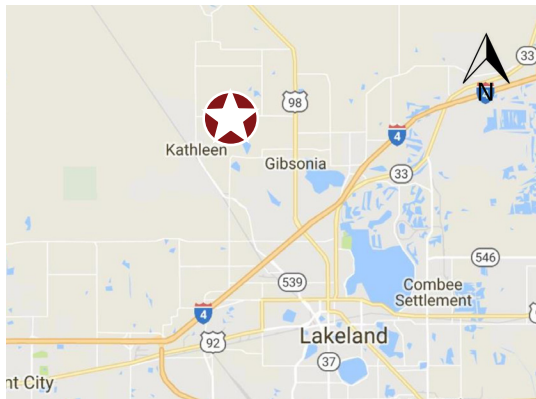


Huntington Hills Plaza

2905 Duff Rd, Lakeland, FL 33810



Project Highlights

- Charming neighborhood shopping center with excellent visibility & easy access
- Advantageously positioned near a well traveled, signalized intersection across from Huntington Hills Golf & Country Club
- Pylon signage opportunities available



PHYSICAL SITE CHARACTERISTICS

Daily Traffic Counts	US Hwy 98 (1.9 mi E) (N/S): 34,996 AADT
GLA:	18,000
Lat/Lon:	28.136370/-82.005756
County:	Polk

DEMOGRAPHICS (2020)	1 MILE	3 MILES	5 MILES
Population	9,233	42,545	85,777
Households	3,252	15,998	32,947
Avg HH Income	\$75,592	\$68,428	\$66,928

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Unit	Tenant	SF
2905	716 Burgers & Brew	2,000
2913	AVAILABLE	2,000
2921	Harvest Ministries	1,000
2929-45	The Early Years	5,800
2949	Cover Nails	800
2953	Sunshine State Chiropractic	800
2957	Wild Flower Tea	800
2961	Huntington Hills Pharmacy	800
2965	The Barber Shop	800
2969	Candy's Salon	800
2973	Lakeland Ice Cream Company	800
2977	Sorrento's Restaurant	1,600



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