



# Northside Village

7331 US Hwy. 98 North  
(at Duff Road) • Lakeland, Florida

Phase One: 32,900 square feet of premier  
retail/office space in an upscale village setting

- ❖ Located along US 98—  
Lakeland's bustling north-  
south corridor
- ❖ Strategically situated on the  
leading edge of north  
Lakeland's booming growth
- ❖ Daily traffic count in excess of  
37,000 vehicles
- ❖ Phase One completed  
February, 2009
- ❖ Current tenants include:  
Subway; Allstate Insurance;  
United Nails & Spa; Amul  
Liquor & Tobacco; Mattie  
Louise Salon, Dr. Simon Firer,  
Dentist; Edward Jones  
Investments; and the  
Academy of Martial Arts



## Polk County, Florida...

- ❖ Population (2009, estimate): 584,343 <sup>1</sup>
- ❖ Projected Population, 2010: 602,508 <sup>1</sup>
- ❖ Median Single Family Home price, Feb., 2007:  
\$174,300 <sup>2</sup>
- ❖ Home to 12 colleges, universities, and technical  
schools

## Lakeland, Florida...

- ❖ Ranked #8 among Inc.com's "Boomtowns 2006: Top  
20 Cities for Doing Business"

## Our Neighborhood: Zip codes 33809 & 33810...

- ❖ Population (Estimated, 2010): 76,854 <sup>5</sup>
- ❖ Estimated population growth, 2000-2010: 34.55% <sup>5</sup>
- ❖ Annual Payroll (2010): \$266,078,000.00 <sup>5</sup>

## Our Location: US Highway 98 North at Duff Road...

- ❖ Average daily traffic count (2009) of 37,500 <sup>3</sup>
- ❖ Evening peak hours (4-6 pm) traffic count at that  
intersection of 6,794 <sup>4</sup>

<sup>1</sup> Source: Central Florida Development Council

<sup>2</sup> Source: Polk County Realtor's Association

<sup>3</sup> Source: Florida Department of Transportation

<sup>4</sup> Source: Grimaldi Crawford, Inc. traffic study conducted January 10, 2007

<sup>5</sup> Source: www.zip-codes.com

**Chiefland Property & Land Management, LLC**  
832 S. Florida Av. • Lakeland, FL 33801  
**Contact Neil Sherouse**  
**(863) 802-0000**

# Northside Village

## Northside Village



7331 US Hwy. 98 North  
(at Duff Road) • Lakeland, Florida



### Other Village Features:

- ❖ Final build-out to include an additional 100,000 square feet of retail/office space plus a 144-unit apartment complex
- ❖ Adjoining our center: a new, 10,000 square foot branch of MidFlorida State Credit Union with 8 drive-thru lanes and an anticipated daily trip count of 3,289 vehicles<sup>1</sup>
- ❖ Publix Supermarket, 0.3 miles south
- ❖ Wal-Mart SuperCenter 1.2 miles south
- ❖ Out-parcel (build/lease to suit) available

<sup>1</sup> Source: Florida Department of Transportation



(863) 802-0000

Chiefland Property & Land Management, LLC

832 S. Florida Av. • Lakeland, FL 33801

Contact: Neil Sherouse