



Lakeside Village



RETAIL SPACE FOR LEASE

In The Heart of Lakeland's Premier Family
Dining, Shopping & Entertainment Destination

4 Great Spaces From 1,227 SF to 5,532 SF





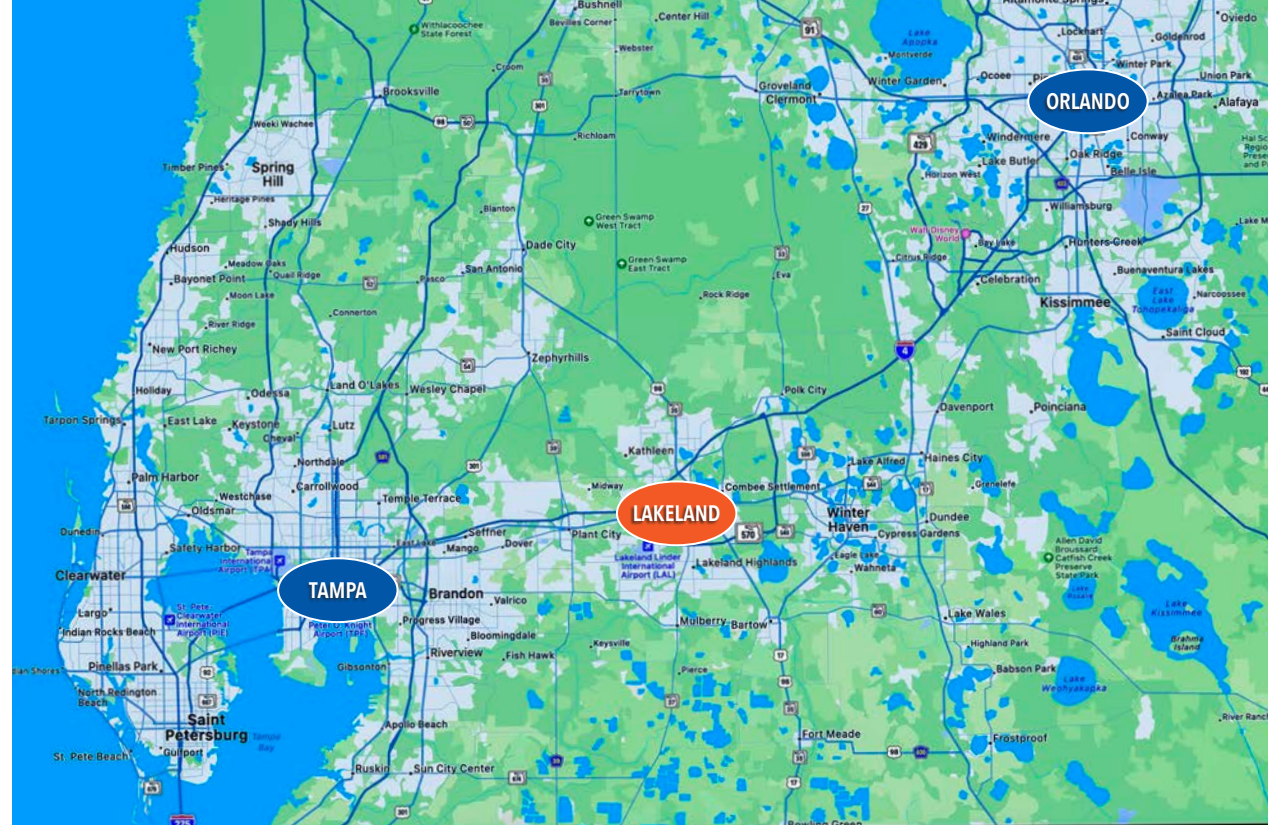
MIXED-USE COMPLEX WITH EXCEPTIONAL RETAIL SPACE OPPORTUNITIES

Lakeside Village is an open-air, dynamic, mixed-use complex in Lakeland, Florida. Combining retail, hospitality, entertainment, and office creates a synergistic development with something for everyone.

Combined with being conveniently located at the intersection of Harden Blvd & Polk Pkwy (SR-570), this complex is unmatched within the Lakeland Market.

Home to a wide variety of stores, including high-end fashion retailers, department stores, specialty shops, and restaurants, Lakeside Village also hosts a variety of events throughout the year, such as live music, seasonal events, and family-friendly activities. There are a total of 73 stores, including four anchor tenants: Belk, Kohl's, Books-A-Million, and CMX Cinemas - Lakeside 18 & IMAX and Nordstrom Rack (coming soon). Located in the upscale Grasslands area of Lakeland, Lakeside is surrounded by hotels, restaurants, and other businesses.

Lakeside Village is a great place to shop, dine, work, and enjoy the outdoors. It is a popular destination for residents of Lakeland and the surrounding area, and it offers something for everyone.



PROPERTY DETAILS

Lease Rate:	CALL FOR DETAILS
Location:	Lakeside Village Lakeland, FL
Parcel ID:	23-28-35-138188-000081
Zoning:	Regional Shopping Center (use code 1500)
Year Built:	2005
Parking:	Ample

HIGHLIGHTS

- Restaurant & Retail space nestled within an abundance of retail and office offerings at your employees' fingertips.
- Abundant parking at no additional cost.
- Less than 10 minutes' drive from I-4
- Close proximity to Lakeland Linder International Airport (LAL)

OFFERED BY:



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ABOUT LAKELAND



Built upon historic character, philanthropy and volunteerism, Lakeland offers its residents, businesses and visitors a true sense of place. Incorporated in 1885, Lakeland quickly became one of the premier cities in Florida. From the inaugural railroad service in the mid-1890's to being one of the first cities in Florida to have electricity, Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College, which hosts the largest on-site collection of Frank Lloyd Wright architecture in the world, and is the winter home to the Detroit Tigers.



The City of Lakeland offers an exceptional quality of life. A firm commitment to downtown development, redevelopment, historic preservation, cultural amenities, and an exceptional business-friendly environment has helped Lakeland to thrive for nearly 140 years. Growth and progress exemplify our City all the while maintaining a sense of history and a hometown feel.



LAKEVILLE VILLAGE | COMPREHENSIVE SITE PLAN



SUITE TENANT SIZE (SF)

A102	Pearle Vision	2,359
A104	Family Dental of LV	2,000
A106	Spectrum	1,840
B102	Hear USA	2,028
B104	Chico's	2,962
B106	Carter's	4,041
B108	Loft	6,062
B110	Francesca's	1,663
B112	Bath & Body Works	3,342
B114	Soma Intimates	3,251
B120	Kirkland's	6,547
C	Kohl's*	88,000
D102-4	Daydreams Day Spa	5,783
D106	J Crew Factory	
D110	Sunglass Hut	798
D112	Fish City Grill	2,993
D116	My Little Gym	3,335
D201	Progressive Casualty Ins	5,390
D202	AVAILABLE	6,475
D203	Midwestern Construction	1,280
D214	Dewberry	5,908
D229	CRC Property Mgmt, Office	1,108
E	Hampton Inn & Suites*	
G102	The Brass Tap	2,254
G104	Fleet Feet	2,616
G106	Golf Etc.	3,005
G107	Rocket Fizz	2,638
G108	Journey's	3,020
G109	Waxing the City	1,800
G110	Thai Sushi	1,214
G112	uBreakiFix	1,166
G114	GameStop	1,220
G116	AVAILABLE	1,809
G118	Max Jewelers	1,900
G120	Claire's	1,239
G122	GrillSmith	6,276
H102	Burger 21	2,559
H106	Lee Nails	2,400
H108	Hair Cuttery	1,200
H110	Cold Stone Creamery	1,218
I102	CMX Theater	76,902
J102	Planet Smoothie	1,306
J104	Pizzeria Valdiano	1,380
J106	Gaskins Barbecue & Lobster	2,837
K100	AVAILABLE	1,362
K102	Woof Gang Bakery	1,885
K104	Saigon Bistro	1,763
K106	AVAILABLE	1,227
K107	AVAILABLE	1,358
L102	Books-A-Million	16,390
M102	Nordstrom Rack	30,000
N102	Jos. A. Bank	4,343
N104	Amelia Page Boutique	2,207
N106	AVAILABLE	5,532
N110	Famous Footwear	6,279



SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
N114	Paint Nail Bar	2,153	Q102	Versona Accessories	8,287
N116	Ideal Image	3,023	R102	Mattress Firm	3,640
N118	Verizon Wireless	2,208	R106	AT&T Wireless	2,427
N201	Sola Salons	5,795	S102	Pure Barre	1,645
N202	AVAILABLE	1,102	S104	Louis Pappas	2,310
N204	AVAILABLE	1,383	S106	GNC	1,693
N206	Alliance Sales & Marketing	2,448	S108	AVAILABLE	2,375
N211	Sola Salons	2,674	Y100	Abuelo's	8,225
N215	AVAILABLE	2,335	OP1	Glory Days*	1,61 AC
N218	Northwestern Mutual	3,362	OP2	Mr. & Mrs. Crab	6,700
N219	Spectrum Admin. Offices	2,890	OP3	Longhorn Steakhouse	6,700
N223	Kelly Services, Inc.	3,773	OP4	Chili's	5,697
O102	Victoria's Secret	7,429	OP5	Olive Garden	6,917
O110	Yates & Hagan	1,608	OP6A	Intl. Diamond Center	5,500
O112	Anna's	1,652	OP6B	Starbucks	2,500
P	Belk	74,025	OP8	Home 2 Suites*	

LAKESIDE VILLAGE RETAIL OPPORTUNITIES



LAKESIDE VILLAGE | RETAIL TENANT ROSTER



BUILDING D

Space	Tenant	Size
D102	Daydream Spa	5,390 SF
D104	Daydream Spa expansion	5,783 SF
D106	J Crew Factory	6,368 SF
D110	Sunglass Hut	5,908 SF
D112	Fish City Grill	2,993 SF
D116	My Little Gym	1,826 SF

D
BUILDING

Town Center Drive

N
BUILDING

BUILDING N

Space	Tenant	Size
N102	Jos. A Bank	5,795 SF
N104	Amelia Page Boutique	2,207 SF
N106	AVAILABLE	5,532 SF
N110	Famous Footware	6,279 SF
N114	Paint Nail Bar	2,153 SF
N116	Ideal Image	3,023 SF
N118	Verizon Wireless	2,208 SF

BUILDING G

Space	Tenant	Size
G102	Brass Tap	2,254 SF
G104	Fleet Feet	2,616 SF
G106	Golf, etc.	3,005 SF
G107	Rocket Fizz	2,638 SF
G108	Journey's	3,020 SF
G109	Waxing the City	1,800 SF
G110	Thai Oishi	1,214 SF
G112	UBreak!Fix	5,795 SF
G114	GameStop	1,220 SF
G116	AVAILABLE	1,809 SF
G118	Max Jewelers	1,900 SF
G120	Claire's	1,239 SF
G106	GrillSmith	6,276 SF

G
BUILDING

M
BUILDING

BUILDING M

Space	Tenant	Size
M102	Nordstrom Rack	30,000 SF

BUILDING L

Space	Tenant	Size
L102	BAM! Books	16,390 SF

BUILDING K

Space	Tenant	Size
K100	AVAILABLE	1,362 SF
K102	Woof Gang Bakery	1,885 SF
K104	Saigon Bistro	1,763 SF
K106	AVAILABLE	1,227 SF
K107	AVAILABLE	1,358 SF
K108	KPOT	3,335 SF

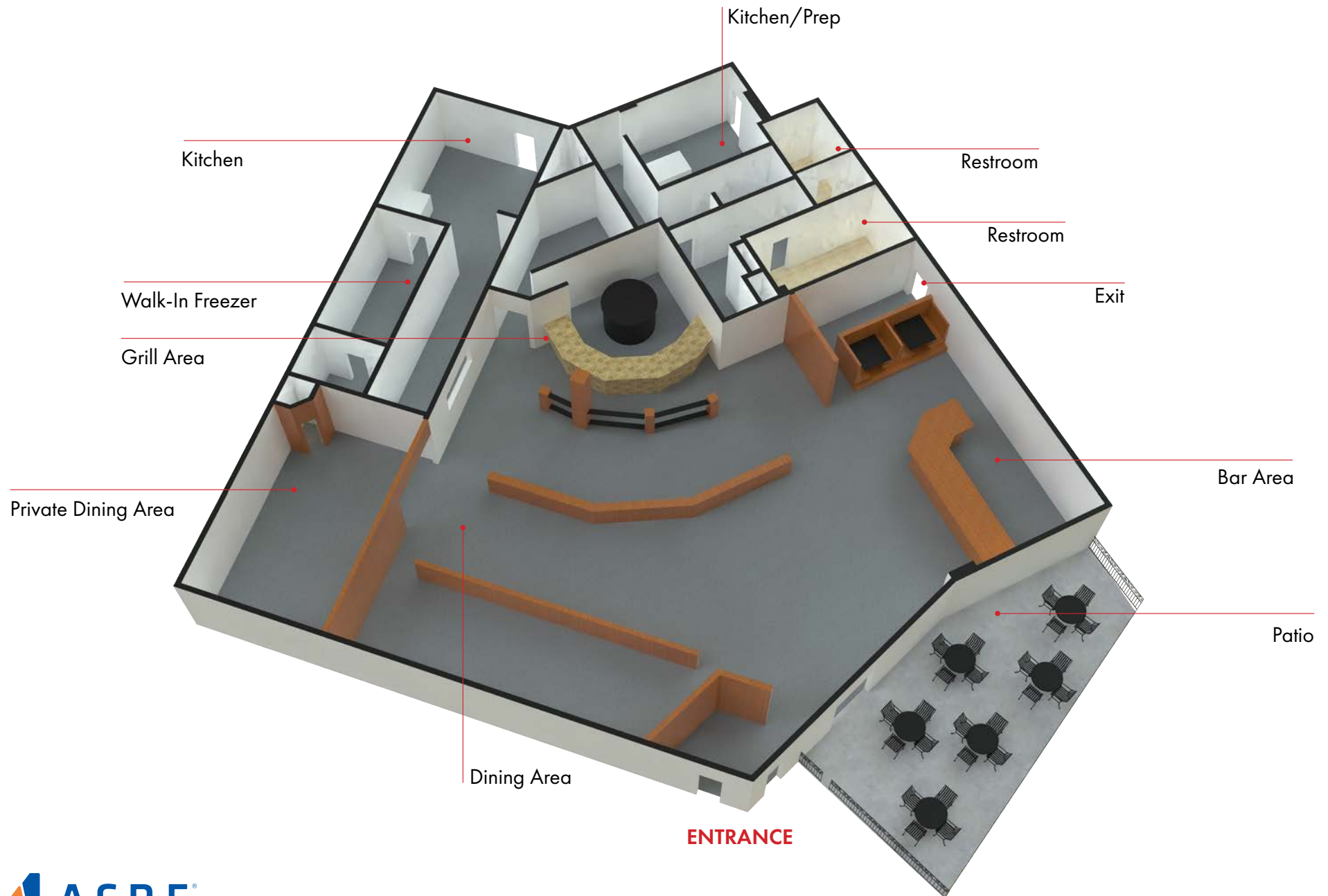
K
BUILDING

N106 EXTERIOR | 5,532 SF





N106 3D LAYOUT | 5,532 SF



N106 INTERIORS | 5,532 SF



DINING AREA



BAR AREA



GRILL AREA



KITCHEN

K100 EXTERIOR | 1,362 SF



K100 INTERIORS | 1,362 SF



ENTRANCE



FRONT AREA

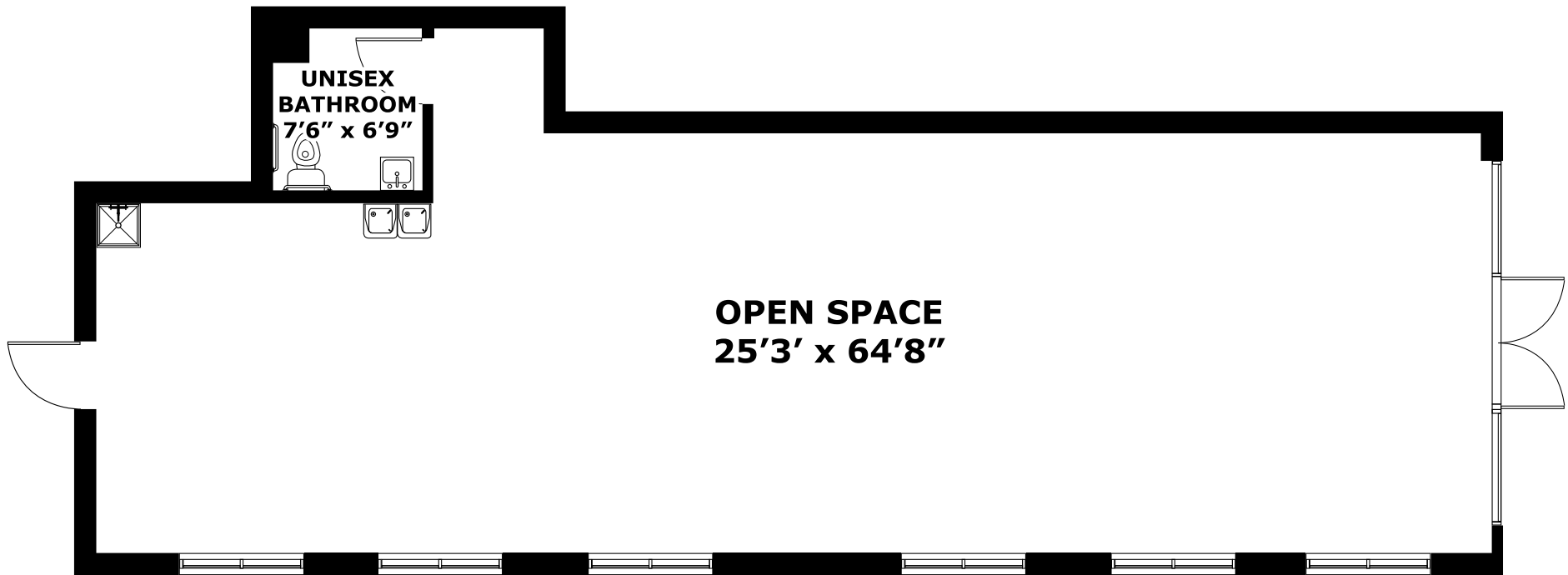


BACK AREA



UNISEX RESTROOM

K100 FLOOR PLAN | 1,362 SF



K106 EXTERIOR | 1,227 SF



K106 INTERIORS | 1,227 SF



ENTRANCE



FRONT AREA

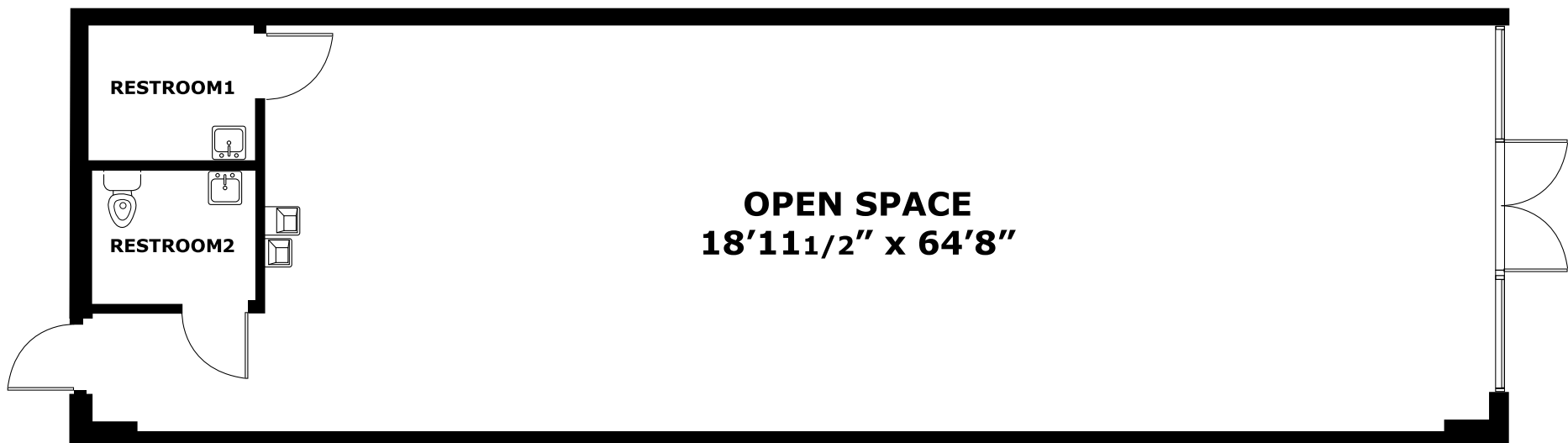


BACK AREA



BACK EXIT AND UNISEX RESTROOM

k106 FLOOR PLAN | 1,362 SF



K107 EXTERIOR | 1,358 SF



K107 INTERIORS | 1,358 SF



ENTRANCE



BACK AREA

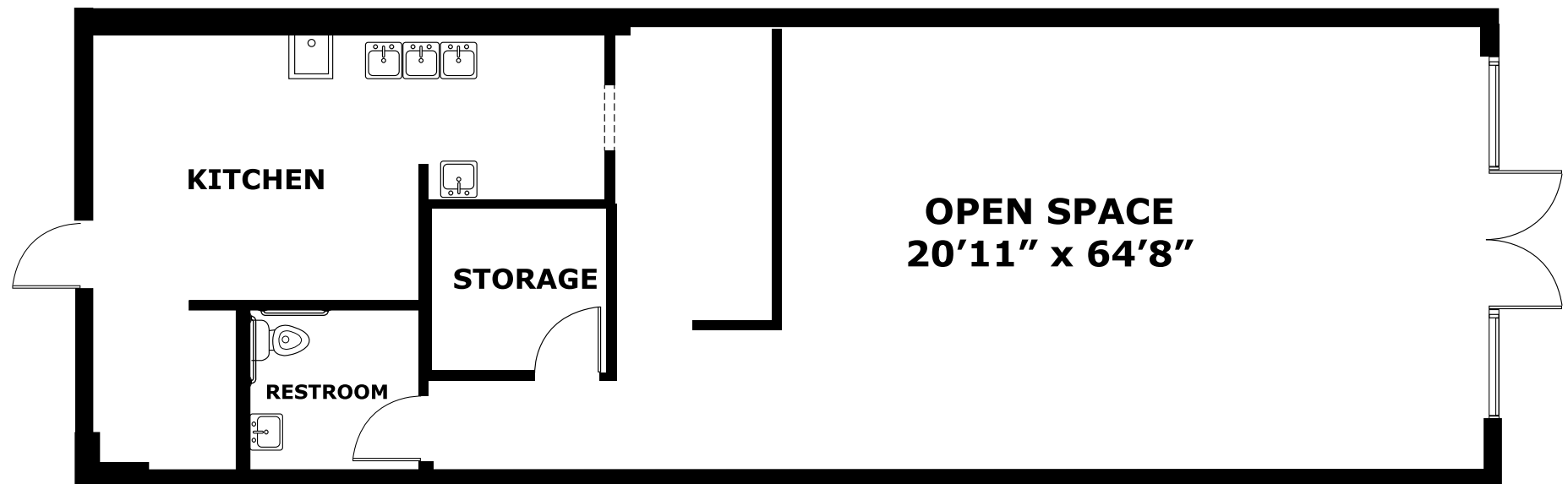


SERVICE AREA



KITCHEN

k107 FLOOR PLAN | 1,358 SF





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