



PROPERTY DESCRIPTION

High traffic 1.88 acres site of O-3 (office with partial retail) zoned parcel at the corner of County Line Rd and Great Oak Dr and at the entrance of the Lakeland Regional Industrial Park, right off of I-4.

The site has 29,000 cars/day on County Line Rd with 300± ft of frontage, utilities on site, not mapped in flood zone or national wetland and located in the city of Lakeland.

Large daytime employment (Publix, Amazon, Ikea, Ace, Lowes and many other call centers and industrial distribution/manufacturing) and residential growth surrounding the property with hotel, fast food, coffee and other retail users located nearby.

Property is located in the growing city of Lakeland, FL on County Line Rd right at the I-4 exit, near distribution center, manufacturing and residential growth within minutes of Pipkin Rd and the new Publix shopping center.

OFFERING SUMMARY

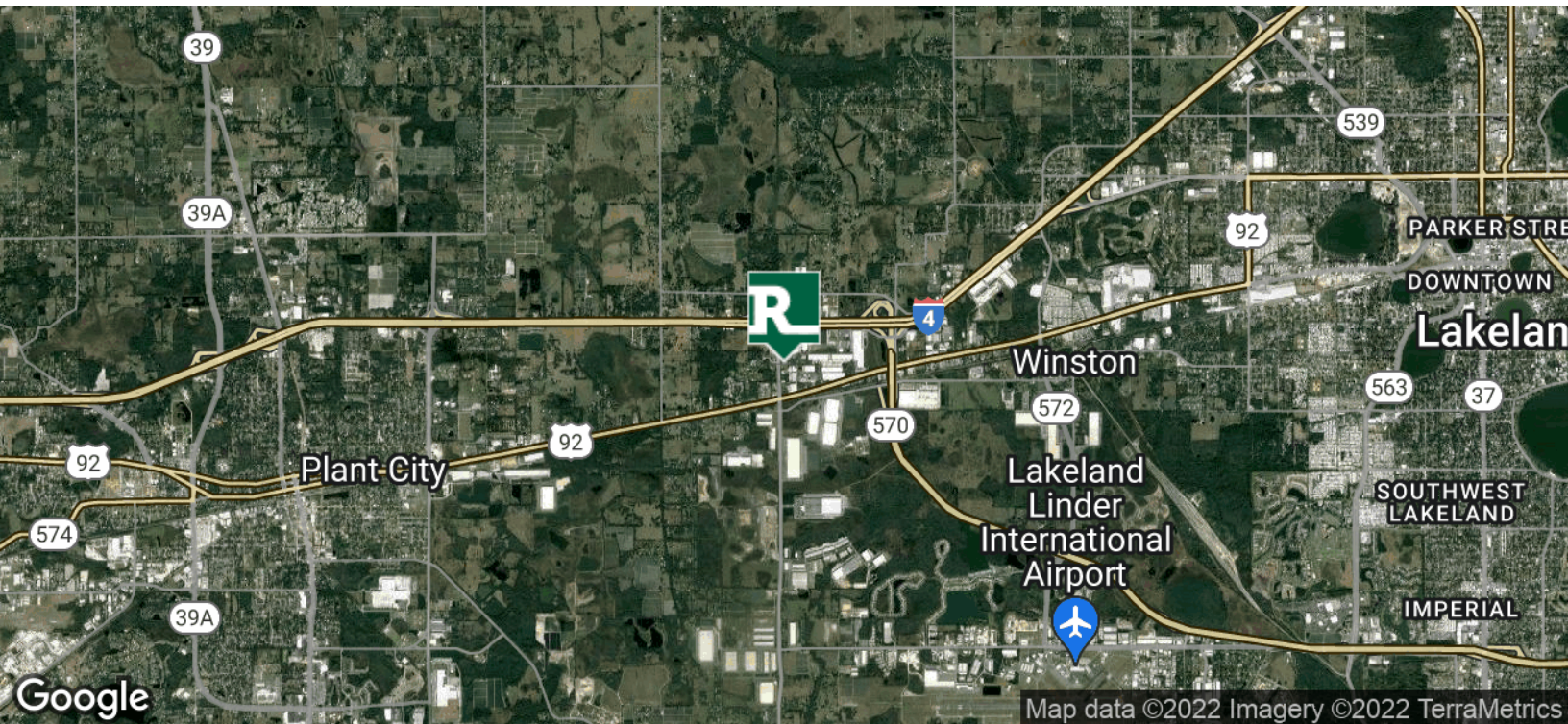
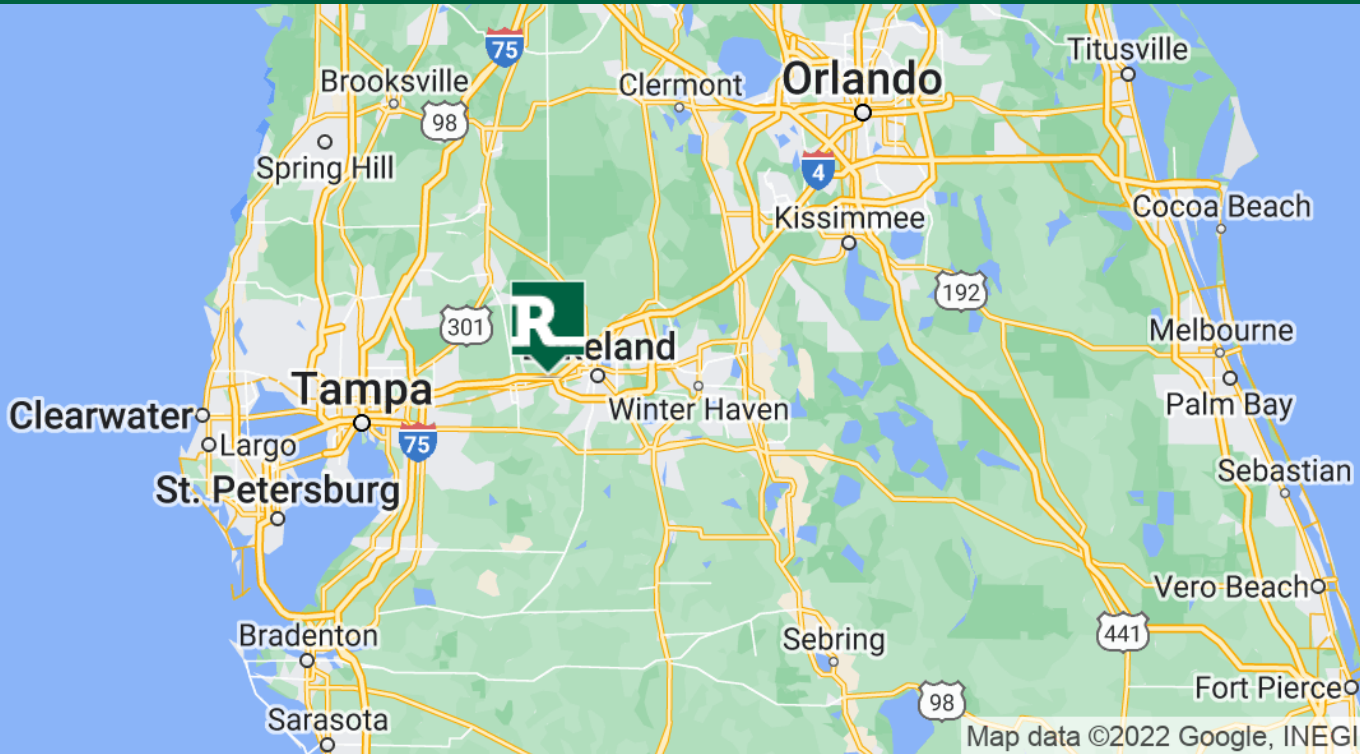
Sale Price:	\$1,300,000
Lot Size:	1.88 Acres
\$/SF	\$15.87/SF
Zoning:	O-3 (Office with retail)
Traffic:	29,000 cars per day
Frontage on S Florida Ave:	±300'
Utilities:	Available on Site
Market:	Tampa / St Petersburg
Submarket:	Lakeland MSA

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	400	18,373	107,867
Total Population	1,185	50,215	289,319
Average HH Income	\$59,922	\$56,155	\$60,608

ALEX DELANNOY, MICP
863.224.6915
adelannoy@ruthvens.com

GREG RUTHVEN, CCIM
863.581.4639
greg@ruthvens.com

View Property Website



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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.

RETAIL MARKET OVERVIEW

Retail rents in the Lakeland Market were rising at a 5.4% annual rate during the second quarter of 2022, and have posted an average annual gain of 2.7% over the past three years. In addition to 970,000 SF that has delivered over the past three years (a cumulative inventory expansion of 3.1%), there is 140,000 SF currently underway.

Vacancies in the metro were somewhat below the 10-year average as of 2022Q2, and trended slightly down over the past four quarters.

Employment in the metro was recently increasing at an annual rate of 4.2%, or a gain of about 11,000 jobs. While a positive result, this does represent the weakest rate of job creation in the past twelve months, which at one point was as high as 8.5%.

LAKELAND QUICK FACTS:

- #1 TOP CITIES TO BUY A HOME
- #1 FASTEST GROWING CITY IN US
- #7 BEST PLACE TO MOVE IN THE US
- #1 BEST PLACE TO START A BUSINESS
- #10 MID-SIZED METRO JOB GROWTH
- #61 BEST PLACES TO LIVE IN THE US
- #8 BEST MANUFACTURING JOBS



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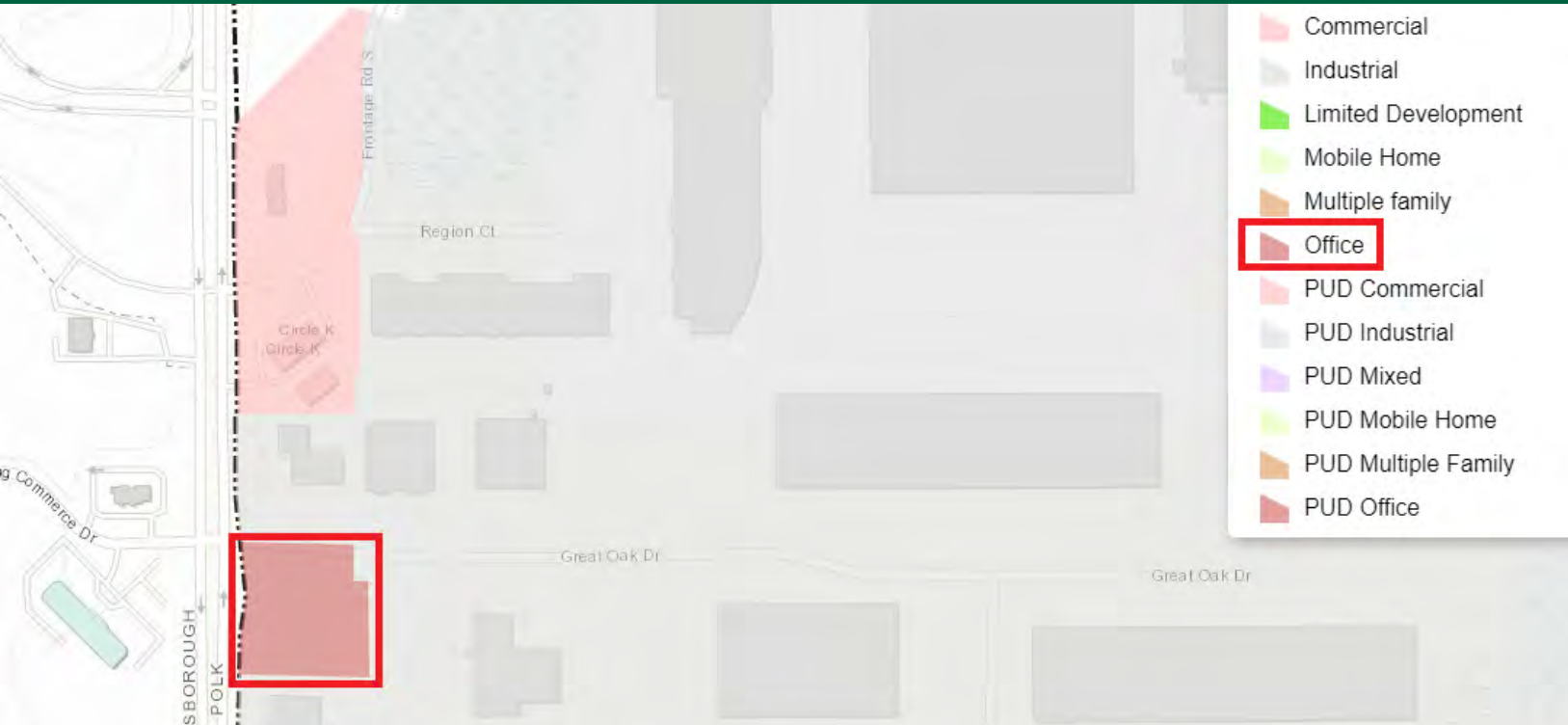
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ZONING DESCRIPTION

Moderate Impact Office District (O-3)

The intent of the O-3 District is to permit those office uses which meet regional needs for office headquarters and other large-scale office space. The uses permitted generate relatively low traffic volumes per unit of floor area; however, they are developed at a scale which makes them substantial traffic generators.

This district is most appropriate for sites which:

1) are located along thoroughfares which have rights-of-way sufficiently wide to permit separate turning and acceleration/deceleration lanes; and

2) are separated from single-family residential development by natural features or other less intensive land uses.

POTENTIAL USES UNDER CURRENT ZONING:

- Office uses, general, medical, R&D (Permitted)
- Off-Street parking surface (Permitted)
- Light retail, banks, gym, spa, dance (Permitted)
- Medical Marijuana Dispensing (Permitted)
- Office support retail & services uses (Permitted)
- Restaurant carry out/delivery (Permitted)
- Restaurant low turn-over (Permitted)
- Restaurant high turn-over (Permitted)
- Church (Permitted)
- Day care (Permitted)
- Broadcast tower and wireless (Permitted)

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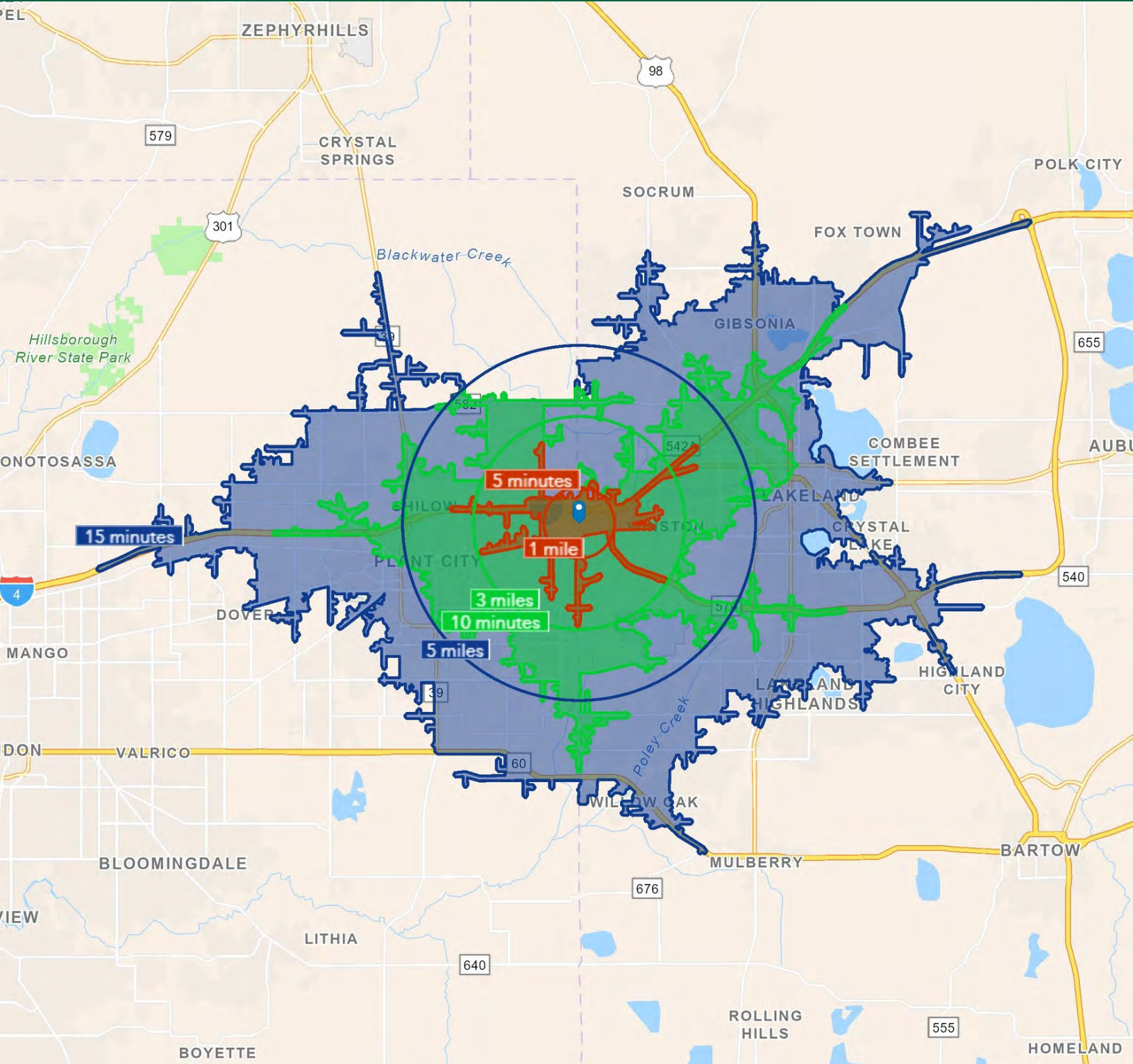
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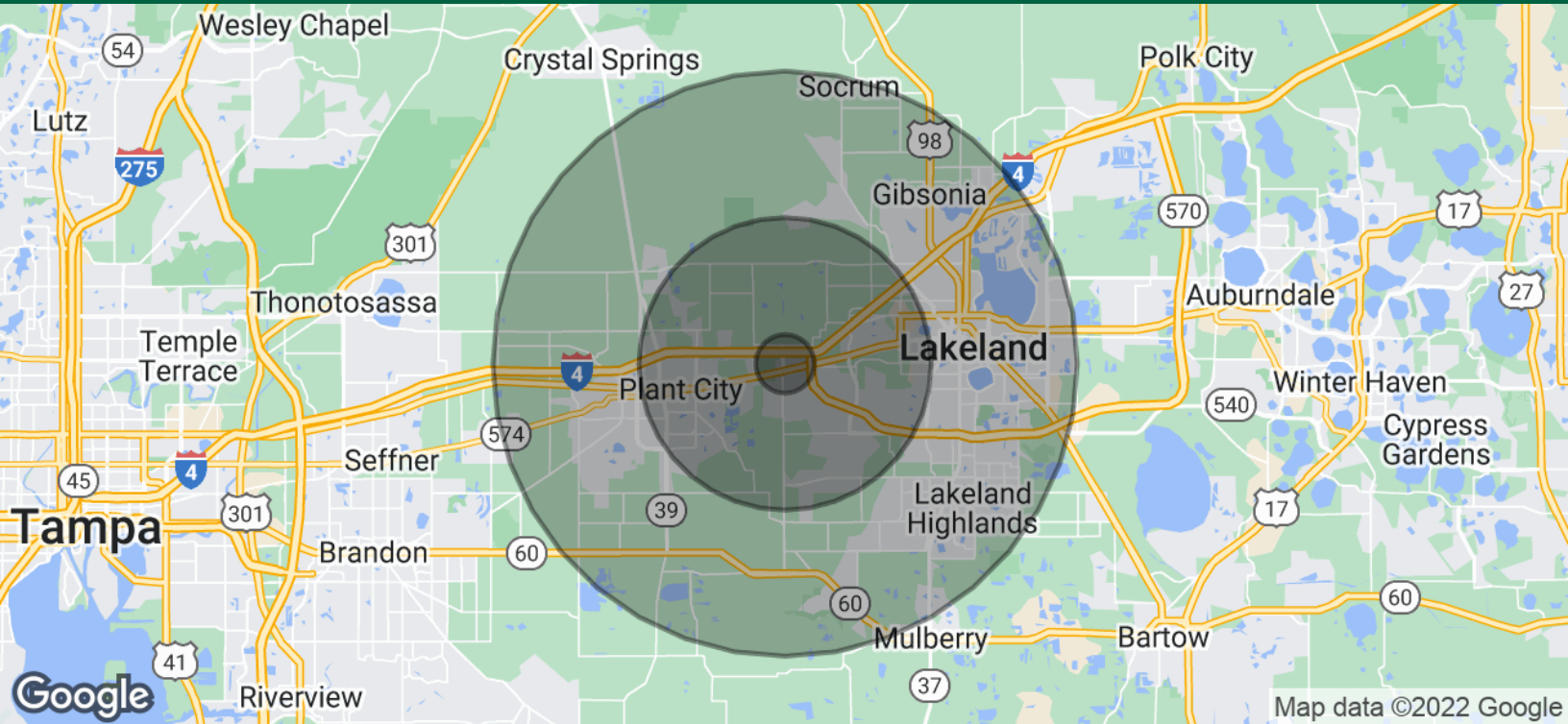
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,185	50,215	289,319
Average Age	34.0	37.9	37.6
Average Age (Male)	30.3	35.5	36.0
Average Age (Female)	35.2	40.0	38.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	400	18,373	107,867
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$59,922	\$56,155	\$60,608
Average House Value	\$184,275	\$153,232	\$184,785

TRAFFIC COUNTS

County Line Rd	29,000/day
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* Demographic data derived from 2020 ACS - US Census

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GREG RUTHVEN, CCIM

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ALEX DELANNOY, MICP

Vice President of Brokerage

C: 863.224.6915
adelannoy@ruthvens.com



BIOGRAPHY

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

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 is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.



GREG RUTHVEN, CCIM

Chairman & CEO

C: 863.581.4639
greg@ruthvens.com

BIOGRAPHY

Born and raised in Lakeland, FL Greg started working with his father at The Ruthvens in 1984. Today, he serves as Chairman and CEO, and is a real estate broker and Certified Commercial Investment Member (CCIM).

Greg has had a significant impact on the development of Central Florida over his career and has been recognized as one of Florida Trend's 500 Most Influential Business Leaders 2018-2021. He served previously as the Regional and State President of CCIM in Florida and a Past President of the CFDC.

COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with a total capacity of over 5 million square feet.

Our properties are located along the I-4 corridor between Tampa to Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional or state-wide distribution across Florida.

The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage 90 buildings with decisions made quickly to allow your business to move forward and grow. We also represent an additional 30 properties to provide additional flexibility for Central Florida businesses.

Our customers can expand with us at any time during their lease term. Our unique scale and new development focus allow us to easily accommodate your business' growth. Whether you need 1,000 square feet or 200,000 square feet, we are ready to be your long-term real estate partner in Central Florida.

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