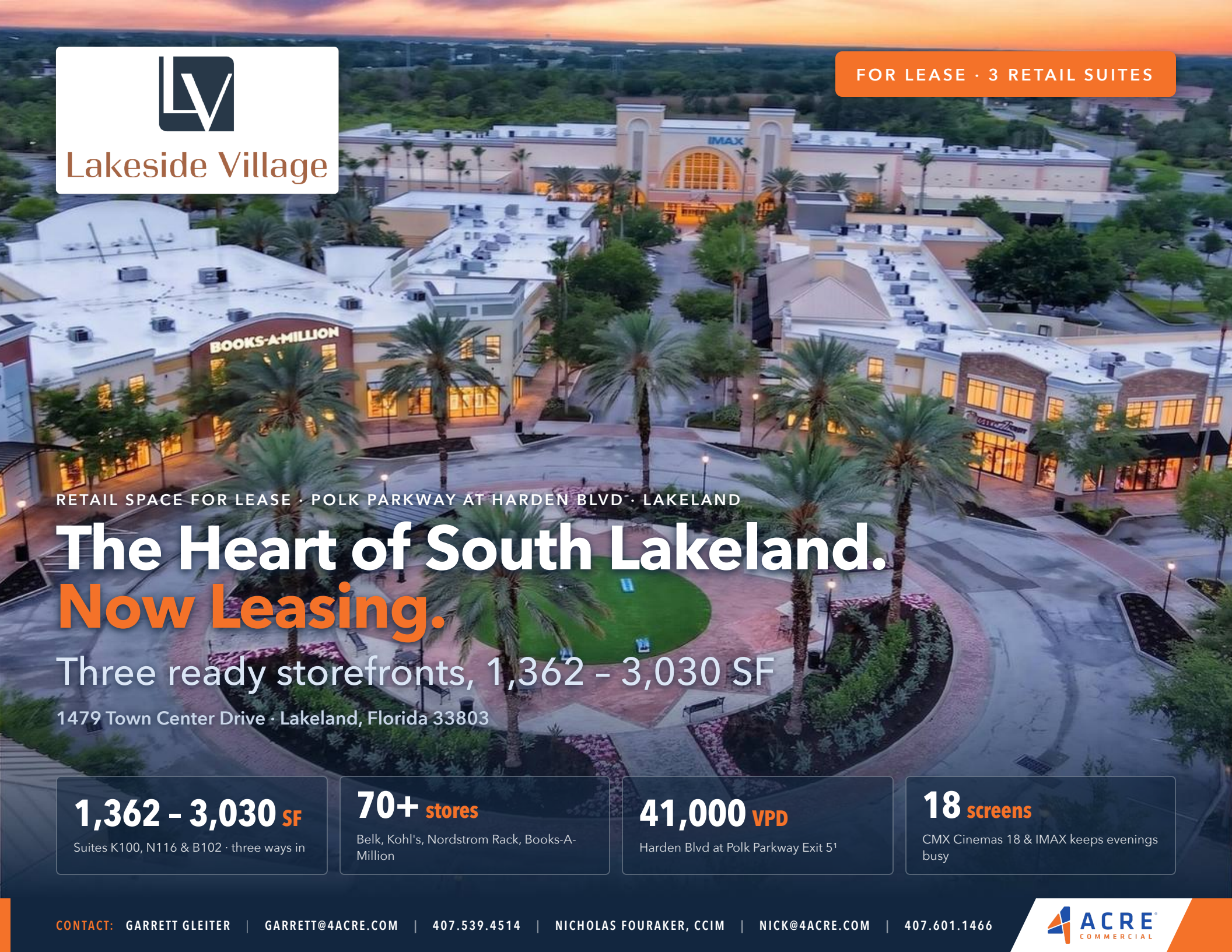
Lakeside Village

FOR LEASE · 3 RETAIL SUITES



RETAIL SPACE FOR LEASE · POLK PARKWAY AT HARDEN BLVD · LAKELAND

The Heart of South Lakeland. Now Leasing.

Three ready storefronts, 1,362 – 3,030 SF

1479 Town Center Drive · Lakeland, Florida 33803

1,362 – 3,030 SF
Suites K100, N116 & B102 · three ways in

70+ stores
Belk, Kohl's, Nordstrom Rack, Books-A-Million

41,000 VPD
Harden Blvd at Polk Parkway Exit 5[1]

18 screens
CMX Cinemas 18 & IMAX keeps evenings busy

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4ACRE COMMERCIAL

THE OPPORTUNITY

Three Storefronts. One Proven Destination.

Lakeside Village is South Lakeland's open-air lifestyle center: more than 70 stores, restaurants and services around a landscaped center court, anchored by Belk, Kohl's, Nordstrom Rack, Books-A-Million and the 18-screen CMX Cinemas & IMAX.

It sits at the Polk Parkway–Harden Boulevard interchange, surrounded by the Grasslands neighborhoods, two on-site hotels and a Class A office component that keeps customers on the property from morning coffee to late-night movies.

Momentum is real. Nordstrom Rack opened in October 2025, J.Crew Factory and The Little Gym followed, an AC Hotel by Marriott has been approved on site and ownership is carrying out a $3M+ improvement program. Three suites are open now, each ready for a different kind of operator.

SUITE	SIZE	CONDITION	STATUS
K100	1,362 SF	White-box corner · restroom in place	Available
N116	3,030 SF	Turnkey medical / med-spa build-out	Available
B102	2,028 SF	Built-out suite · reception + 5 rooms	Available Soon



THE LAWN · CENTER COURT

DETAILS AT A GLANCE

ADDRESS	1479 Town Center Drive, Lakeland, FL 33803
TYPE	Open-air regional lifestyle center (opened 2005)
SIZE	±460,000 SF retail plus ±46,000 SF Class A office
AVAILABLE	K100 · N116 · B102 · 1,362 – 3,030 SF
ANCHORS	Belk · Kohl's · Nordstrom Rack · CMX Cinemas 18 & IMAX · Books-A-Million
HOTELS	Hampton Inn & Suites and Home2 Suites on site; AC Hotel by Marriott approved
ACCESS	Polk Parkway (SR 570) Exit 5 at Harden Blvd (SR 563)
TRAFFIC	Harden Blvd ±41,000 VPD · Polk Parkway ±37,000 VPD[1]
PARKING	2,500+ free surface spaces
EVENTS	150+ a year on The Lawn
LEASE RATE	Rate and structure per written proposal
OWNERSHIP	Continental Realty Corporation

[1] Polk Parkway: FDOT 2022 bridge ADT, eastbound + westbound at Harden Blvd. Harden Blvd: implied by the City of Lakeland traffic analysis for the AC Hotel (Oct. 2025). Both to be confirmed against current FDOT counts. Illustrative uses subject to zoning and ownership approval.

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ACRE COMMERCIAL

VALUE PROPOSITION

Reasons Tenants Love Lakeside Village

Lakeside Village



CMX CINEMAS 18 & IMAX


THE LAWN · CENTER COURT



THE BLOOM MURAL

01

Anchors Do the Marketing

Belk, Kohl's, Nordstrom Rack, Books-A-Million and an 18-screen IMAX cinema create destination trips you never pay to generate. Nordstrom Rack's 30,000 SF store opened in October 2025.

02

Traffic From Day to Night

More than a dozen restaurants, from Abuelo's and GrillSmith to The Brass Tap and Cold Stone, plus first-run movies keep the property busy well after the 5 PM office exodus.

03

Customers Who Stay & Work On Site

Two on-site hotels (227 rooms), a 130-room AC Hotel by Marriott approved, two more Marriotts next door and ±46,000 SF of Class A office add daily, built-in shoppers.

04

Programming That Brings Them Back

150+ events a year on The Lawn (makers markets, Little Sprouts mornings, the annual Pooch-O-Ween parade) turn one-time shoppers into regulars.

05

Ownership That Reinvests

Continental Realty is carrying out a $3M+ improvement plan covering roofs, paint, office and events, and keeps adding national names such as J.Crew Factory and The Little Gym.

06

Easy In, Free Parking

Direct access from Polk Parkway Exit 5 and Harden Blvd, ±2.5 miles from Lakeland Linder International Airport, with 2,500+ free surface spaces and no garage to navigate.

Sources: Continental Realty Corporation (May 2024); LkldNow / City of Lakeland approvals (Oct. 2025); shoplakesidevillage.com. Distances are approximate straight-line miles.

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4ACRE COMMERCIAL

SITE PLAN & MERCHANDISE MIX

70+ Neighbors, One Destination

Lakeside Village



MERCHANDISE MIX · SUITE · SIZE (SF)

Also on site: Hampton Inn & Suites · Home2 Suites · AC Hotel by Marriott (approved) · ±46,000 SF Class A office

ANCHORS & ENTERTAINMENT

P102	Belk	74,025
C102	Kohl's	–
M102	Nordstrom Rack	30,000
I102	CMX Cinemas 18 & IMAX	76,902
L102	Books-A-Million	16,390
D116	The Little Gym	3,335
G107	Rocket Fizz	2,638
G114	GameStop	1,220

FASHION & ACCESSORIES

D106	J.Crew Factory	6,314
B108	LOFT	6,062
B104	Chico's	2,962
B114	Soma Intimates	3,251
O102	Victoria's Secret	7,429
N102	Jos. A. Bank	4,343
B106	Carter's	4,041
N104	Amelia Paige Boutique	2,207
Q102	Versona	8,287
N110	Famous Footwear	6,279
G108	Journeys	3,020
G104	Fleet Feet	2,616
G106	Golf Etc.	3,005
D110	Sunglass Hut	798

DINING & TREATS

Y100	Abuelo's	8,225
G122	GrillSmith	6,276
D112	Fish City Grill	2,993
G102	The Brass Tap	2,254
J106	Gaskins BBQ & Lobster	2,837
H102	Burger 21	2,559
G110	Thai Sushi	1,214
K104	Saigon Bistro	1,763
K108	K-Pot	5,050
J104	Pizzeria Valdiano	1,380
S108	Moe's Southwest Grill	2,375
S104	Louis Pappas	2,310
J102	Planet Smoothie	1,306
H110	Cold Stone Creamery	1,218

HEALTH, BEAUTY & WELLNESS

B110-12	Bath & Body Works	5,005
D102-4	Daydreams Day Spa	5,783
A104	Heartland Dental	2,000
A102	Pearle Vision	2,359
S102	Pure Barre	1,645
K106-7	Bodybar Pilates	2,585
N201	Sola Salons	5,795
G109	Waxing the City	1,800
N114	Paint Nail Bar	2,153
H106	Lee Nails	2,400
H108	Hair Cuttery	1,200
S106	GNC	1,693

HOME, GIFTS & SERVICES

B120	Kirkland's Home	6,547
R102	Mattress Firm	3,640
O110	Yates & Hagan	1,608
O112	Pandora	1,652
G118	Max Jewelers	1,900
N106	Miniso	5,532
K102	Woof Gang Bakery	1,885
G116	Revival IV	1,809
N118	Verizon	2,208
R106	AT&T	2,427
A106	Spectrum	1,840
G112	uBreakiFix	1,166

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ACRE COMMERCIAL

HIGHEST & BEST USE

Three Spaces. Three Ways to Win.

Lakeside Village



K100 1,362 SF · AVAILABLE

The Corner Café

A white-box corner beside the BLOOM mural courtyard, with storefront glass on two sides, a restroom in place and a natural spot for outdoor seating.

BEST FIT: CAFÉ · DESSERT · BOUTIQUE

N116 3,030 SF · AVAILABLE

The Turnkey Clinic

A full medical build-out on the center court: seven exam rooms, three offices, three restrooms, a break room and a 30-ft reception and waiting area.

BEST FIT: MED SPA · MEDICAL · DENTAL

B102 2,028 SF · AVAILABLE SOON

The Wellness & Professional Suite

An end-cap suite in Building B with an open reception room, four private rooms, a private office and a plumbed exam room, steps from Kohl's.

BEST FIT: WELLNESS · CLINIC · PROFESSIONAL

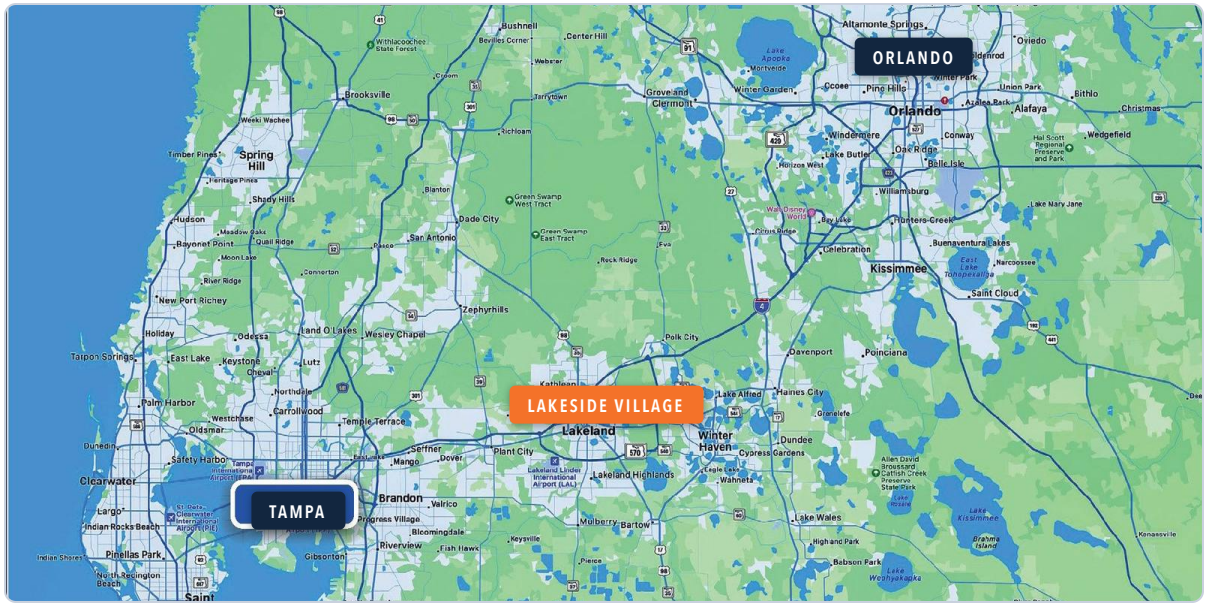
Illustrative uses are subject to zoning, existing exclusives and ownership approval. Suite locations approximate.

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4ACRE COMMERCIAL

LOCATION & ACCESS

The Crossroads of Central Florida



DESTINATION	DISTANCE[2]
Polk Parkway (SR 570) Exit 5 / Harden Blvd	**Adjacent**
Lakeland Linder International Airport	**±2.5 mi**
Florida Southern College	**±2.9 mi**
Downtown Lakeland	**±3.4 mi**
Lakeland Regional Health Medical Center	**±4.4 mi**
Interstate 4 (via Polk Parkway)	**±5 mi**
Downtown Tampa / Downtown Orlando	**±29 / ±52 mi**

WHY THE LOCATION WORKS

±41,000
VEHICLES PER DAY · HARDEN BLVD[1]

±37,000
VEHICLES PER DAY · POLK PARKWAY[1]

±850,000
POLK COUNTY RESIDENTS[3]

±2.5 mi
TO LAKELAND LINDER INT'L AIRPORT

- Midway on the I-4 corridor between Tampa and Orlando, Florida's two largest metros
- Surrounded by the Grasslands golf community and South Lakeland neighborhoods
- Polk Parkway links I-4 west and east of the city; Harden Blvd runs north to downtown
- Nearby employers include Publix Super Markets (headquarters), GEICO, Amazon and Lakeland Regional Health

[1] Harden Blvd implied by the City of Lakeland AC Hotel traffic analysis (Oct. 2025); Polk Parkway is FDOT 2022 bridge ADT (eastbound + westbound). [2] Approximate straight-line distances. [3] U.S. Census Bureau estimates via FOX 13 (Apr. 2026).

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ACRE COMMERCIAL

MARKET & BUSINESS CASE

A Booming Market. A Proven Address.

Lakeside Village

The Lakeland metro ranked **fourth in the nation** for population growth in the latest Census estimates, adding residents at 2.7% a year. Retail space around it is tight: Tampa Bay retail vacancy stood at 3.6% in Q3 2026, well under the 6.0% national average, and new, well-located storefronts in growing Polk County are scarce.

#4
U.S. METRO GROWTH (2025)

2.7%
ANNUAL POPULATION GROWTH

3.6%
TAMPA BAY RETAIL VACANCY · Q3 2026

$27.89
TAMPA BAY AVG. ASKING RENT / SF · Q3 2026



NORDSTROM RACK · OPENED OCT. 2025

Lakeside Village vs. the Alternatives

What your occupancy cost buys here that a typical neighborhood strip or a downtown storefront can't.

DRIVER OF SALES	LAKESIDE VILLAGE	TYPICAL STRIP	DOWNTOWN
National anchors & department stores	Yes · 5	Grocery only	–
Evening traffic (18-screen IMAX + dining)	Yes	Limited	Yes
On-site hotels & Class A office	Yes	–	Varies
150+ owner-run events a year	Yes	–	City-run
Free, abundant surface parking	Yes · 2,500+	Yes	Metered
Expressway interchange access	Yes · Exit 5	Varies	–
Built-out space ready to open	Yes · N116 · B102	Varies	Varies

THE BOTTOM LINE

Turnkey build-outs in N116 and B102 can save an operator months of construction and a meaningful share of start-up capital, while the anchors, events and hotels supply customers from day one. Rate and structure per written proposal.

Recent Momentum

Nordstrom Rack · 30,000 SF	Opened Oct. 2025
J.Crew Factory · 6,314 SF	Opened Sept. 2025
AC Hotel by Marriott · 130 rooms	Approved Oct. 2025
The Little Gym · Family enrichment	Announced Jan. 2026

Sources: U.S. Census Bureau via FOX 13 (Apr. 2, 2026); Cushman & Wakefield, Tampa Bay Retail MarketBeat, Q3 2026 (asking rent all retail types). LkldNow and City of Lakeland (openings and approvals). Comparison is a general illustration, not a survey of specific properties.

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ACRE COMMERCIAL

SUITE K100 · BUILDING K · NEXT TO BOOKS-A-MILLION

A Café-Ready Corner with Patio Potential

Lakeside Village



SUITE K100 HIGHLIGHTS

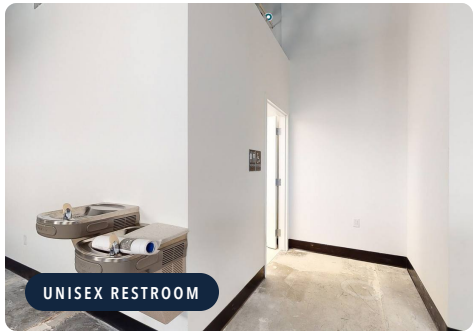
- ±1,362 SF white-box corner with storefront glass on two elevations
- Opens onto the landscaped courtyard beside the BLOOM mural, a ready setting for outdoor seating*
- Unisex restroom, drinking fountains and rear service door in place
- High open ceiling at the rear for an open kitchen or display concept
- Building K neighbors: Woof Gang Bakery, Saigon Bistro, Bodybar Pilates and K-Pot, next to Books-A-Million

SIZE	STATUS	CONDITION
±1,362 SF	Available	White Box









*Outdoor seating and illustrative uses are subject to zoning and ownership approval.

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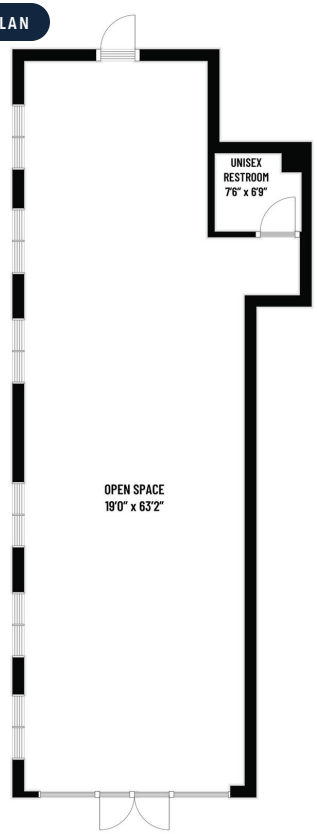
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SUITE K100 · FLOOR PLAN

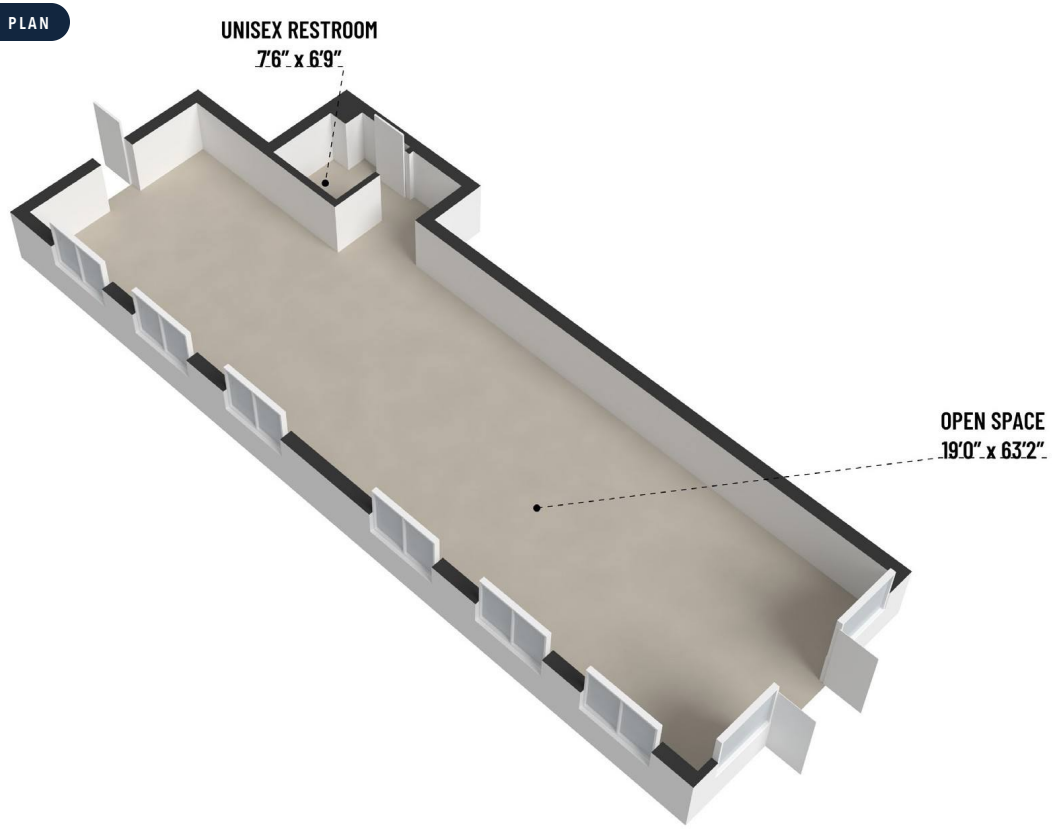
One Open Room, Endless Concepts

Lakeside Village

2D FLOOR PLAN



3D FLOOR PLAN



OPEN SPACE	UNISEX RESTROOM	SUITE SIZE	ENTRIES
19'0" × 63'2"	7'6" × 6'9"	±1,362 SF	Front double doors + rear service door

A clear-span 63-ft room with a full run of storefront windows along the courtyard side: easy to lay out as a café with counter and seating, a boutique sales floor or a studio, with the restroom already in place at the rear.

Plans are for illustration only and not to scale. Dimensions approximate; verify in field. Illustrative uses subject to zoning and ownership approval.

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ACRE COMMERCIAL

SUITE N116 · CENTER COURT · ACROSS FROM BELK

A Turnkey Medical & Aesthetics Suite

Lakeside Village



SUITE N116 HIGHLIGHTS

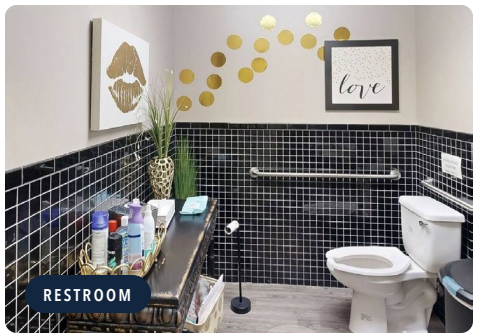
- ±3,030 SF former med-spa build-out, ready for a medical or wellness operator
- 7 exam / treatment rooms and 3 private offices
- 29'7" × 19'9" reception and waiting area with curved front desk
- 3 restrooms, break room, file room, storage and rear access
- Glass storefront on the center court near Verizon, Paint Nail Bar and Amelia Paige, across from Belk

SIZE	STATUS	BUILD-OUT
±3,030 SF	Available	Medical









Illustrative uses subject to zoning and ownership approval. Photos show the prior tenant's furnishings and signage, which are not included.

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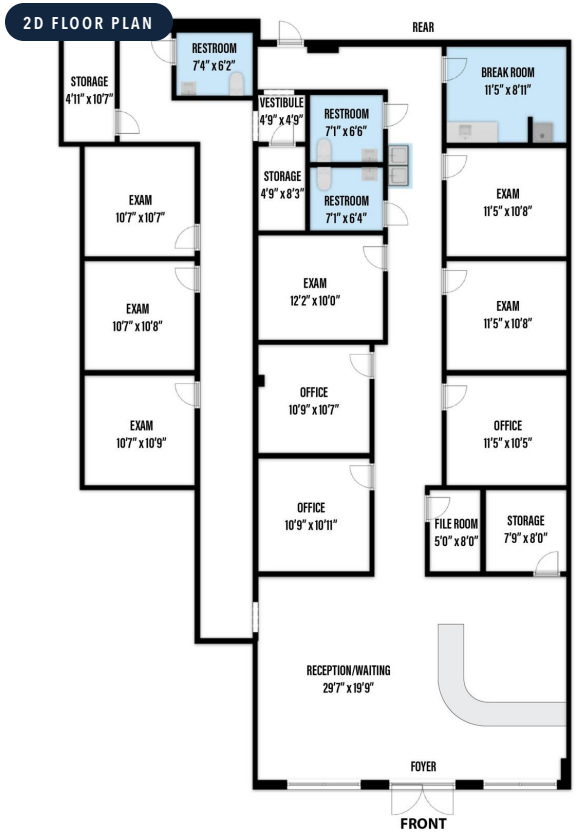
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SUITE N116 · FLOOR PLAN

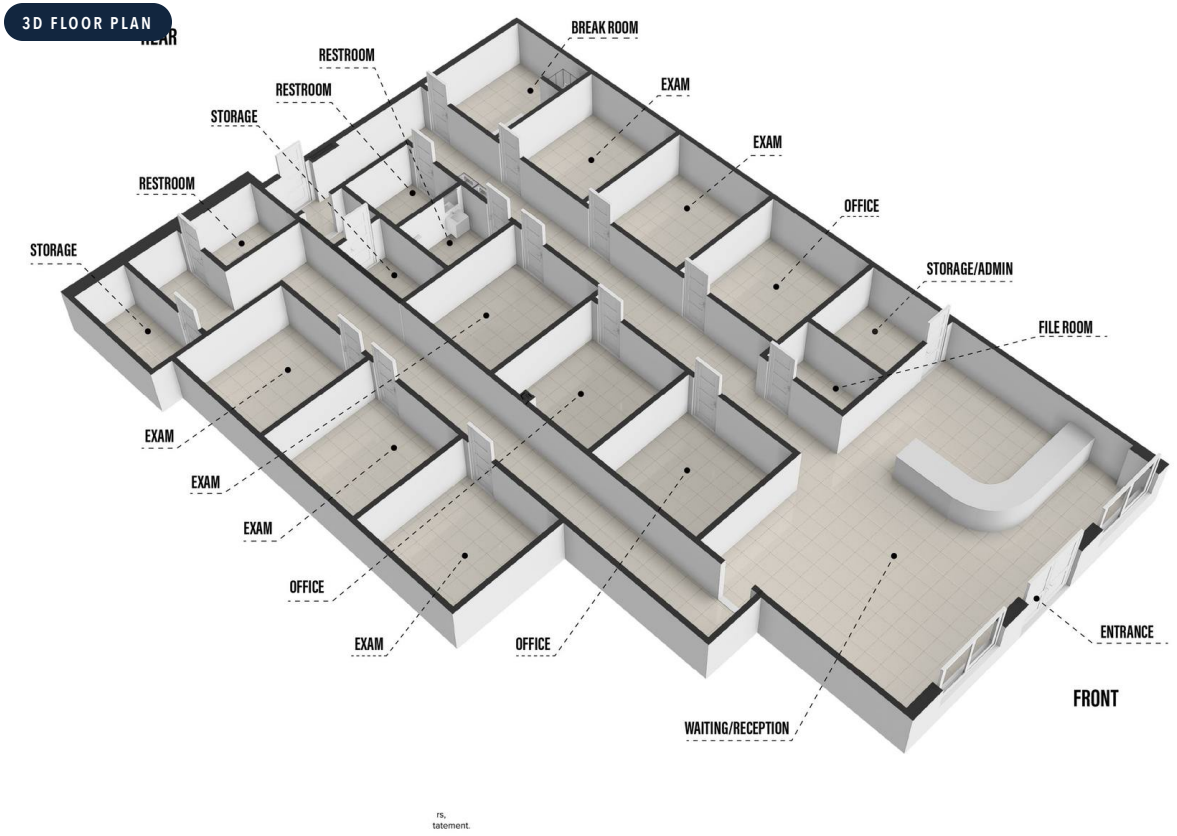
Seven Treatment Rooms, Zero Build-Out Wait

Lakeside Village

2D FLOOR PLAN



3D FLOOR PLAN



EXAM / TREATMENT	PRIVATE OFFICES	RECEPTION / WAITING	RESTROOMS	BREAK ROOM	FILE & STORAGE
7	3	29'7" × 19'9"	3	1	4

Two corridors run front to back from a 30-ft reception and waiting room, with exam rooms on both sides, offices along the center and back-of-house (break room, restrooms, storage) at the rear door: a layout that works for med spa, dermatology, dental, chiropractic or physical therapy as it stands.

Plans are for illustration only and not to scale. Dimensions approximate; verify in field. Illustrative uses subject to zoning and ownership approval.

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ACRE COMMERCIAL

SUITE B102 · BUILDING B END-CAP · STEPS FROM KOHL'S

A Built-Out Wellness or Professional Suite

Lakeside Village



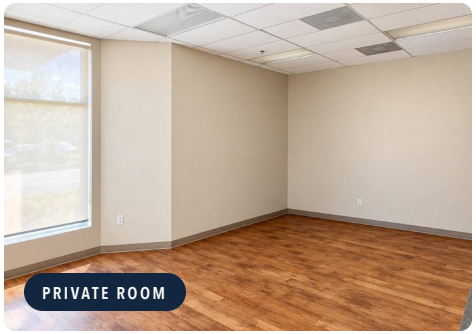
SUITE B102 HIGHLIGHTS

- ±2,028 SF end-cap with three storefront windows and awnings
- Open front room (24'7" × 17'7") with reception counter and glass double doors
- 4 private rooms (largest 24'1" × 16'1") plus a 16'10" × 12'6" private office
- Plumbed exam / work room with sink and cabinetry; restroom in place
- On the fashion row with Chico's, LOFT, Carter's, Bath & Body Works and Kirkland's, steps from Kohl's

SIZE	STATUS	BUILD-OUT
±2,028 SF	Available Soon	Office









Illustrative uses subject to zoning and ownership approval. Availability date per ownership; current tenant signage shown.

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SUITE B102 · FLOOR PLAN

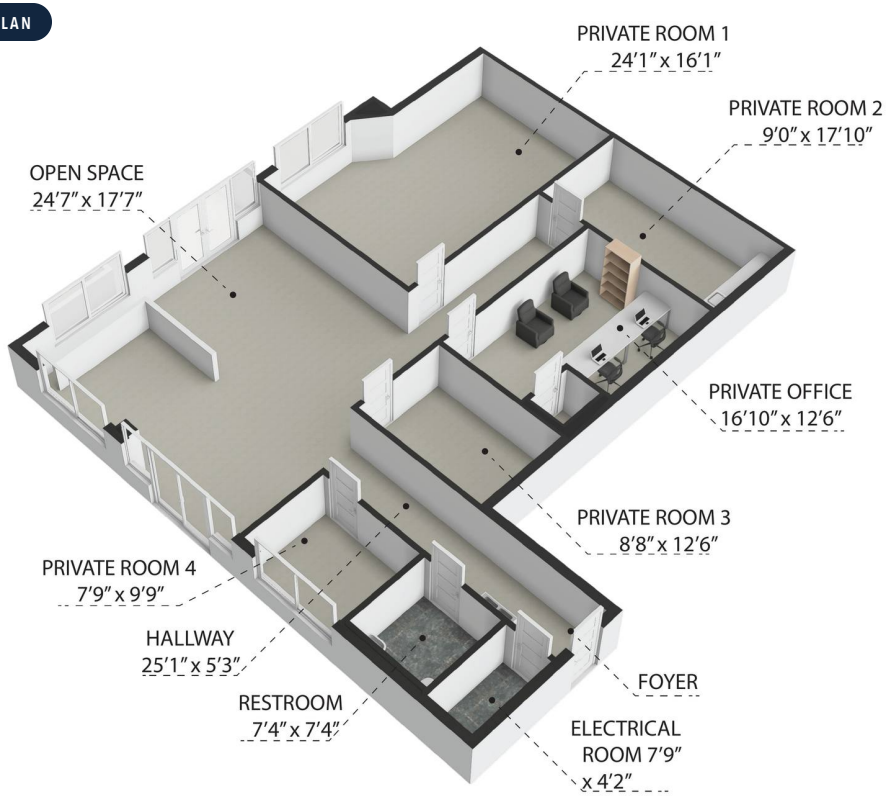
Private Rooms, Professional Flow

Lakeside Village

2D FLOOR PLAN



3D FLOOR PLAN



OPEN SPACE	PRIVATE RM 1	PRIVATE RM 2	PRIVATE RM 3	PRIVATE RM 4	PRIVATE OFFICE	RESTROOM
24'7" × 17'7"	24'1" × 16'1"	9'0" × 17'10"	8'8" × 12'6"	7'9" × 9'9"	16'10" × 12'6"	7'4" × 7'4"

The front room greets clients behind a full glass storefront; a 25-ft hallway leads past four private rooms and a private office to the restroom and rear foyer. It suits a hearing or vision practice, counseling, a med-spa satellite, a wellness studio or a professional office with no demolition.

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ACRE COMMERCIAL

LAKESIDE VILLAGE

Let's Find Your Storefront

Three suites, three ways in. They will not stay open long.

Call Garrett or Nick to tour K100, N116 or B102.

ACRE COMMERCIAL



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