

FOR LEASE
1,200 - 5,723 SF

Lake Walden Square

105-205 W. Alexander Street
Plant City, FL 33563



Juan P. Restrepo

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JBL
ASSET MANAGEMENT

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NOTABLE AVAILABILITIES

- » 1,200 - 3,700 SF OP available
- » 5,723 SF in-line available - Can be divided

PROPERTY HIGHLIGHTS

- » Located in the heart of Plant City with the best tenant lineup in the market
- » Anchored by Ulta, Marshalls, Ross Dress for Less, Michaels, PetSmart, Five Below and Winn-Dixie
- » Great visibility and access from James L. Redman Pkwy. and W. Alexander St., two major throughfares in Plant City



TRAFFIC COUNTS

- » 28,500 AADT on James L. Redman Pkwy
- » 25,946 AADT on W. Alexander St.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	7,375	41,702	69,506
Households	2,613	14,100	23,520
Average HH Income	\$70,149	\$73,312	\$72,406
Daytime Population	8,574	42,677	67,014

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PROPOSED SITE PLAN AND ELEVATION (DELIVERY IN Q1 2024)



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JAMES L REDMAN PKWY - 28,500 AADT



Updated: May 4, 2021

LAKE WALDEN
Plant City, FL

Suite	Tenant	SF
1	Amscot Financial	4,000
2	Cosmoprof	2,214
3	Total By Verizon	1,600
4	Greenberg Dental & Orthodontis	3,284
5	Fantastic Sam's	1,200
6	Cricket Wireless	1,120
7	Jackson Hewitt Tax Services	1,300

W ALEXANDERST - 25,946 AADT

8	Mimi's Nails	1,300	27	Chinese Buffet	6,280
9	Winn-Dixie	46,300	30	Acceptance Insurance	1,600
10	Sally's Beauty Supply	1,600	31	Premiere Cinema	25,899
11	La Michoacana Ice Cream	2,400	32	Conviva Medical Management	10,796
12	PetSmart	12,406	34	Wasabi Japanese Steakhouse	3,804
14	Famous Footwear	5,007	35	Fazoli's	3,000
16	Available (Can be divided)	5,723	36	Checkers	1,300
19	Game Over Escape Room	5,000	39	Quest Diagnostics	2,000
20	Five Below	9,227	40	Firehouse Subs	1,836
22 A	Michael's	13,500	41	Mattress Firm	3,200
22 B	Ross Dress for Less	22,045	45	Ulta	10,021
22 C	Marshalls	24,101	OP-1	Smoothie King	1,500
23 A	Organic Nails & Nails	1,575	OP-2	Proposed Future Tenant	3,700
23 C	Storage		OP-3	AT&T	1,600
23 B	Jake's Wayback Burgers	2,000			
24	Domino's Pizza	1,295			
25	Plant City	4,000			
26	Scoops N Sweets	1,244			

Not A Part Available



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