Lakeside Village

3 RETAIL SUITES · 1,362 – 3,030 SF



THE LAWN · CENTER COURT · LAKESIDE VILLAGE

NORDSTROM RACK · BELK · KOHL'S · BOOKS-A-MILLION · CMX CINEMAS 18 & IMAX


NORDSTROM RACK



BELK



BOOKS-A-MILLION



CMX 18 & IMAX

RETAIL SPACE FOR LEASE · LAKELAND, FLORIDA

The Heart of South Lakeland.
Now Leasing.

Lakeside Village is South Lakeland's open-air lifestyle center: 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 at the Polk Parkway–Harden Boulevard interchange. Nordstrom Rack opened in October 2025, an AC Hotel by Marriott is approved on site and ownership is investing $3M+ in improvements. Three suites are open: a café-ready corner, a turnkey medical suite and a built-out wellness or professional suite.

1,362 – 3,030 SF
Suites K100, N116 & B102

70+ stores
±460,000 SF retail plus ±46,000 SF Class A office

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

2,500+ spaces
Free surface parking

150+ events
A year on The Lawn

3.6%
Tampa Bay retail vacancy · Q3 2026[2]

1479 TOWN CENTER DRIVE · LAKELAND, FL 33803

[1] City of Lakeland AC Hotel traffic analysis (Oct. 2025) · [2] Cushman & Wakefield, Q3 2026

ACRE COMMERCIAL

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AVAILABLE SPACE

Three spaces, three ways to win

Lakeside Village



LAKESIDE VILLAGE · POLK PARKWAY (SR 570) EXIT 5 AT HARDEN BLVD (SR 563)

WHY LAKESIDE VILLAGE

- **Anchors do the marketing.** Belk, Kohl's, Nordstrom Rack, Books-A-Million and an 18-screen IMAX bring destination trips.
- **Busy day and night.** A dozen-plus restaurants, first-run movies and 150+ events a year keep the center court full.
- **Built-in customers.** Two on-site hotels, an AC Hotel approved and ±46,000 SF of Class A office on the property.
- **Open sooner.** N116 and B102 are built out, so an operator skips months of construction and start-up capital.



Suite K100

±1,362 SF · AVAILABLE

The Corner Café

White-box corner beside the BLOOM mural courtyard; glass on two sides and a restroom in place.

BEST FIT: CAFÉ, DESSERT, BOUTIQUE



Suite N116

±3,030 SF · AVAILABLE

The Turnkey Clinic

Full medical build-out on the center court: 7 exam rooms, 3 offices, 3 restrooms, reception.

BEST FIT: MED SPA, MEDICAL, DENTAL



Suite B102

±2,028 SF · AVAILABLE SOON

Wellness & Professional

End-cap with reception, 4 private rooms, a private office and a plumbed exam room, by Kohl's.

BEST FIT: WELLNESS, CLINIC, OFFICE

Uses shown are illustrative and subject to zoning, existing exclusives and ownership approval. Rate and lease structure per written proposal. Traffic: Harden Blvd implied by the City of Lakeland AC Hotel traffic analysis (Oct. 2025); Polk Parkway ±37,000 VPD per FDOT 2022 bridge ADT. Market data: Cushman & Wakefield Tampa Bay Retail MarketBeat, Q3 2026. Suite locations approximate. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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