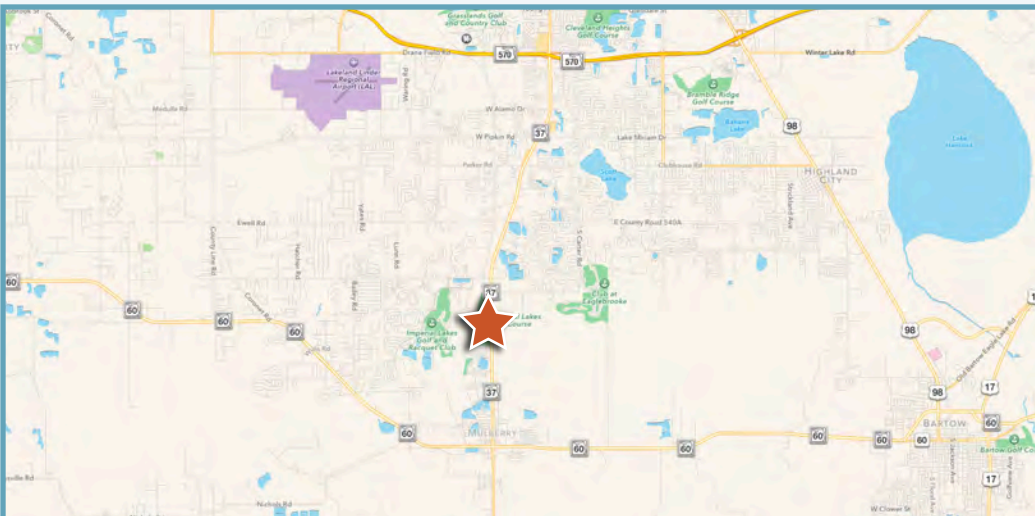


RIVERWALK TOWN CENTER



Riverwalk Town Center is in a growth corridor of south Lakeland located directly across from the Super Walmart. Presently The Reservation Golf Course (18 holes). Permitted for up to 900,000 SF of commercial mixed- use development.

- ★ **Excellent visibility and exposure on the area's only North-South commercial avenue**
- ★ **Over 1 mile of frontage on SR-37**
- ★ **33,000 cars per day on Florida Ave (SR-37)**
- ★ **Fast growing and rapidly developing southwest side of Lakeland, FL**
- ★ **Imperial Lakes residential development directly behind the proposed development**
- ★ **Thousands of new homes being developed.**





RIVERWALK TOWN CENTER

Property Details

Location:	6500 N Church Ave (SR-37), Mulberry, FL 33860
Size:	155.9 +/- Acres 89.10 +/- acres allocated to development; 66.80 +/- acres for ponds, drainage and wetlands
Frontage:	Over 1 Mile Frontage on SR-37
Zoning	C-2 Commercial Highway Commercial and Conservation (City of Mulberry) Possible Residential/Mixed-use
County	Polk
Current Use	18 hold golf course
Median Cuts	4

Demographics	1 Mi.	3 Mi.	5 Mi.
Population	2,352	24,272	60,361
House Holds	1,177	9,250	22,247
Median HH Income	\$54,063	\$55,832	\$58,196

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