



THE LAKE DISTRICT


**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
ADVISORS**

Lake District Dr | Lakeland, TN 38002



NEW RETAIL SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Retail Development at I-40 and Canada Rd under new ownership and management
- Excellent visibility from Interstate 40 at Exit 20
- 88,657 SF retail center with 1,827 SF, 1,503 SF, 2,143 SF, and 35,146 SF (divisible) available For Lease
- Approximately 23 miles from Blue Oval City Truck Plant
- Traffic Counts (AADT) - I-40 (69,131) and Canada Rd (17,657)



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	4,724	32,195	88,795
Households	1,743	11,979	32,679
Avg. HH Income	\$145,421	\$127,421	\$118,879

Carson Claybrook

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RETAIL OPPORTUNITY FOR LEASE



THE LAKE DISTRICT



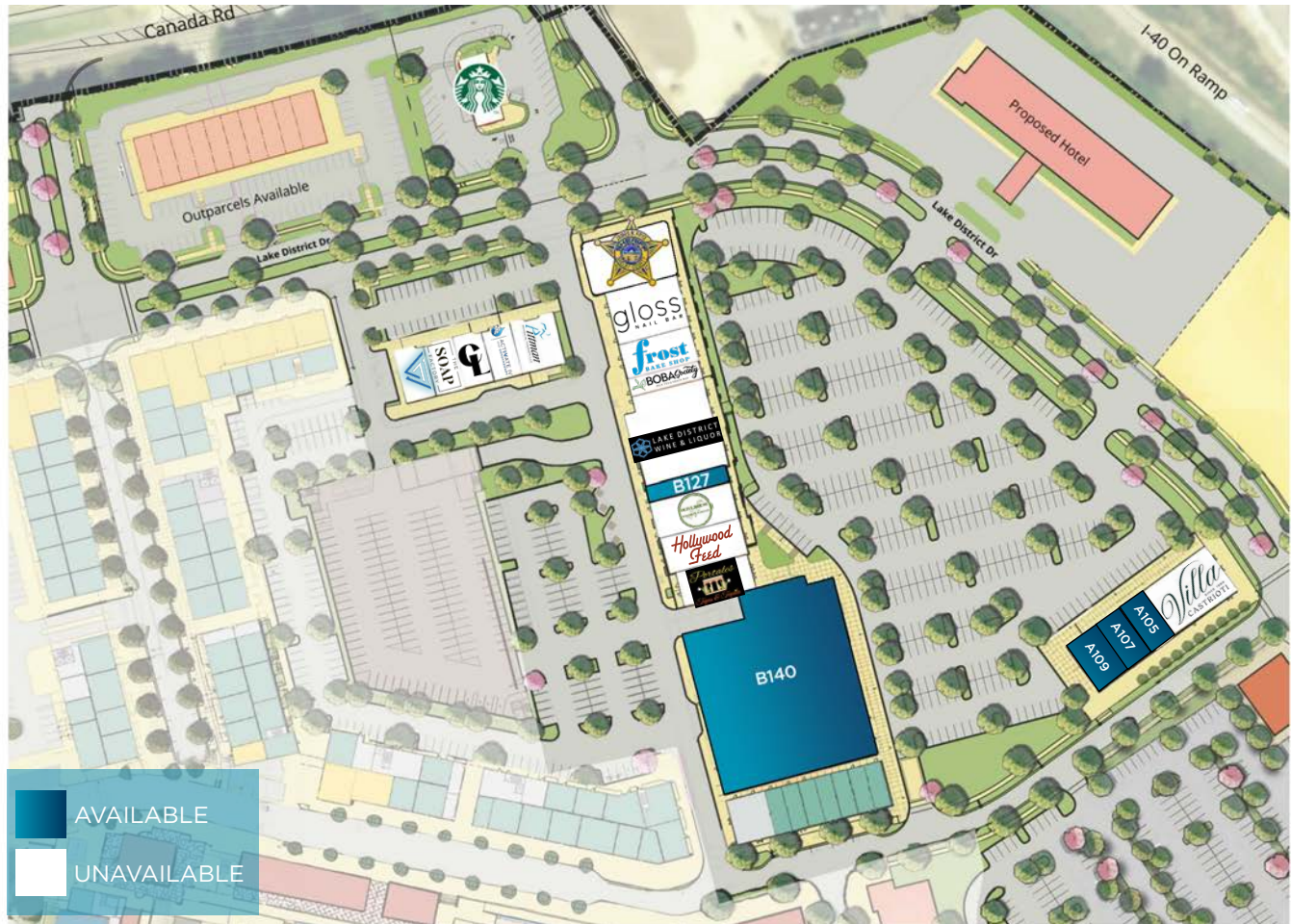
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CURRENT AVAILABILITES



Suite	Tenant Name	Space Size
A101	Villa Castrioti	5,475 SF
A105	AVAILABLE	1,503 SF
A107	AVAILABLE	1,800 SF
A109	AVAILABLE	2,143 SF
B140	AVAILABLE	35,146 SF
B133	Portales Tapas & Tequila	2,500 SF

Suite	Tenant Name	Space Size
B130	Hollywood Feed	3,600 SF
B218	Olive House Grocery	3,600 SF
B127	AVAILABLE	1,827 SF
B123	Lake District Wine & Liquor	8,900 SF
B117	Boba Society	1,600 SF
B113	Frost Bakery	3,200 SF
B109	Gloss Nail Bar	4,736 SF

Suite	Tenant Name	Space Size
B101	City of Lakeland/ Shelby County Sheriff's Office	5,061 SF
C109	Pittman PT	2,500 SF
C107	Activate IV	2,702 SF
B117	Chosen Lines Boutique	1,810 SF
B113	The Soap Factory	2,070 SF
B109	Lakefront Wellness	1,940 SF

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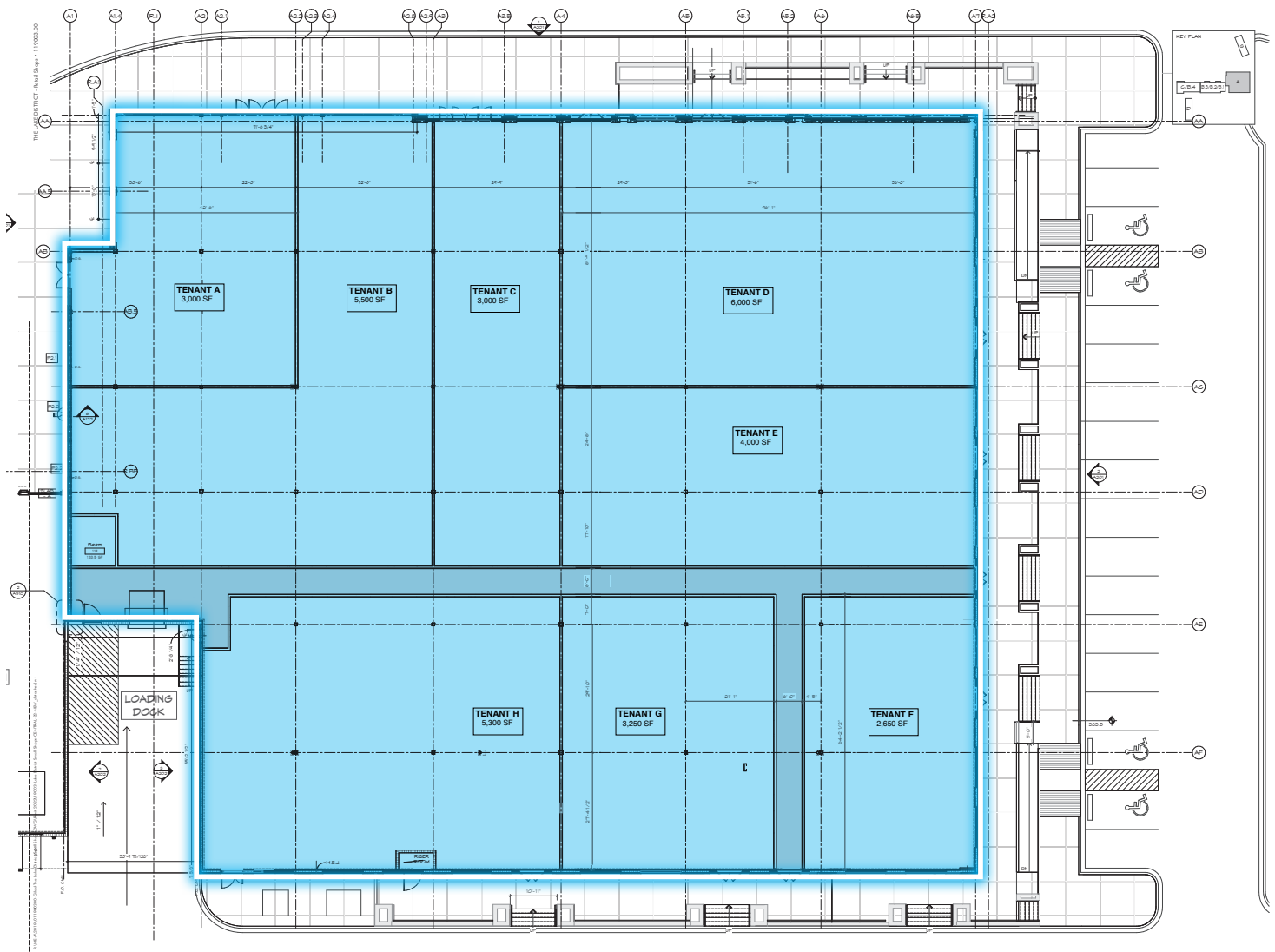
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DEMISING POSSIBILITY - SUITE B140



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PRIME LOCATION



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