



LAKELAND SITE

1.64± AC | DEVELOPMENT SITE

Extended Reach

Old Combee Rd | Lakeland, FL 33804



**CALL FOR
PRICE**

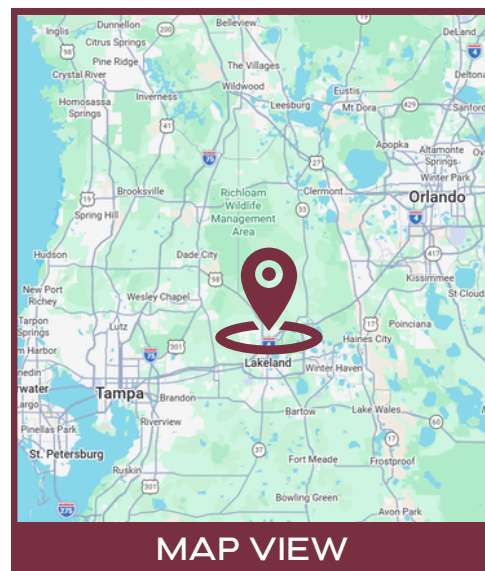


**TRAFFIC COUNT
34,100 VPD**



**PAD SIZE
1.64± AC**

- 1.64± Acres of Commercial Land
- C-1 Highway Commercial zoning
- High-visibility location within a growing corridor
- Growing residential trade area with expanding rooftops and demand for neighborhood-serving businesses
- Ideal for QSR, retail, convenience, car wash, medical office, daycare, or service uses



VIDEO TOUR



**10-MIN POPULATION
42,566**



**10-MIN MEDIAN AGE
42.9**



**10-MIN AVG HH INCOME
\$86,244**

EXTEND YOUR REACH WITH PAUL'S PORTFOLIO, MARKET UPDATES, EXPERT INSIGHT & MORE

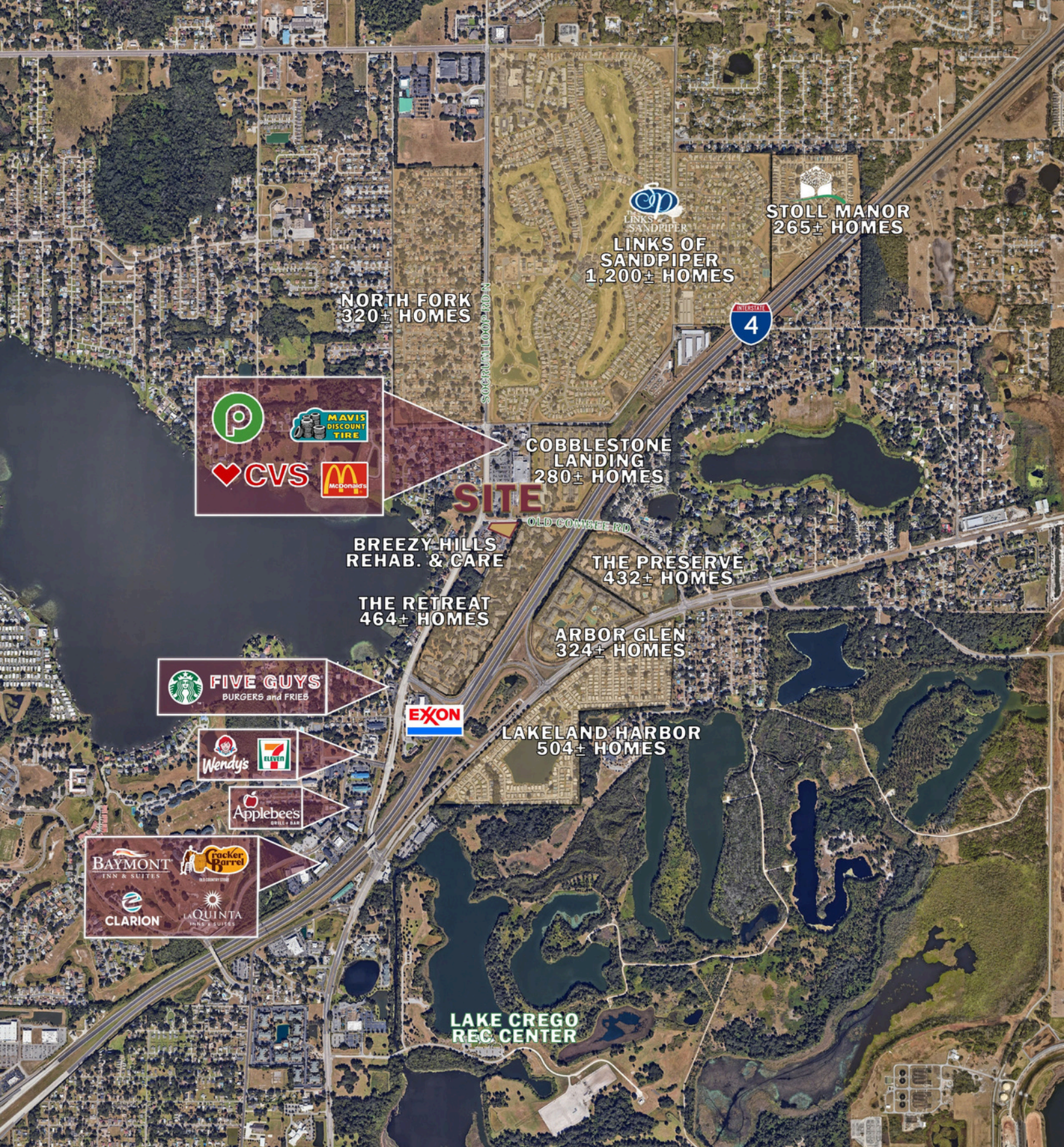
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PAUL RUTLEDGE (941) 228-2198
Paul.Rutledge@CertifiedCRE.com



ZACHARY ELLIS (813) 493-3437
Zach.Ellis@CertifiedCRE.com



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