BARCLAY PLACE SHOPPING CENTER

LAKELAND, FL

SIZE

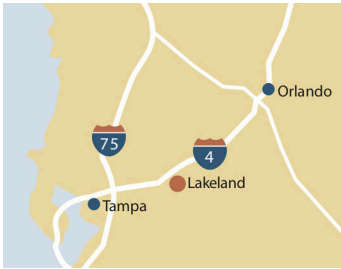
84,899 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,089	32,701	83,886
Households	1,066	11,717	31,465
Median HH Income ($)	68,268	69,649	59,532

MAJOR TENANT(S)

Save-A-Lot
Dollar General



LOCATION

4825-4997 US Highway 98 | Lakeland, FL 33809

PROPERTY HIGHLIGHTS

- Anchored by Save-A-Lot, located on U.S. Highway 98 N adjacent to Aldi
- Five-mile population of more than 83,800
- Average household income greater than $78,700
- Traffic counts exceed 35,500 VPD

LEASING CONTACT

Jamie Pearson
Mobile (770) 355-0954
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MORE INFO

www.phillipsedison.com

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BARCLAY PLACE SHOPPING CENTER

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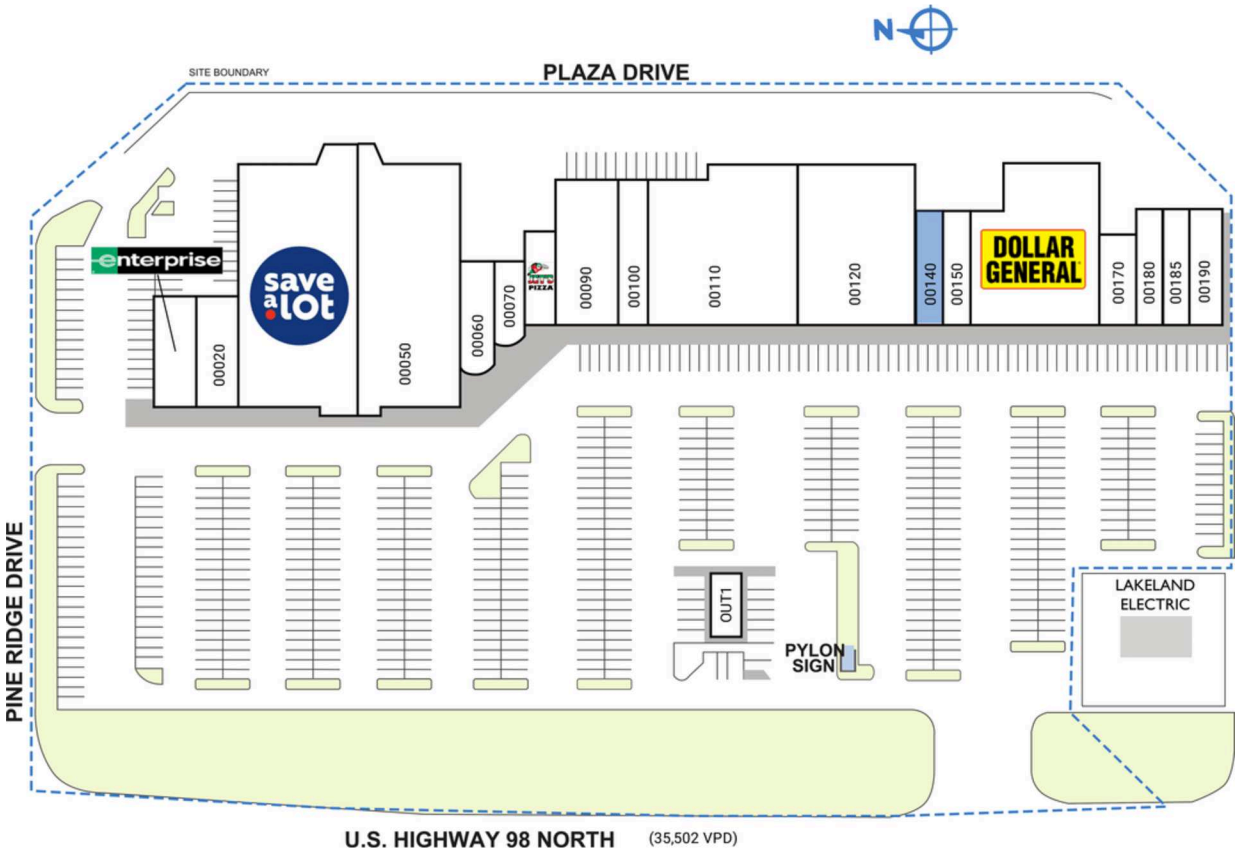
SPACE	TENANT	SQ. FT.
OUT1	Twistee Treat	1,200 SF
00010	Enterprise Rent-A-Car	1,293 SF
00020	$1.99 Dry Cleaners	1,495 SF
00040	Save-A-Lot	17,776 SF
00050	Bob's Carpet Mart	13,464 SF
00060	Mr. Pollo Mexican Grill	1,772 SF
00070	Noxi Nails	1,372 SF
00080	Jet's Pizza	1,419 SF
00090	Greenberg Dental & Orthodontics	4,000 SF
00100	Philly Cheese Steak & Wings	2,000 SF
00110	Wild Greg's Saloon	11,548 SF
00120	Great Rooms	9,070 SF
00140	Leased/AVAILABLE	1,600 SF
00150	AFC Liquors	1,610 SF
00160	Dollar General	8,880 SF
00170	Wash World	1,800 SF
00180	America's Best Cuban Sandwich	1,400 SF
00185	Vapor Unlimited	1,540 SF
00190	Mint Tobacco and Lounge	1,660 SF
TOTAL SQ. FT.		84,899

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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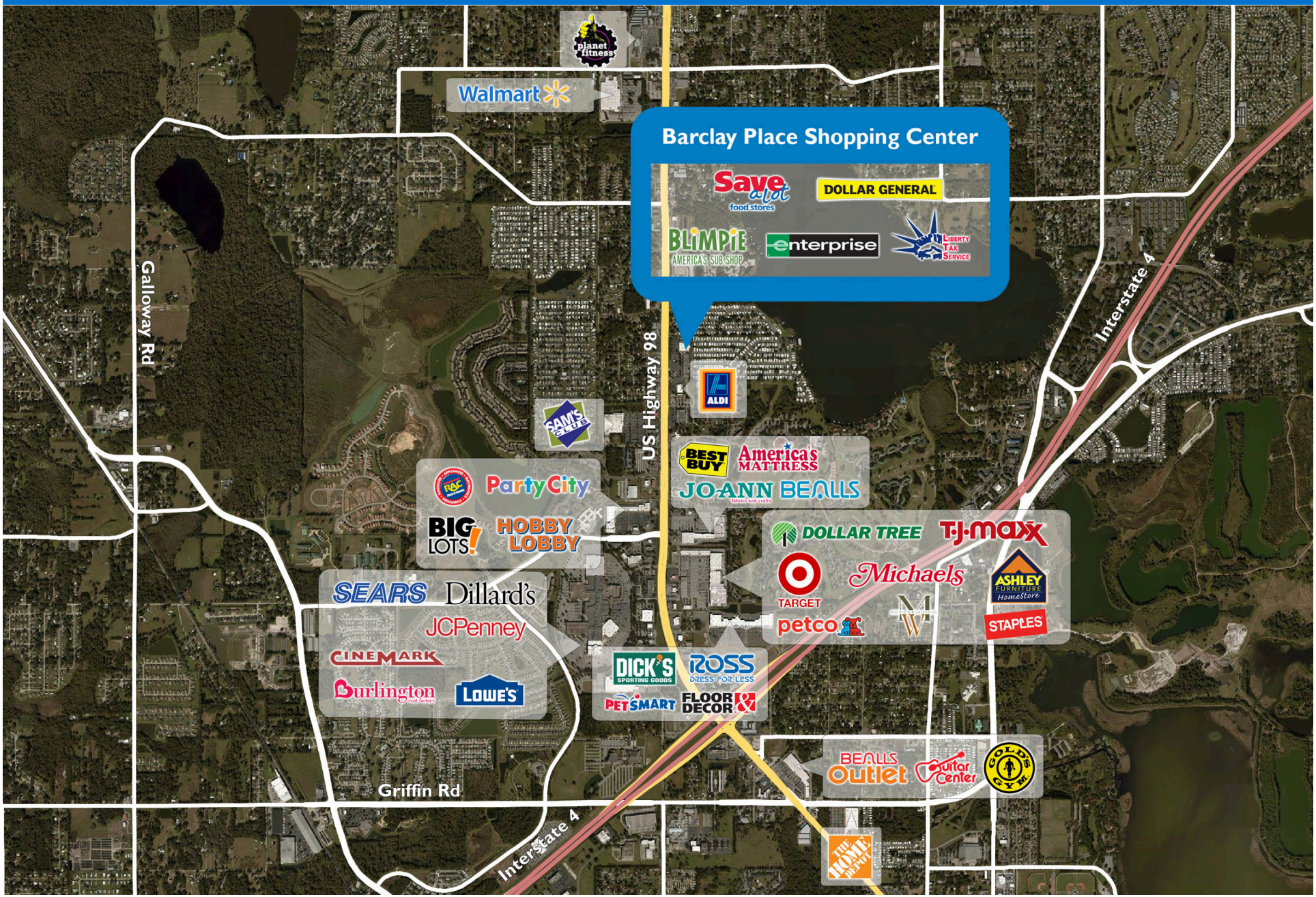

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Demographic Summary - PopStats

1990 - 2000 - 2010 Census, Q4 2018 Estimates & Q2 2023 Projections
Calculated using TAS Retrieval

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Sep 12, 2019 Latitude: 27.977744 Longitude: -81.886770

	Barclay Place Shopping Center Lakeland, FL	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	Current Estimated Population	3,089	32,701	83,886	312,539
	2023 Projected Population	3,458	35,862	89,637	333,739
	2000 Census Population	1,727	19,349	64,501	245,538
	1990 Census Population	1,331	15,082	55,463	222,182
	Historical Annual Growth 1990 to 2000	2.64%	2.52%	1.52%	1.00%
	Estimated Annual Growth 2000 to 2018	3.15%	2.84%	1.41%	1.30%
	Projected Annual Growth 2018 to 2023	2.28%	1.86%	1.34%	1.32%
	Median Age	38.99	40.75	40.17	39.03
Households	Current Estimated Households	1,066	11,717	31,465	118,502
	2023 Projected Households	1,193	12,835	33,579	126,526
	2000 Census Households	609	6,726	24,558	95,794
	1990 Census Households	471	5,470	21,590	86,283
	Historical Annual Growth 1990 to 2000	2.61%	2.09%	1.30%	1.05%
	Estimated Annual Growth 2000 to 2018	3.03%	3.00%	1.33%	1.14%
	Projected Annual Growth 2018 to 2023	2.28%	1.84%	1.31%	1.32%
	Population per Household	2.90	2.79	2.62	2.59
Population by Race	White	72.19%	74.03%	73.66%	64.58%
	Black or African American	7.86%	7.77%	9.14%	15.20%
	Asian & Pacific Islander	4.30%	4.68%	3.14%	1.78%
	Hispanic or Latino Population	14.11%	11.56%	11.99%	16.35%
	Other Races	1.54%	1.96%	2.07%	2.09%
Income	Average Household Income	$91,655	$86,338	$78,738	$61,696
	Median Household Income	$68,268	$69,649	$59,532	$46,191
	Per Capita Income	$31,646	$30,959	$29,721	$23,608
Education (Age 25+)	Elementary	0.55%	1.68%	2.74%	6.06%
	Some High School	7.67%	5.69%	6.41%	9.36%
	High School Graduate	28.89%	29.68%	30.20%	35.89%
	Some College	21.40%	19.26%	19.62%	19.51%
	Associates Degree Only	9.75%	10.10%	9.11%	8.40%
	Bachelors Degree Only	18.62%	22.66%	20.75%	13.81%
	Graduate Degree	13.12%	10.93%	11.17%	6.96%
Business	Number of Businesses	42	472	1,912	7,324
	Total Number of Employees	597	7,241	29,384	146,446
	Employees per Business	14.08	15.35	15.37	19.99
	Residential Population per Business	72.89	69.34	43.87	42.67

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Demographic Source: Synergos Technologies, Inc

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