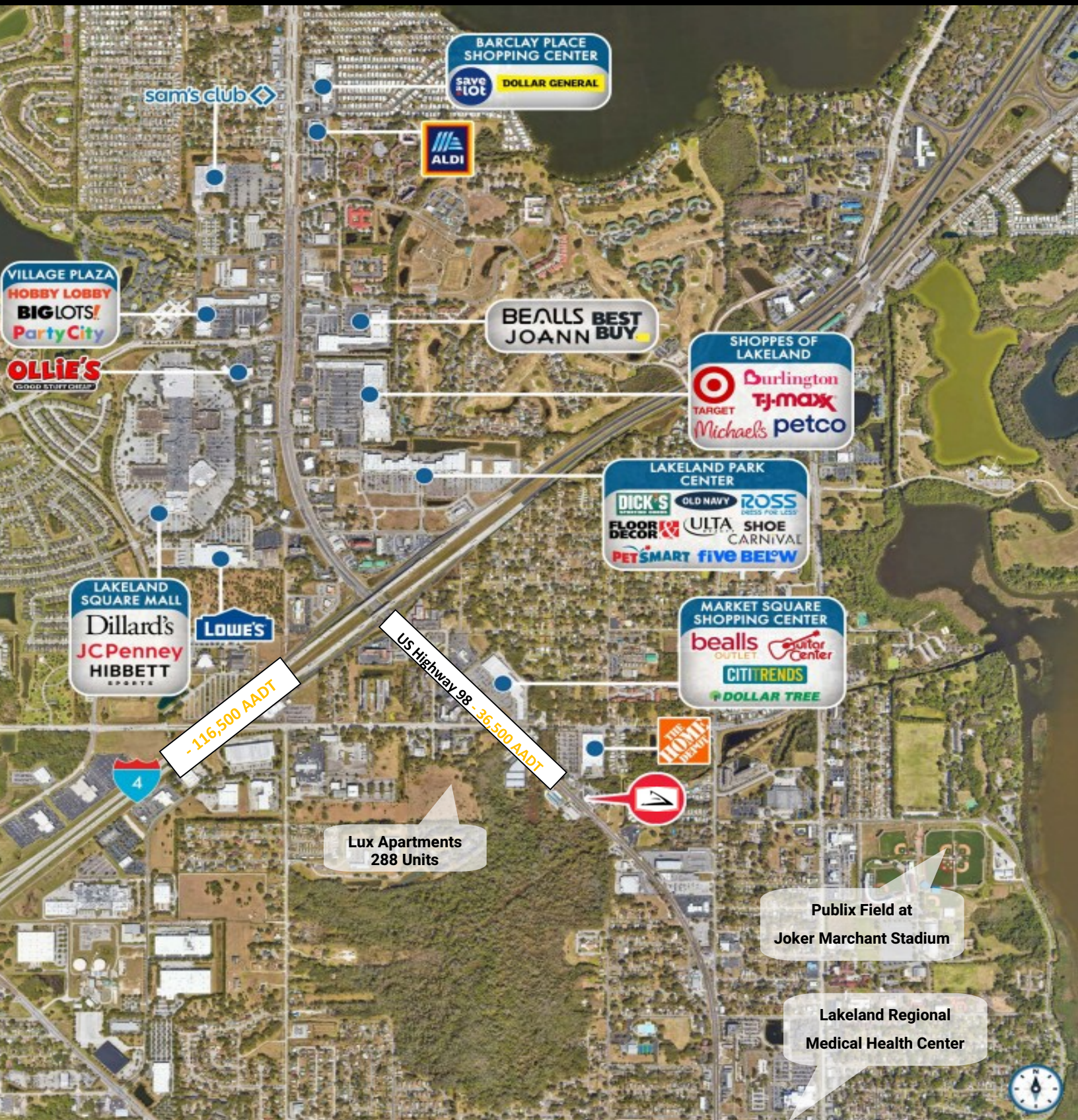


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