

IMPERIAL CHRISTINA PLAZA

6830 - 6960 S. FLORIDA AVE.
LAKELAND, FL 33813

**DESTINATION
CENTER**



*91,250 sf
shopping center
on Northeast
corner of South
Florida Avenue
(SR 37) and
Shepherd Rd./
Shimmering Dr.*

**Join Winn-Dixie,
Dollar Tree, Anytime Fitness, Pizza Hut, Dentist
First, Pinch a Penny...**

Major Local Draw – Dwayne’s Place

- Highly visible on major north-south artery (SR37/S Florida Ave)
- South Lakeland market – 4 miles from Polk Parkway (SR 570)
- Controlled intersection
- Located in the fast growing south Lakeland market:
 - Adjacent to the 259 unit multi-family development, The Avenue Apartments
 - North of the 700 home development, Bridgeport Lakes, still under construction
- Close proximity to Club at Eaglebrooke, a private/public golf club
- Seven miles from the new FedEx Distribution center

	10 Mins	15 Mins
RESIDENTS	76,232	135,957
AVERAGE HH INCOME	\$91,503	\$83,800

Bruce Strumpf, Inc.

SHOPPING CENTER MANAGEMENT, LEASING & REDEVELOPMENT
Member ICSC

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