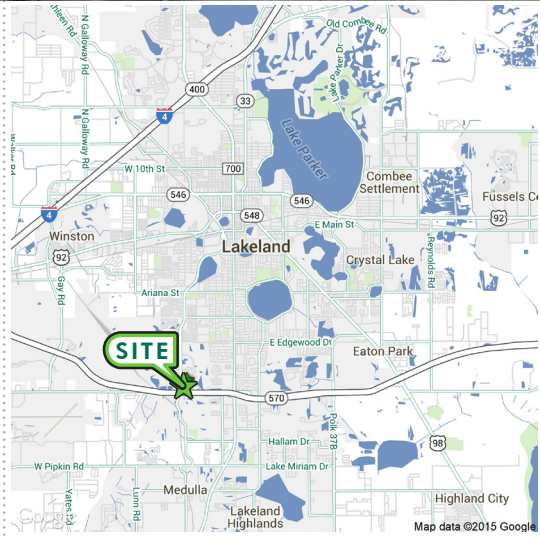


FOR SALE

Retail **24/7.**

# OUTSTANDING 1.97 ACRE OUTLOT OPPORTUNITY ADJACENT TO TARGET

3570 HARDEN BLVD :: LAKELAND, FL



### ASKING PRICE:

- \$1,750,000

### SIZE:

- 1.97 ± acre outlot/can be subdivided

### LOCATION:

- In the Oakbridge Square shopping center, on the south side of Lakeland at the intersection of the Polk Parkway and Harden Blvd immediately east of Lakeside Village

### PROPERTY INFORMATION:

- Anchored by ±126,500 SF Target
- Excellent visibility from Harden Blvd
- Good access from Harden Blvd, Polk Parkway and surrounding roads
- Good co-tenancy with Target and Publix and immediately across from Lakeside Village including Belk, Kohl's, Bed Bath & Beyond, The Loft, PacSun, Bath & Body Works, and Victoria Secret
- The final outparcel in Lakeside Village is under contract with no additional out parcels available
- Market vacancy rate is low making these parcels desirable for development
- Subject to Target's Standard Use Restrictions ([download here](#))
- Buyer responsible for subdividing property
- Marketing Site Plan ([download here](#)) and Civil Site Plan ([download here](#)) are available for review
- Declaration of Restrictive Covenant is available for review ([download here](#))
- Buyer will be responsible for \$5,000/yr fee for easement maintenance (can be divided per site)

### FOR MORE INFORMATION PLEASE CONTACT:

**Suzanne Hayes Washburn**  
Senior Vice President  
+1 407 839 3111  
[suzanne.washburn@cbre.com](mailto:suzanne.washburn@cbre.com)

**CBRE, Inc. | Licensed Real Estate Broker**

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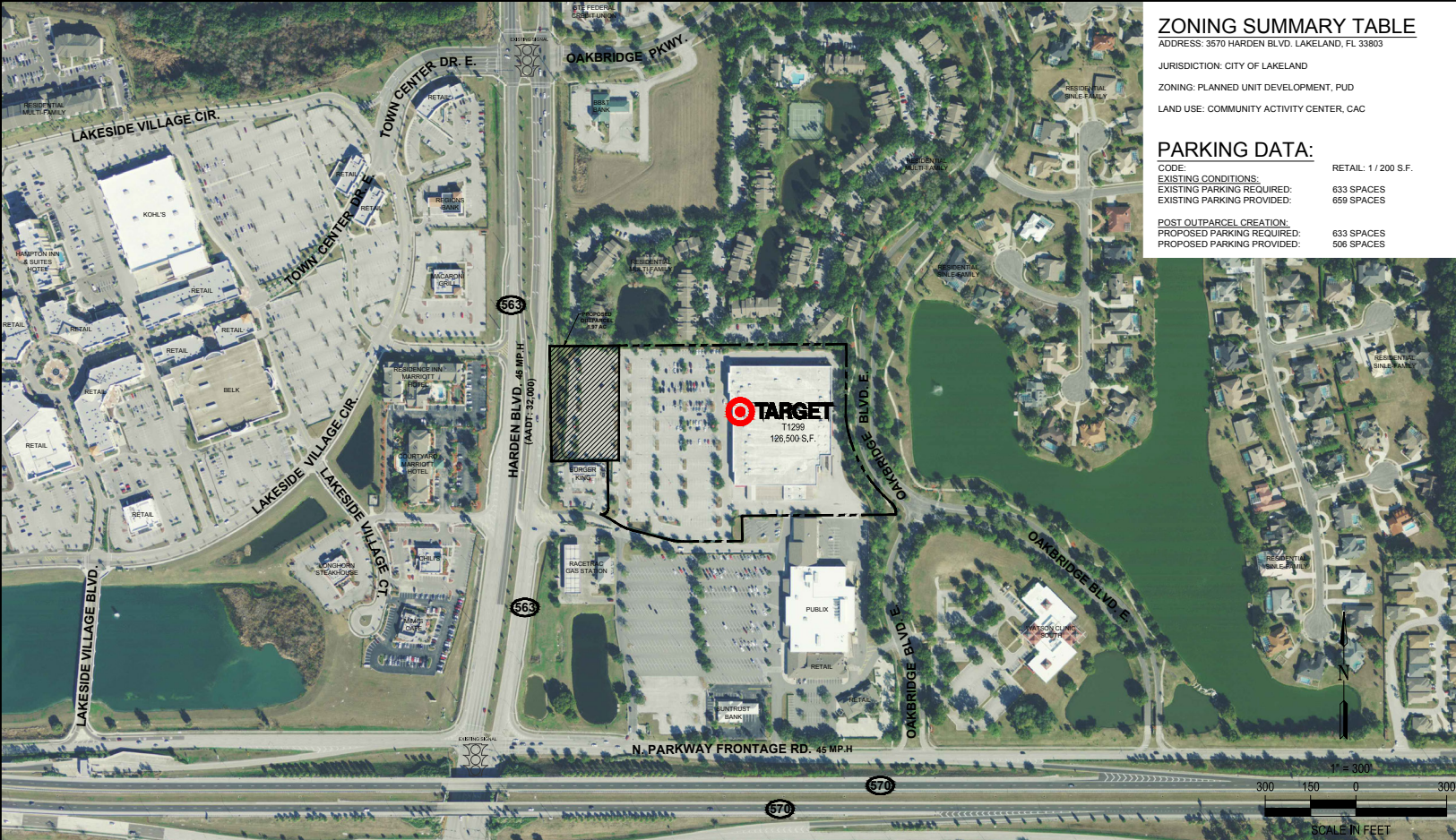
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FOR SALE

# OUTSTANDING 1.97 ACRE OUTLOT OPPORTUNITY ADJACENT TO TARGET

3570 HARDEN BLVD :: LAKELAND, FL



### ZONING SUMMARY TABLE

ADDRESS: 3570 HARDEN BLVD, LAKELAND, FL 33803  
 JURISDICTION: CITY OF LAKELAND  
 ZONING: PLANNED UNIT DEVELOPMENT, PUD  
 LAND USE: COMMUNITY ACTIVITY CENTER, CAC

### PARKING DATA:

CODE: RETAIL: 1 / 200 S.F.  
 EXISTING CONDITIONS: EXISTING PARKING REQUIRED: 633 SPACES  
 EXISTING PARKING PROVIDED: 659 SPACES  
 POST OUTPARCEL CREATION: PROPOSED PARKING REQUIRED: 633 SPACES  
 PROPOSED PARKING PROVIDED: 506 SPACES

FOR MORE INFORMATION  
PLEASE CONTACT

**Suzanne Hayes Washburn**  
 Senior Vice President  
 +1 407 839 3111  
[suzanne.washburn@cbre.com](mailto:suzanne.washburn@cbre.com)

**CBRE, Inc.**  
 Licensed Real Estate Broker

### 2015 ESTIMATED DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION:</b>	7,082	56,901	135,530
<b>MEDIAN HOUSEHOLD INCOME:</b>	\$43,557	\$43,041	\$43,266
<b>MEDIAN AGE:</b>	48.86	40.86	38.68

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