



### PROPERTY DESCRIPTION

Waller Grove Park I is a 5,064 SF retail / office center centrally location in Lakeland FL. Right at US-98, across from the newly renovated Publix Grove shopping center and between Downtown Lakeland and Polk Parkway. The site has 20 parking spaces and zoned PUD (Office/Retail), corner property and fully renovated in 2005, this could fit either an owner user or investor.

There's 4 units, units between 850 - 1,750 SF, 2 units (2,450 SF) are currently leased either month-to-month or shorter term and 2 units (2,614 SF) are available to occupy for an owner-user with potential to occupy another 850 SF. As an investor, there's value-add as rates are below market rate, and possibility to split a unit to make it 5 units.

Located in Lakeland, FL, fastest growing city in the US and top cities to buy a home. Minutes away from Downtown Lakeland, Polk Parkway, and two of the largest college in Polk (Florida Southern College and Southeastern University, easy access to US-98 (39,500 AADT) with some limited frontage.

### OFFERING SUMMARY

Sale Price:	\$800,000
Number of Units:	4
Lot Size:	0.34 Acres
Building Size:	5,064 SF
Year Built / Renovated:	1973 / 2005
Parking:	20
Parking Ratio:	3.95 / 1,000
Zoning:	PUD
Rent roll:	Click gold button below on "view property website"

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,401	24,100	50,129
Total Population	9,228	61,285	127,852
Average HH Income	\$71,033	\$57,605	\$58,833

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### CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

### LAKE HOLLINGSWORTH (0.8 MILES)

Lake Hollingsworth is a lake located near the center of the City of Lakeland, Florida. Its area is 350 acres. Lake Hollingsworth Drive and a path for biking and walking known as the Lake-To-Lake Trail are located along the entire circumference of the lake.

### SOUTHEASTERN UNIVERSITY (0.4 MILES)

Southeastern University is a private, liberal arts Christian university in Lakeland. With an emphasis on convenience for all students, the school provides evening and online learning opportunities in addition to their classes scheduled in person during the day.

Listed as one of the top ten fastest-growing private, baccalaureate colleges in the nation, SEU's newly renovated campus sits on 88 acres of land and features state-of-the-art facilities and high-tech classrooms.

### FLORIDA SOUTHERN COLLEGE (1.2 MILES)

Florida Southern College is located on the north side of the lake, and from the path, an observer can see several of the buildings on campus designed by famed architect Frank Lloyd Wright.

In 2015, the student population at FSC consisted of 2,500 students along with 130 full-time faculty members. The college offers 50 undergraduate majors and pre-professional programs.

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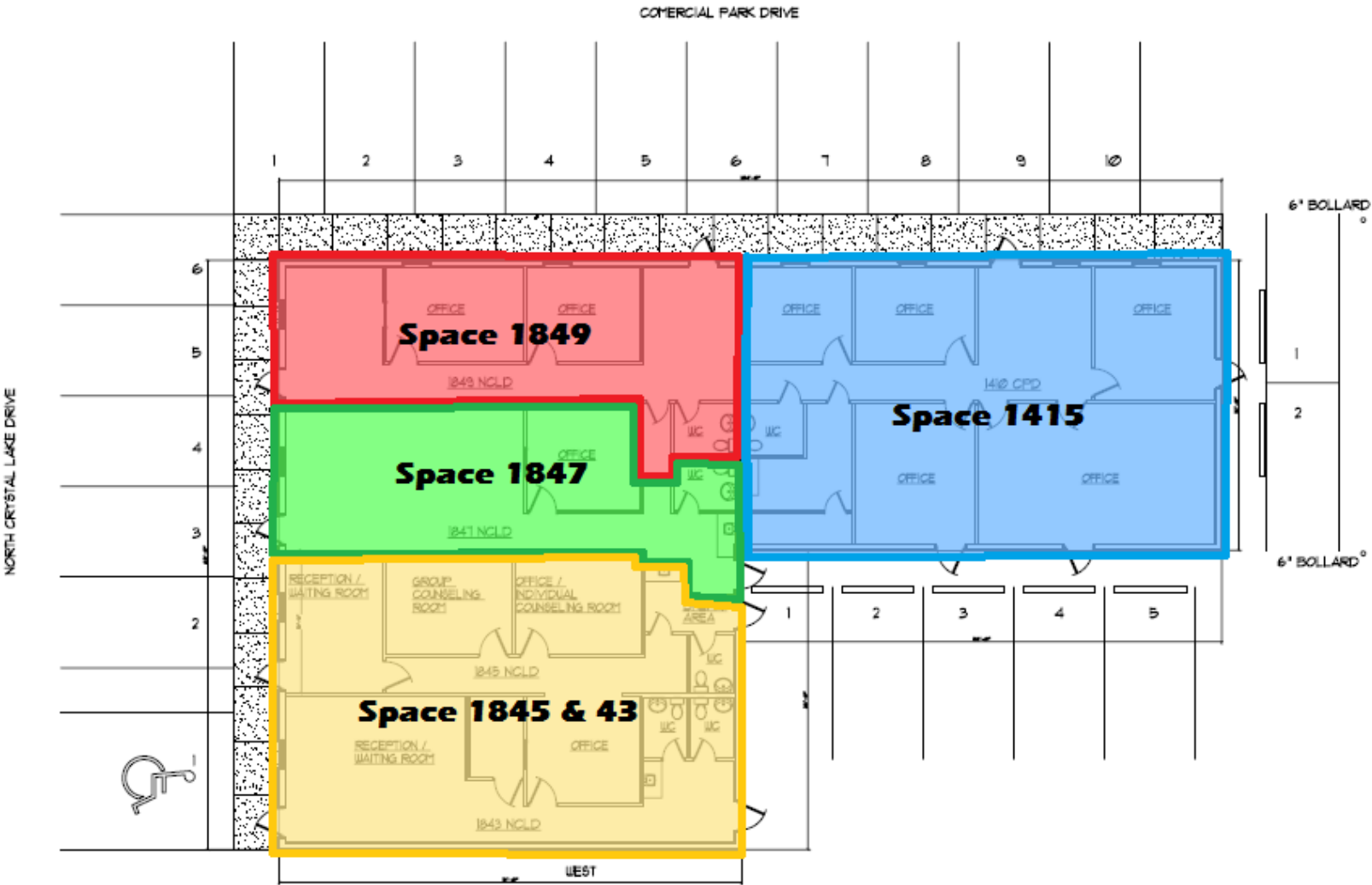
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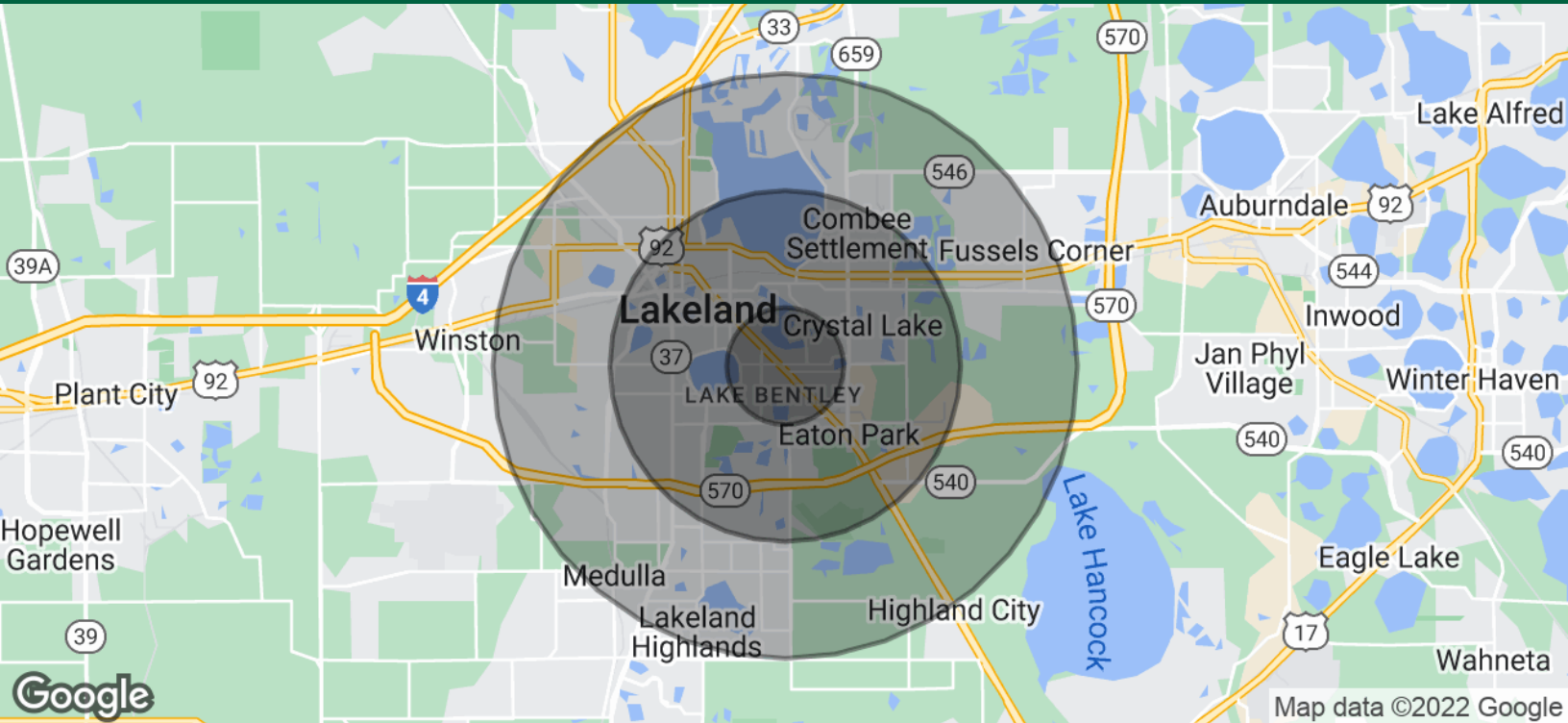
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### POPULATION

#### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	9,228	61,285	127,852
Average Age	32.6	35.4	38.3
Average Age (Male)	32.4	34.2	36.3
Average Age (Female)	32.0	35.9	39.7

### HOUSEHOLDS & INCOME

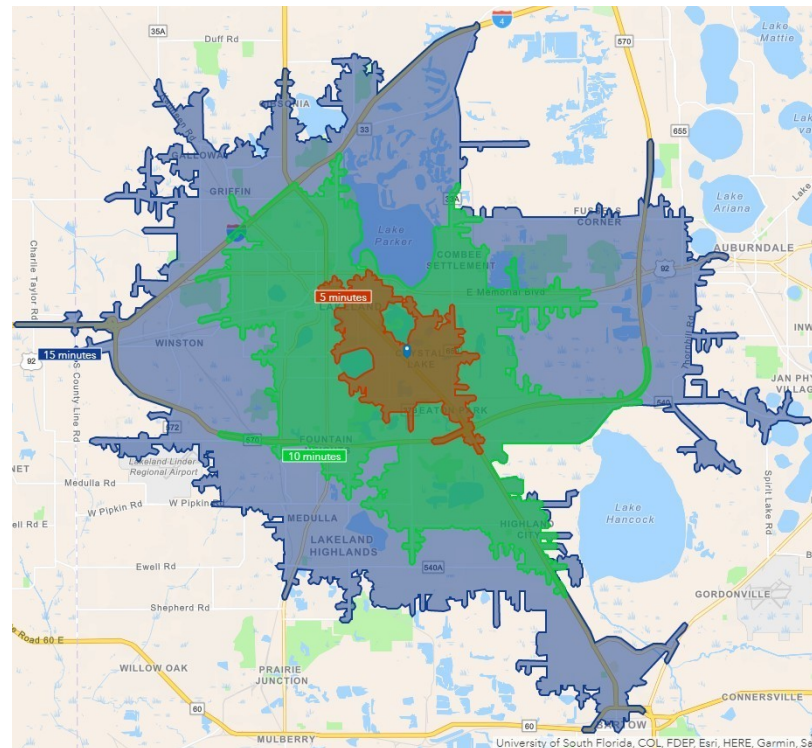
#### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	3,401	24,100	50,129
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$71,033	\$57,605	\$58,833
Average House Value	\$220,873	\$194,184	\$183,785

### TRAFFIC COUNTS

N Crystal Lake Dr/Commercial Park Dr 7,700/day

\* Demographic data derived from 2020 ACS - US Census



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### ALEX DELANNOY, MICP

Vice President of Brokerage

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### PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

### EDUCATION

FGCAR Commercial Real Estate University Courses  
Lipsey School of Real Estate - Commercial MICP Designation

### MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate  
Society of Industrial and Office REALTORS (SIOR), Member Associate  
Manufacturing & Supply Chain of Mid Florida  
NAIOP Member of Central Florida  
National Realtor Association  
Lakeland Realtor Association

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