Publix #1171 - Highland City Town Center

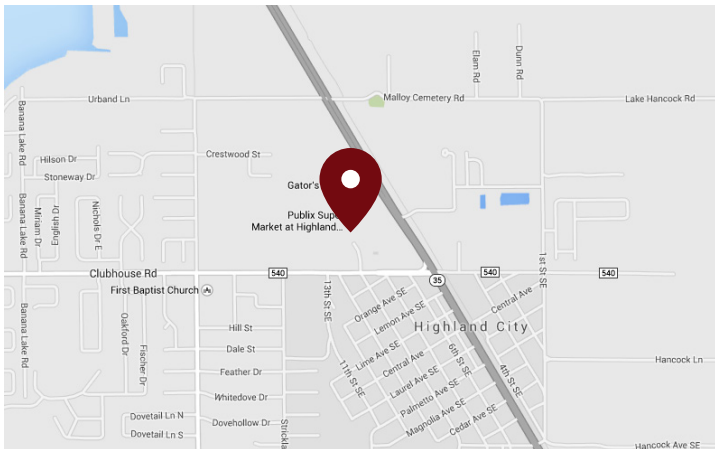
5185 US Highway 98 S
Lakeland, FL 33812
Lat 27.969, Long -81.883

FOR LEASE

1,400 - 5,600 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the High Traffic Signalized Intersection of Highway 98 South and Clubhouse Road
- 2.3 Miles South of the Polk Parkway and Polk State College
- 2.3 Miles North of the New 100 Acre Lakeland Regional Medical Center
- 7.0 Miles North of Bartow / SR-60
- Walking Distance to Ariva, a New Fully-Leased Luxury Apartment Complex with 312 Units
- Walking Distance to Fort Fraser Trail, which is a 7.75 Mile Jogging/Biking Trail that Extends from Lakeland to Bartow
- Combined Traffic Count: 59,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,763	30,265	82,700
Daytime Population	3,808	22,567	75,741
Total Households	1,751	10,696	30,472
Avg. HH Income	$105,820	$112,475	$103,756

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

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Crossman & Company
www.crossmanco.com

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Suite	Tenant	Size
3	Publix	45,600
1A	Dairy Queen	1,750
1BC	Palace Pizza	2,450
1D	Love Chiropractic	1,400
2A	Yoga Pointe	3,038
2B-2C	Paw Haven Animal Hospital	2,800
2D-2E	Hibachi Express	2,800
2F	NBT Discount Liquor	1,400
4A	AVAILABLE	1,400

Suite	Tenant	Size
4B	Great Clips	1,400
4C-4D	Lee Spa Nails	2,800
5A	Highland Dental Clinic	1,400
5B-5C	Select Physical Therapy	2,800
5D	Bamboo Wok	1,400
6A	AVAILABLE 4/1/2027 (2nd Gen Restaurant)	5,600
7	Petsense	5,600
8A	Baja Heat Tanning Salon	1,200
8B	Verizon	1,200

Suite	Tenant	Size
8C	The Peach Cobbler Factory	1,200
8D	Fresh Monkee	1,080
8E	Subway	1,320
9A	Linksters Taproom	1,200
9B	Epic Realty Group	1,200
9CD	Road & Trail Bicycles	2,400
9E	Savory Thai	1,200
OP	Lakeland Regional Health	
	TOTAL	95,638

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
252,200

EST. # OF VISITS ANNUALLY
1.8 Million

AVG. VISITS / CUSTOMER
7.06

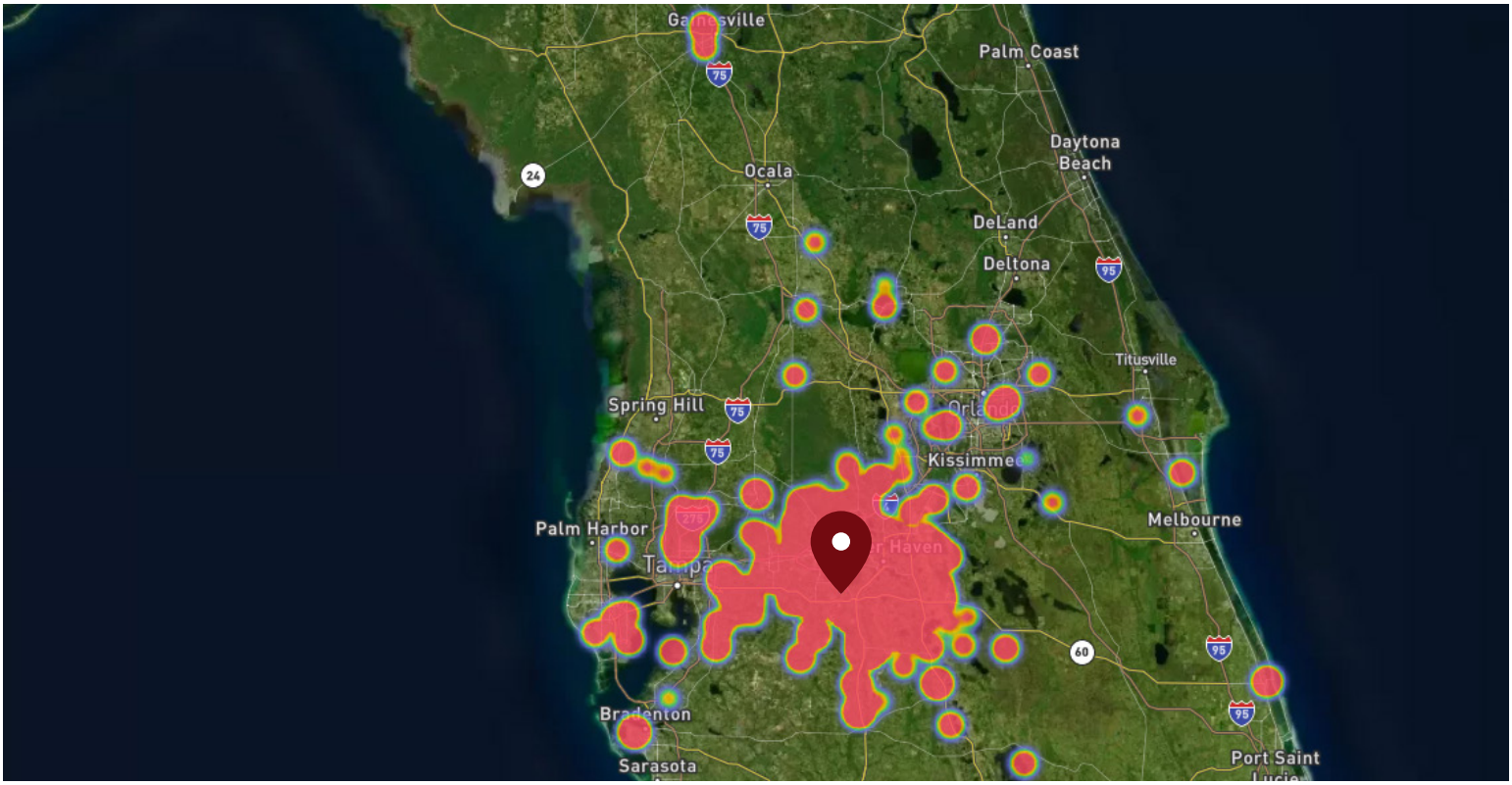
AVG. LENGTH-OF-STAY / VISIT
32 Min

TOP 3 DAYS	# OF VISITS
Saturday	278,037
Friday	276,065
Sunday	260,296

TOP 3 HOURS	# OF VISITS
6-7 PM	291,460
5-6 PM	290,126
12-1 PM	261,864

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2024 - March 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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