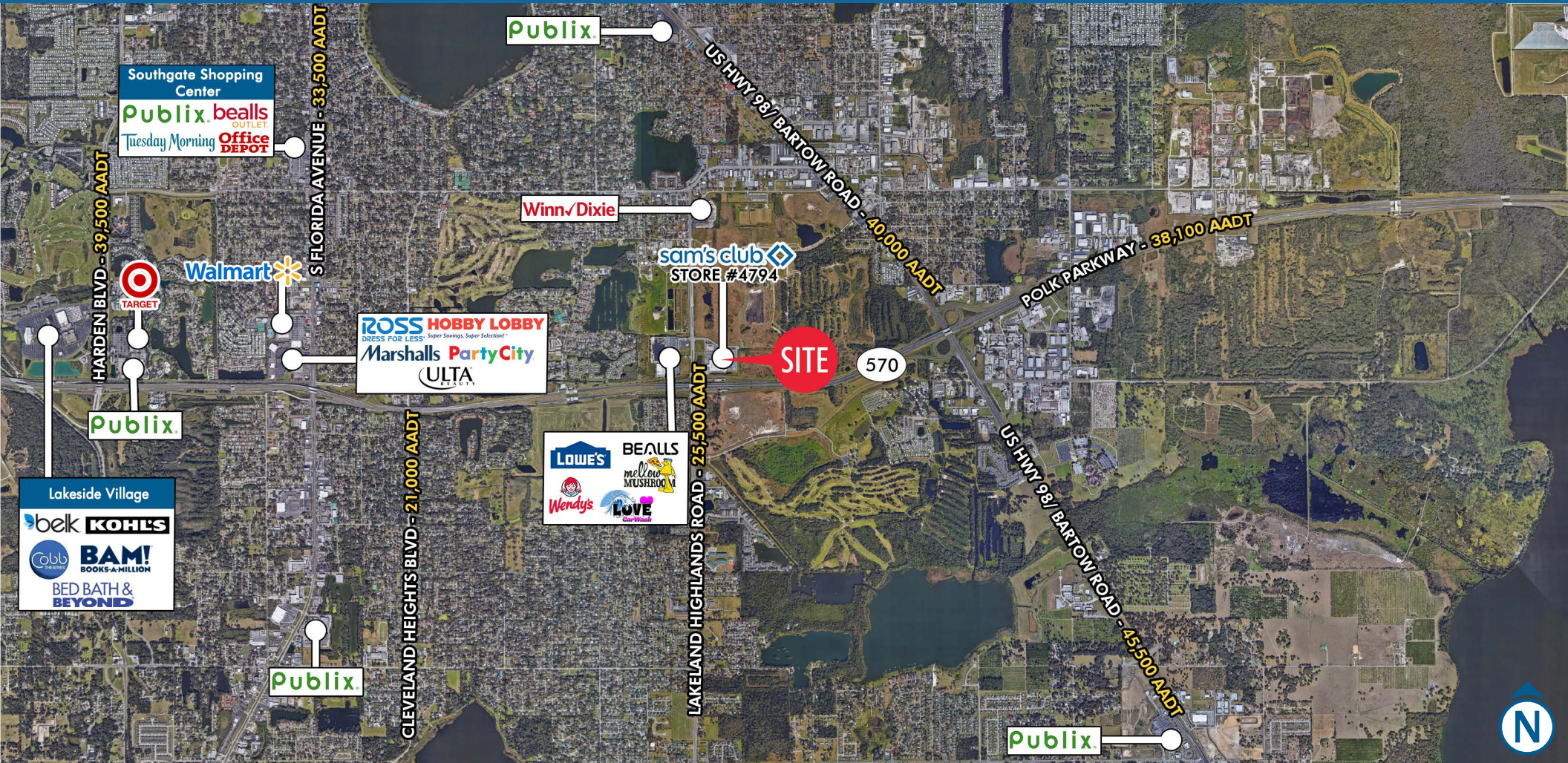


Available For Sale



3530 Lakeland Highlands Road, Lakeland, FL 32159

+/- 1.0 Acre Outparcel



Daniel Gardner
Associate
DG@katzretail.com
904.534.8785

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Marty Hennessy
President
martyhennessy@katzretail.com
561.869.4343

Property Highlights

- Outparcel has great visibility traveling N/S on Lakeland Highlands Road
- Pad is easily accessible driving north on Lakeland Highlands Road, customers driving south can access from signalized main entrance to Sam's Club
- Located in southern Lakeland which is the fastest growing segment of the market

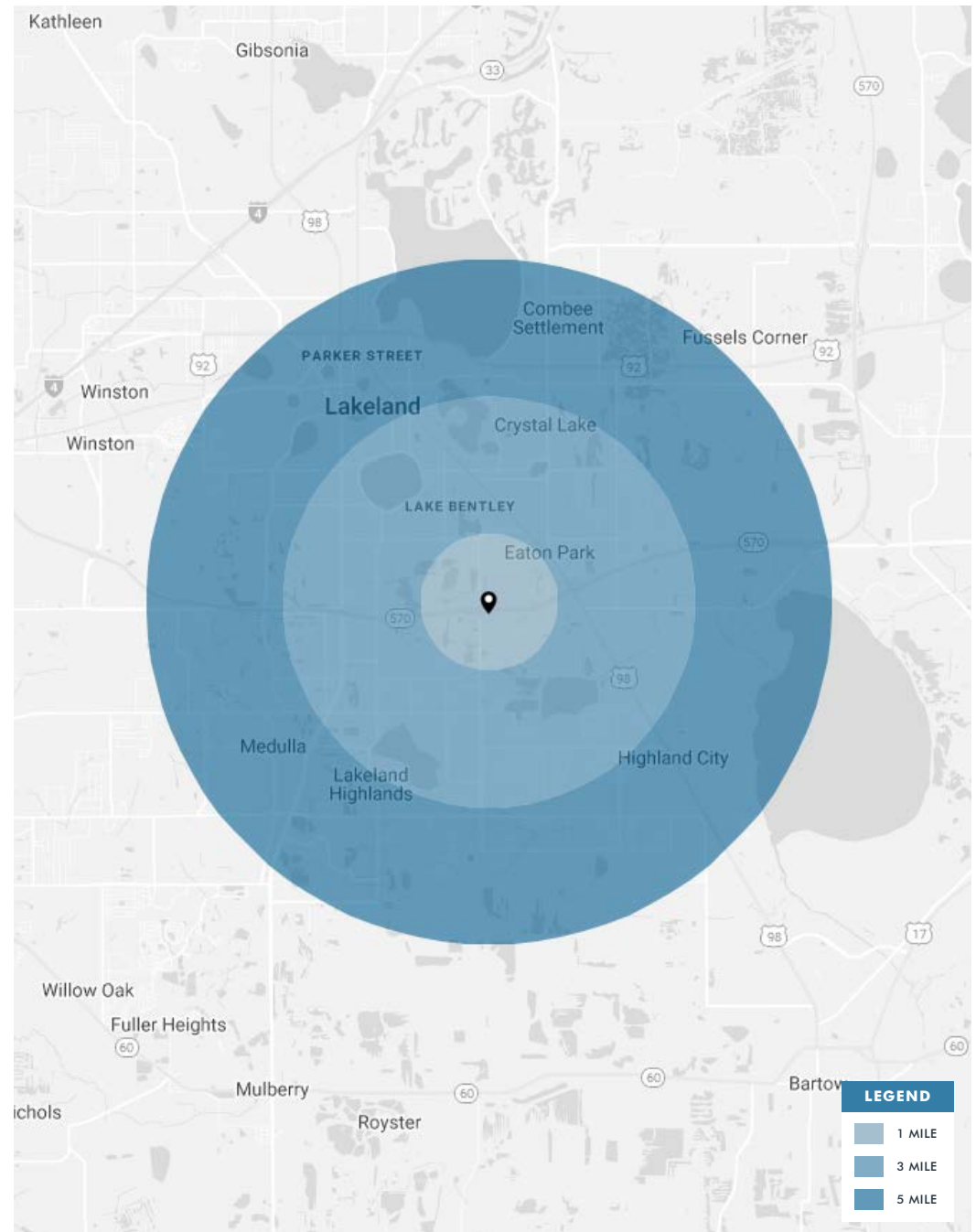
Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Population | 4,398 | 64,884 | 139,544 |
| Households | 1,778 | 24,481 | 53,368 |
| Employees | 1,838 | 9,171 | 24,158 |
| Average HH Income | \$84,541 | \$86,220 | \$77,902 |

Traffic Counts

| | |
|--------------------------------|------------|
| Lakeland Highlands Road | 25,500 ADT |
| State Road 570 | 38,100 ADT |

The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.



3530 Lakeland Highlands Road | Executive Summary



Contact Agents

Daniel Gardner
Associate
DG@katzretail.com
904.534.8785

Marty Hennessy
President
martyhennessy@katzretail.com
561.869.4343



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant.