



Available For Lease

2285 Commerce Point Drive
Lakeland, Florida 33801



 Birtcher
Anderson & Davis



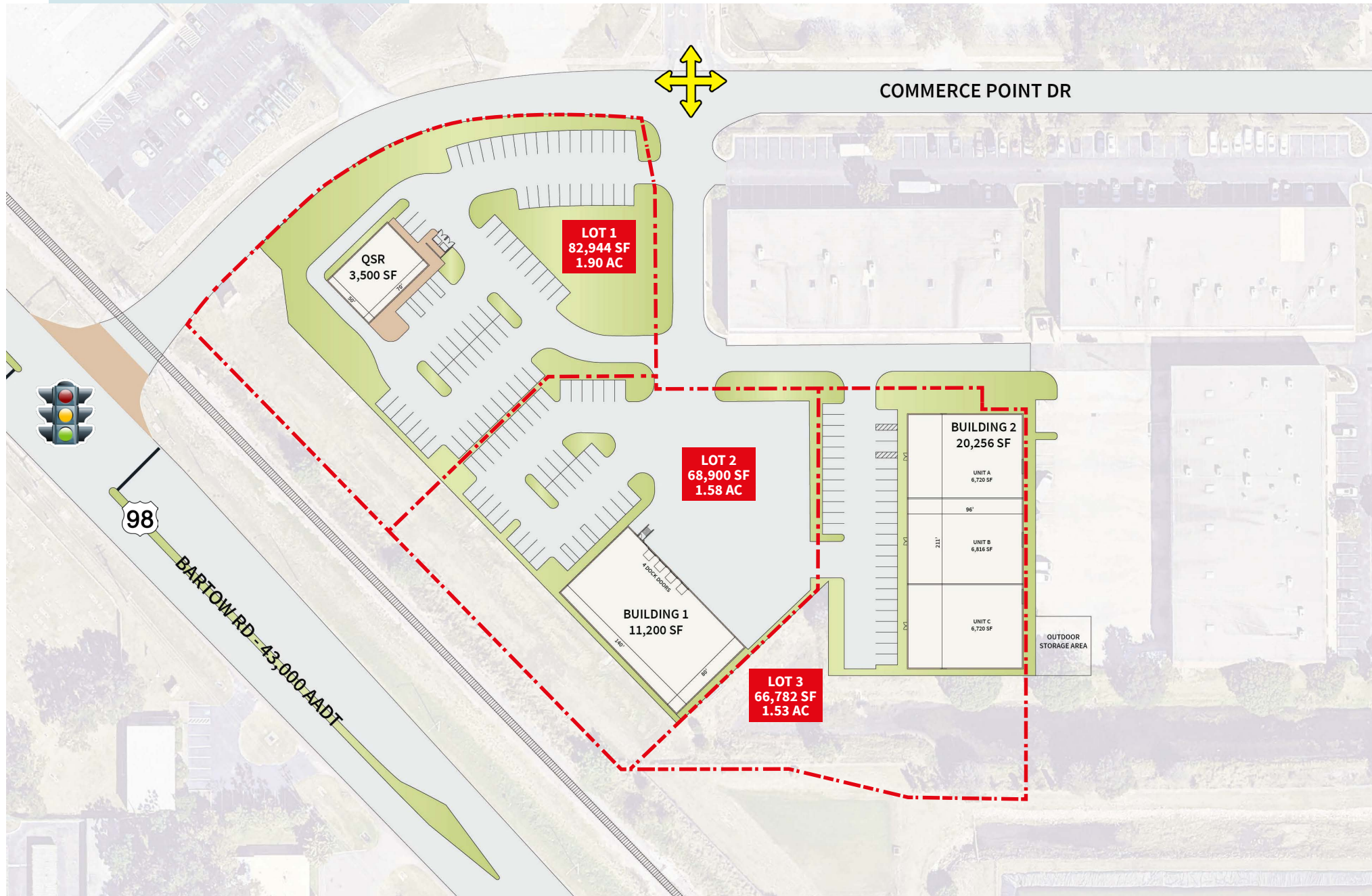
Property Highlights

- ±5 acres available for lease
- Located at the lighted intersection of Bartow Road and Commerce Point Drive
- Excellent traffic counts – 43,000 AADT on Bartow Road (US Hwy 98)
- Great opportunity for convenience/fuel stations, quick service restaurants, retail and more.

Demographics:

TOTAL POPULATION			DAYTIME POPULATION		
	1 Mile	8,312		1 Mile	12,312
	3 Miles	55,192		3 Miles	60,345
	5 Miles	133,145		5 Miles	152,005
AVG. HH INCOME			MEDIAN AGE		
	1 Mile	\$71,835		1 Mile	36.3
	3 Miles	\$89,471		3 Miles	35.9
	5 Miles	\$92,470		5 Miles	40.0

Property Site Plan





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Listing Agent:



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