



Commercial Real Estate Services
Since 1998

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*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
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863-619-6740

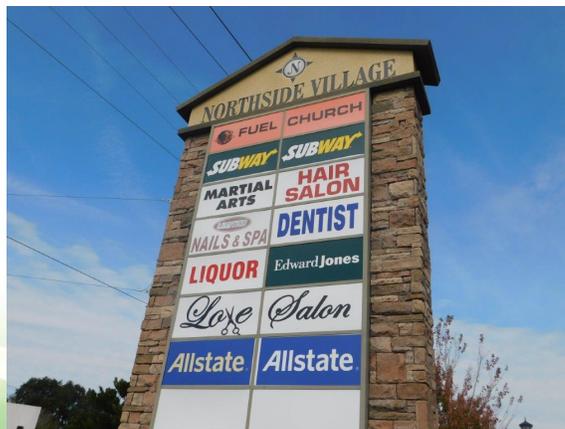


RETAIL/OFFICE FOR LEASE NORTHSIDE VILLAGE



7331 US HWY 98 N., Lakeland, FL 33809

- Prime 98 North location at major intersection
- Northside Village has multiple suites available for lease
- Join tenants Subway, Huntington Financial, United Nails, Love's Salon, Medical Clinic, Edward Jones,
- Immediate Occupancy
- Great parking, Access and Signage
- Lease Rate \$12.00/SF, NNN





NORTHSIDE VILLAGE
COMMERCIAL PLAZA – FOR LEASE

Property Address: 7331 US HIGHWAY 98 NORTH, LAKELAND, FL 33809

Property Location: On US Highway 98 N. at Duff Road, (Lakeland’s main North/South thoroughfare) – strategically located on North Lakeland’s booming corridor with major residential and commercial activity. Next to Mid-Florida Credit Union with 8 drive-thru lanes, Publix .03 mile South, Wal-Mart supercenter 1.2 miles South, approximately 4 miles North of Interstate-4 and Lakeland Regional Mall.

Property Type and size: 34,000 SF commercial plaza, CB/brick construction, built 2007.

Building Features: L-shaped commercial plaza fully sprinklered, with many architectural features (stone wrapped multi-storied towers, exterior lighting, covered walkways - storefront glass façade, interior parking, lush landscaping, signage.

Available Space:

UNIT	SIZE	BASE LEASE RATE **	DETAILS
Suite 10	1,500 SF	\$1,500.00/month	Next to Edward Jones, storefront glass façade, one RR.
2 nd floor	4,500 SF	To be negotiated	Office or Storage area served by stairwell, (no elevator) – suite has wrap around windows. Great rate for the right user.

***Plus applicable State sales tax.*

All leases are Triple Net with pro-rata share of expenses estimated at \$3.75/SF.

Signage: Individual signage opportunity on Tenant suites’ façade.

Parking/Access: Ample parking availability with easy access to the Plaza.

Zoning: Unincorporated Polk County.

Comments: This is a great retail building serving the North Lakeland community to include the Duff Road major residential subdivisions (Huntington Hills and others), with added traffic to/from the Dade City/Brooksville areas.

Contact: Maria Mahoney, 863 619-6740 – Florida Licensed Real Estate Broker
Will Daniel, 813 695-7371 – Commercial Realtor

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The Mahoney Group, Inc., 3825 South Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.

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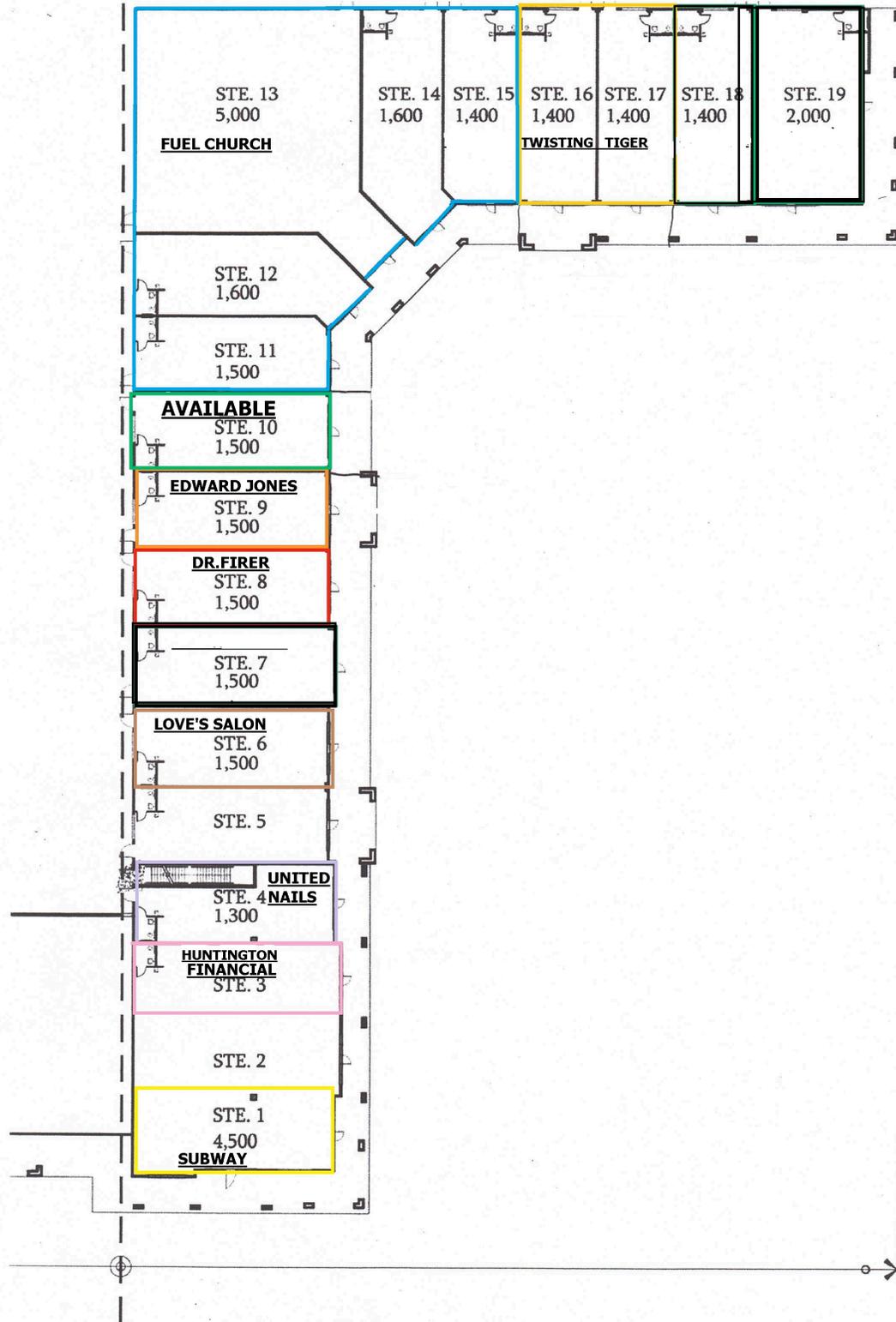
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Demographics:

- Population:
 - Polk County: 2010 – 602,095; Current – 616,158 *
 - This center's location (Zip Codes 33809 & 33810): 2010 – 73,183; Current – 78,041 *
- Median Age (Zip Codes 33809 & 33810) – 41.35 *
- Average Household Income (Zip Codes 33809 & 33810) – \$49,083 *
- Average Home Value (Zip Codes 33809 & 33810) – \$146,700 *
- Average Daily Traffic Counts:
 - US Hwy. 98, between Marcum Rd. & Duff Rd. – 37,500 **
 - Duff Road, west of US 98 – 8,500 **

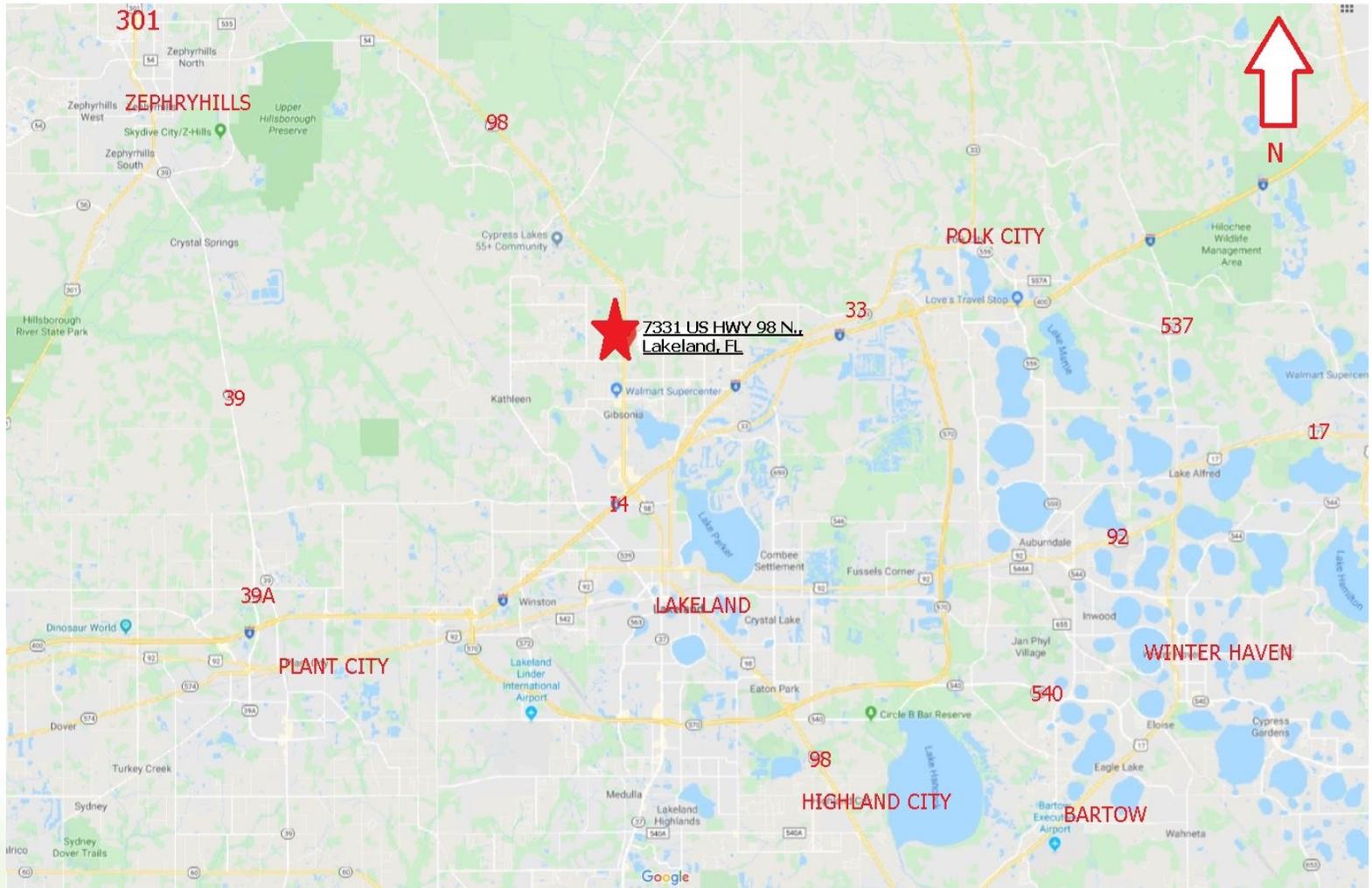


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