



# Former Macy's Big Box Space

## Available For Sale or Lease

- The ±101,240 sf big box retail space is located within the Lakeland Square Mall which also includes Dillard's, JCPenny, Urban Air Adventure Park, and Cinemark Movie Theatre.
- Lakeland Square Mall received 2.8 million visitors in 2023, with an average consumer spending between 15-44 minutes at the mall.
- The property offers tremendous traffic circulation with over 60,000 passing vehicles each day, as well as close proximity to I-4 interchange.
- This dense surrounding population and the impressive nearby traffic counts make this an ideal, A+ location for retailers.



Vacant space



High population density



Strong anchor tenants



Excellent visibility



Peak daily traffic from 1pm - 6pm

# Property overview

3800 US Highway 98 N  
Lakeland, FL

Address	3800 US Highway 98 N
Property size	±101,240 sf
Land area	±7.81 ac
Sale price	\$8,900,000
Lease price	\$8/SF Gross
Folio	23-27-35-000000-012050



# Aerial map

3800 US Highway 98 N  
Lakeland, FL



Walmart  
Save money. Live better.

Barclay Plaza

Village Plaza

Shoppes of Lakeland

Subject property

Lakeland Square Mall

Lakeland Park Center

Market Square Shopping Center

US HWY 98 - AADT: 112,000  
AADT: 60,000

# Market overview

3800 US Highway 98 N  
Lakeland, FL

## Lakeland, Florida overview:

**Lakeland is one of the larger cities in Polk County** and is situated approximately midway between Tampa and Orlando. It serves as a hub for the surrounding communities and offers a mix of urban and suburban living. It's approximately 35 miles east of Tampa and 55 miles southwest of Orlando. **Lakeland has a population of over 137,00 people and it is growing faster than 65% of similar sized cities.**

Polk County had a population of over 700,000 residents. **The population has been steadily growing, driven by factors such as economic development and the attractiveness of the region.**

Lakeland is home to various shopping centers and malls, **offering a mix of national and local retailers.** The Lakeland Square Mall is one of the major shopping destinations, featuring a range of stores, restaurants, and entertainment options.

**Lakeland is home to Florida Southern College**, a private liberal arts college known for its Frank Lloyd Wright architecture. **Southeastern University**, another private institution, is also located in the city.

The city is home to the corporate headquarters of **Publix Super Markets**, one of the largest supermarket chains in the Southeastern United States, **GEICO, Amazon, Lakeland Regional Health, Watson Clinic, Fedex, Summit Consulting, Marriot Vacations, and Lockheed Martin and many more.**

*"One of the fastest growing cities in the United States" - Bay News 9*



*"Number 3 'Boomtown' in the Country" - WUSF*



*"By 2030, Polk County's Population is expected to increase by 20%" - Fox 13 News*



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MARRIOTT  
VACATIONS  
WORLDWIDE

Summit

Lakeland Regional Health

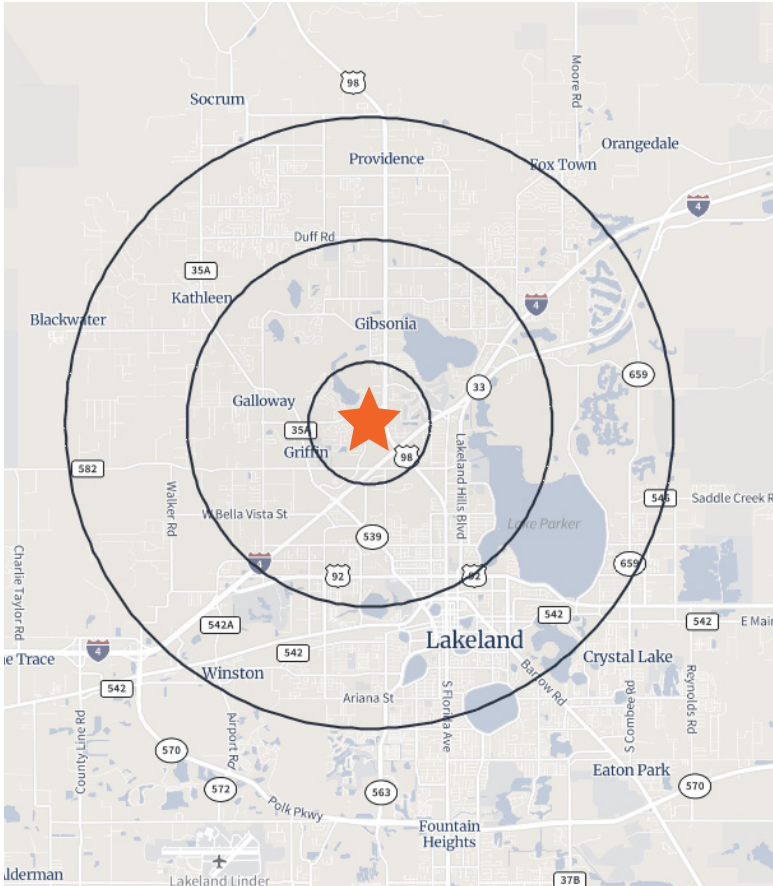
# Market area map

3800 US Highway 98 N  
Lakeland, FL



# Demographics

3800 US Highway 98 N  
Lakeland, FL



**Population:** Over 136,260 people within a five mile radius.



**Density:** Over 52,271 households within a five mile radius.



**Income:** Average household income of \$84,334 within a five mile radius.



**Home Value:** Median home value of \$246,948 within a five mile radius.



**Employment:** Employment population of over 52,924 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	9,090	59,896	136,260
Median age	42.2	40.4	39.9
Median age (Male)	40.1	38.4	38.3
Median age (Female)	44.2	42.6	41.5
Households & Income	1 Miles	3 Miles	5 Miles
Total households	3,529	23,736	52,271
# of persons per HH	2.51	2.47	2.51
Average HH income	\$93,187	\$79,072	\$84,334
Average house value	\$257,476	\$246,225	\$246,948
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	398	1,934	4,364
Total employees	6,189	28,287	52,924



## Nick Mastro

Associate | Tampa  
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Nicholas Mastro is a member of the Florida Capital Markets Group and is located in Avison Young's Tampa office. Nick is an integral member of the statewide group that has completed over \$16 billion worth of transactions, and he is particularly focused on the Orlando and Tampa markets. Nick will be able to create value for clients by leveraging the vast experience and relationships of the entire team to execute creative marketing plans and source the most aggressive buyers in the state.

Nick graduated from Auburn University with a bachelor's degree in business administration and minors in supply chain management and finance. Nick's strong business knowledge, combined with his charismatic nature, enthusiasm and passion for commercial real estate, has been integral to building successful client relationships.



## Andrew Smith

Associate | Jacksonville, Gainesville  
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Andrew graduated Cum Laude with his bachelor's degree from the University of North Florida. He continued his education in Texas after being accepted into the Master's Program at Texas A&M University Corpus Christi.

Upon graduation, he accepted a position at the nationally-recognized University of Mississippi (UM). Andrew spent the next three years in Oxford, MS working at UM. Here he was able to resume his research. In addition, he spoke at conferences on national and international platforms while also traveling to give lectures at various collegiate institutions.

Through the diversity in his upbringing and his experiences while traveling, Andrew had come to the realization that Jacksonville was his home. He found his way back to Jacksonville where he taught at his alma mater, the University of North Florida. Despite having found success in his field, Andrew craved a change; he entered the commercial real estate industry in 2018. Andrew utilizes the traits which found him success in the world of academia to help propel him forward in his new career.



## Nick Robinson

Senior Vice President | Gainesville, Ocala, Tampa & Orlando  
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Nick Robinson has been involved in the real estate industry for over a decade where he specializes in landlord & tenant representation, site selection, build-to-suit development, and lease negotiation throughout Florida. Nick plays an integral role in identifying and securing commercial real estate for his clients as well as developing and executing the market expansion plans for those clients. He provides a comprehensive approach to implementing a strategic real estate plan, from market analysis and research, to permit procurement and site development, and has extensive experience in retail real estate.

Nick possesses a deep understanding of retail brokerage. He brings to Avison Young a successful track record of sales and leasing achievements including recognition by national publications, such as Southeast Real Estate Business Magazine and Top 40 under 40 in his home town of Ocala (April 2016). Prior to joining Avison Young, he was a Director at Front Street Commercial Real Estate Group and was instrumental in opening their first satellite office in Ocala, where he grew their portfolio of leasing assignments. In addition to representing retail clients, Nick diversified his business by representing local and institutional landlords in both the office and industrial sectors, as well as representing a top national bank, handling their REO dispositions throughout the Florida market.



## Nathan Eissler, CCIM, SIOR

Principal | Orlando  
[nathan.eissler@avisonyoung.com](mailto:nathan.eissler@avisonyoung.com)

Nathan Eissler, Principal at Avison Young - Orlando, has been in the commercial real estate industry for over 10 years, specializing in investment sales throughout Central Florida. With over 500 commercial transactions, Nathan is especially well known in the Orlando community for his market knowledge, efficiency in transaction management, and unparalleled work ethic.

Graduating from the University of Central Florida with a Bachelor's degree in Real Estate, Nathan started his career as an associate with Realty Capital before becoming a senior associate at Morrison Commercial Real Estate and Avison Young. Thanks to his exceptionally loyal clients, high ethical standards and professional track record, repeat business and personal referrals have formed the foundation of his career. Nathan received the CCIM (Certified Commercial Investment Member) designation in 2018 and his SIOR (Society of Industrial and Office Realtors) designation in 2019. Nathan became a Principal at Avison Young in 2020, the youngest in the state of Florida at that time.

**If you would like to discuss this further,  
please get in touch.**

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