



## PROPERTY DESCRIPTION

Publix corner outparcel of 1.49 acres, located near exit 44 on I-4 and growing Auburndale area including new 1M+ SF Amazon fulfillment center, 2,000+ new homes over the last years, 384 apartments under construction, Florida Polytechnic and more.

Traffic on CR 559 is about 19,000 AADT and I-4 has 100,600 AADT. Utilities are on site and site is graded. The newer Publix opened in January 2023 with a fully leased 62,400 SF neighborhood center and additional outparcels. Zoning is CH (Commercial Highway) and future land use is NAC (Neighborhood Activity Center), the property allows for a wide variety of uses including commercial, retail, QSR, medical and office. Refer to the City Land Use Table for more information, exclusion applies.

Other point of interest/daytime employees includes Florida Polytechnic University with 170 acres of innovation, science and technology building, two residence halls, student development center and more, as well as the new 20 acres Suntrax autonomous vehicle research facility in 2024.

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	1.49 Acres
Parcel ID:	25-27-10-000000-042060
Jurisdiction:	City of Auburndale
Zoning:	Commercial Highway
Future Land Use	NAC (Neighborhood Activity Center)
Market:	Tampa/St. Petersburg
Submarket:	Lakeland/Winter Haven MSA

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	332	9,560	48,388
Total Population	838	25,759	126,228
Average HH Income	\$63,015	\$61,977	\$51,458

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## POINT OF INTEREST NEAR SUBJECT:

- **FLORIDA POLYTECHNIC:** Florida Poly designed by renowned Santiago Calatrava was established in 2012 on 170 acres to advance to state's economy by training a highly skilled technical workforce, extra residence hall being build in 2015 and the latest addition was a student development center open in 2018.
- **SUNTRAX:** Lead by Florida's Turnpike Enterprise, Suntrax is a \$42 million, 475 acres large-scale, cutting-edge facility dedicated to the research, development and testing of emerging transportation technologies in safe and controlled environments.
- **INNOVATION DISTRICT:** Polk County and two I-4 municipalities plan to join forces and work together on a new innovation zone. Florida Poly and SunTrax are the anchors for the innovation district.
- **POLK COUNTY SPORTS COMPLEX:** Within 2.4 miles from the subject property, the Lake Myrtle Sports Park has 9 baseball & 11 multipurpose/soccer fields, Polk hall of fame and Visit Central Florida and several HQ's. The USA Water Ski & Wake Sports Foundation HQ, Hall of Fame, Museum, Surf Park, trick lake, RV resort as well as several hotels on site, 3 multipurpose fields and 3 baseball fields are also planned in the project.
- **AMAZON:** The new 1,078,000 SF fulfillment center just opened about 0.2 miles from subject property. Another 1M SF of industrial development is proposed adjacent to it.

## NEW RESIDENTIAL DEVELOPMENT NEAR SUBJECT:

- **THE GROVES AT LAKE JULIANA APARTMENT HOMES:** a proposed 384 garden style apartment community including 160 garages and featuring a dog park, sand volleyball courts, full fitness center with yoga studio, business center and WIFI throughout.  
<https://drkcompanies.com/groves/>
- **LAKE JULIANA ESTATES:** a gated high-end community filled with luxury amenities, such as a pool, playground, gym, clubhouse, tennis court, basketball court, and even a private boat ramp! Residents will love living in Julianna estates due to the tucked-away feel, yet they are close to all of the creature comforts of the city.  
<https://www.adamshomes.com/communities/florida/lakeland-polk-county/lake-julianna-estates>



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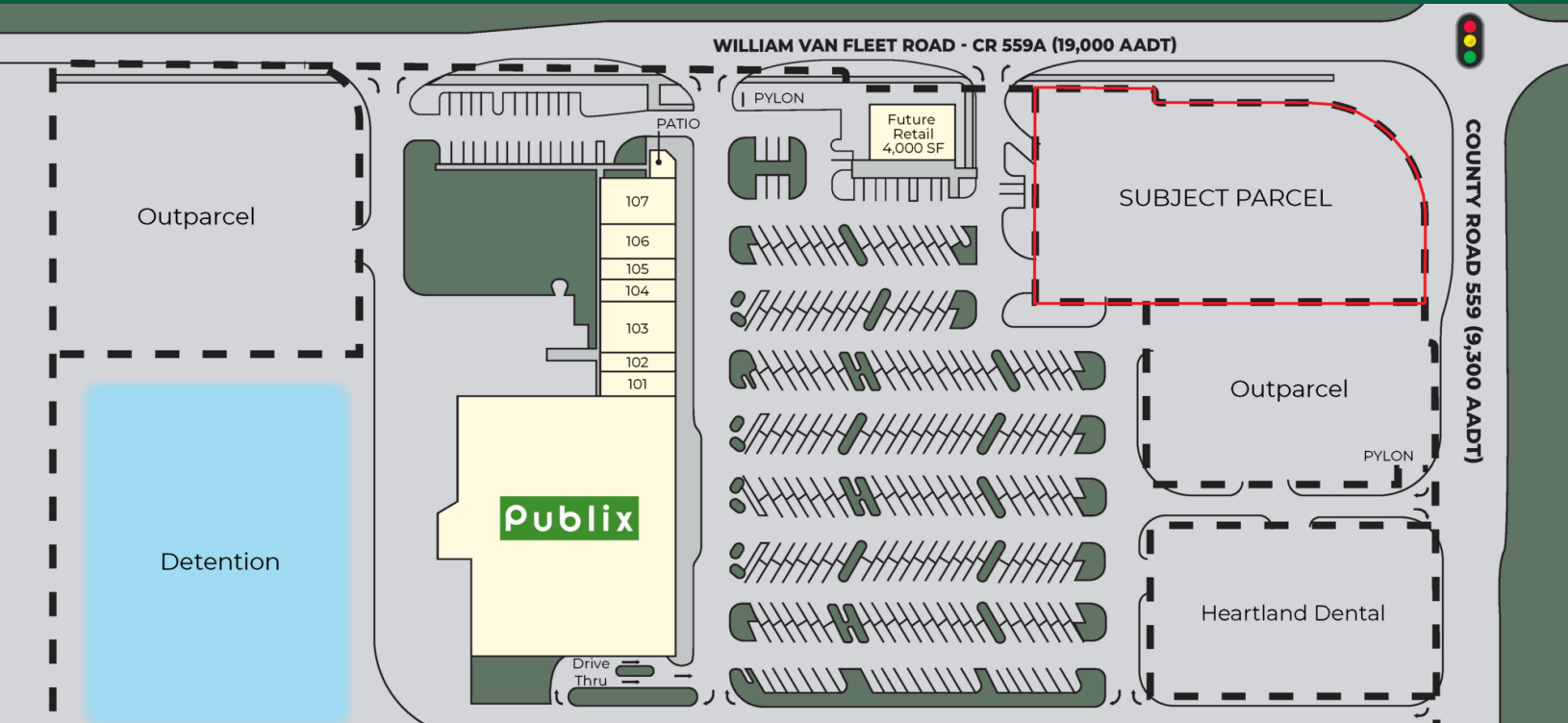
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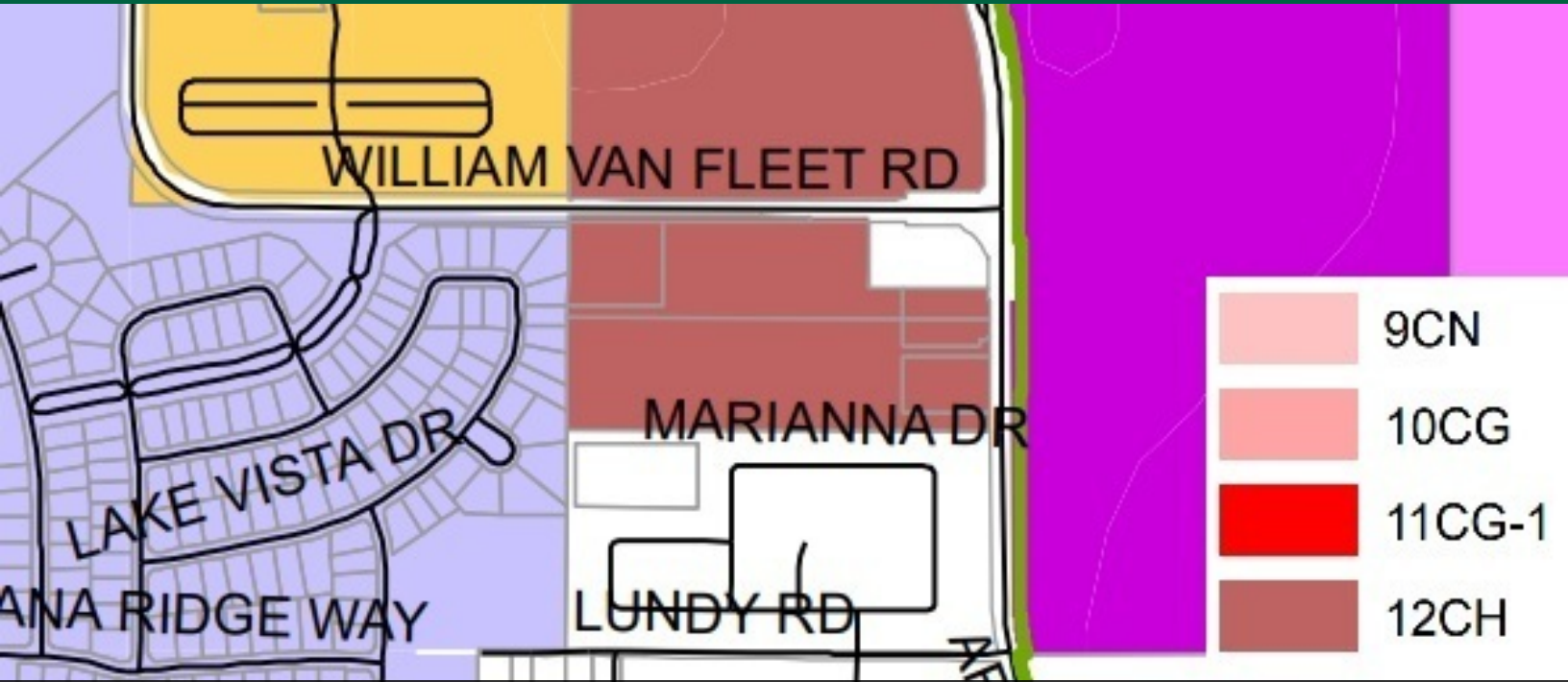
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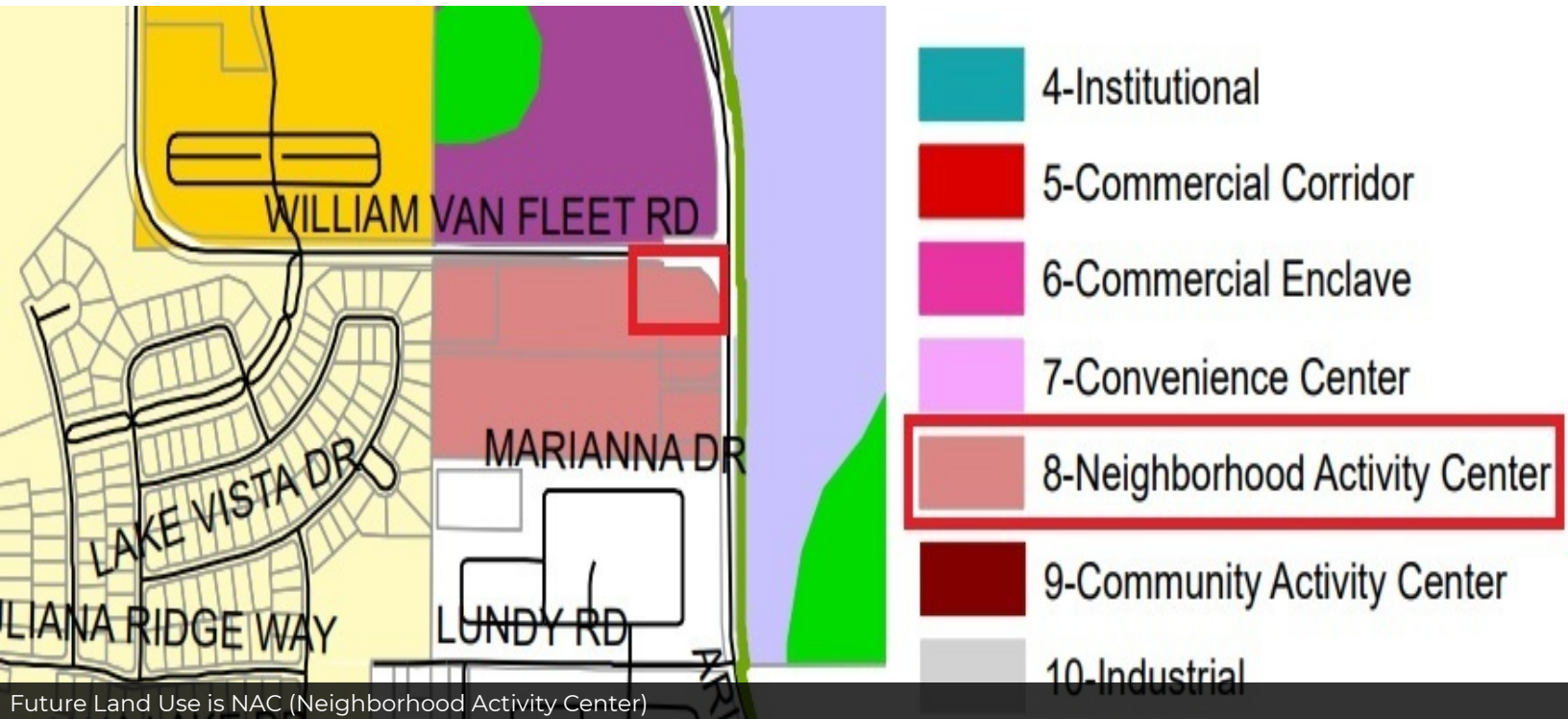
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Current Zoning is 12CH (Commercial Highway)

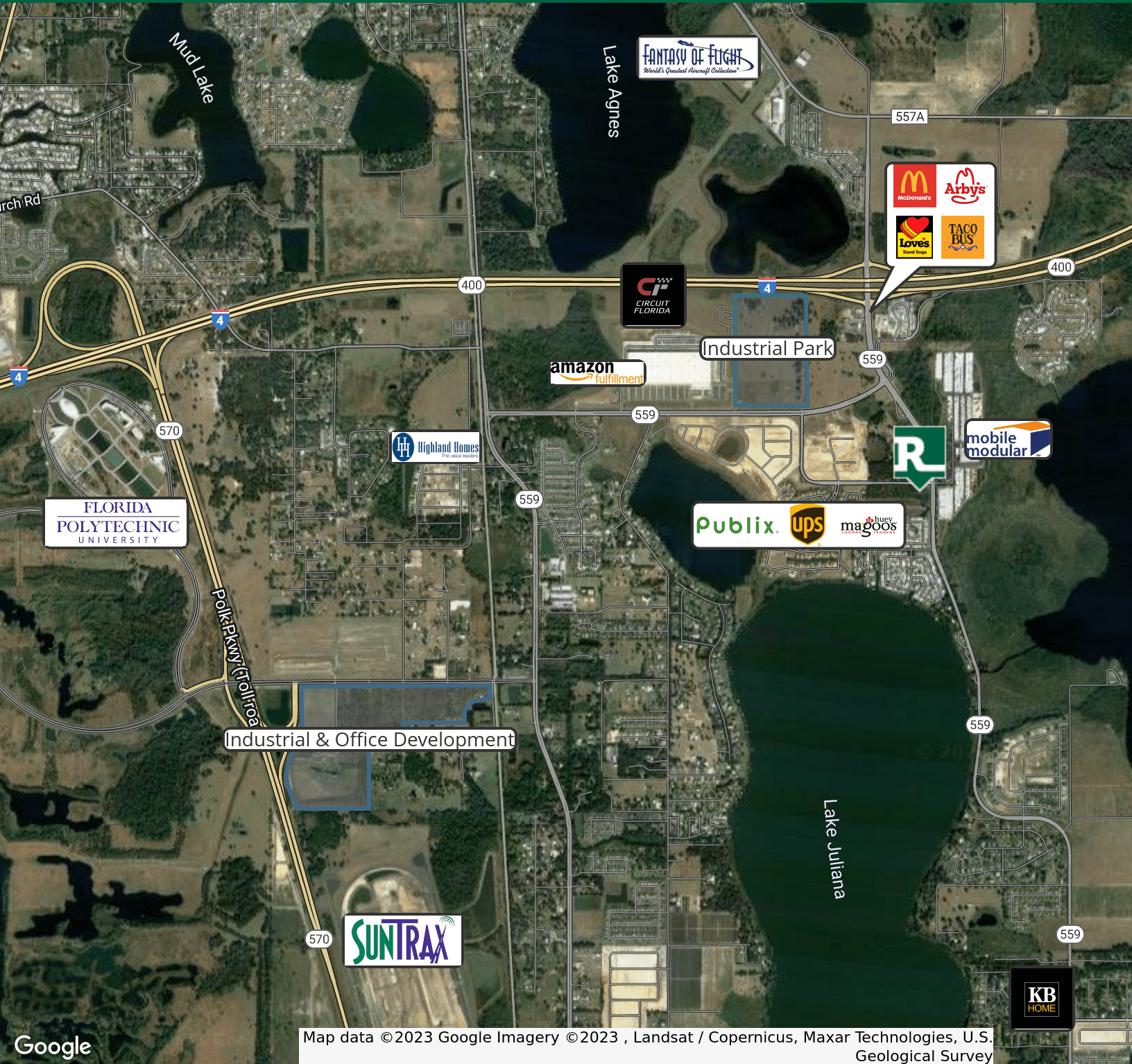


Future Land Use is NAC (Neighborhood Activity Center)

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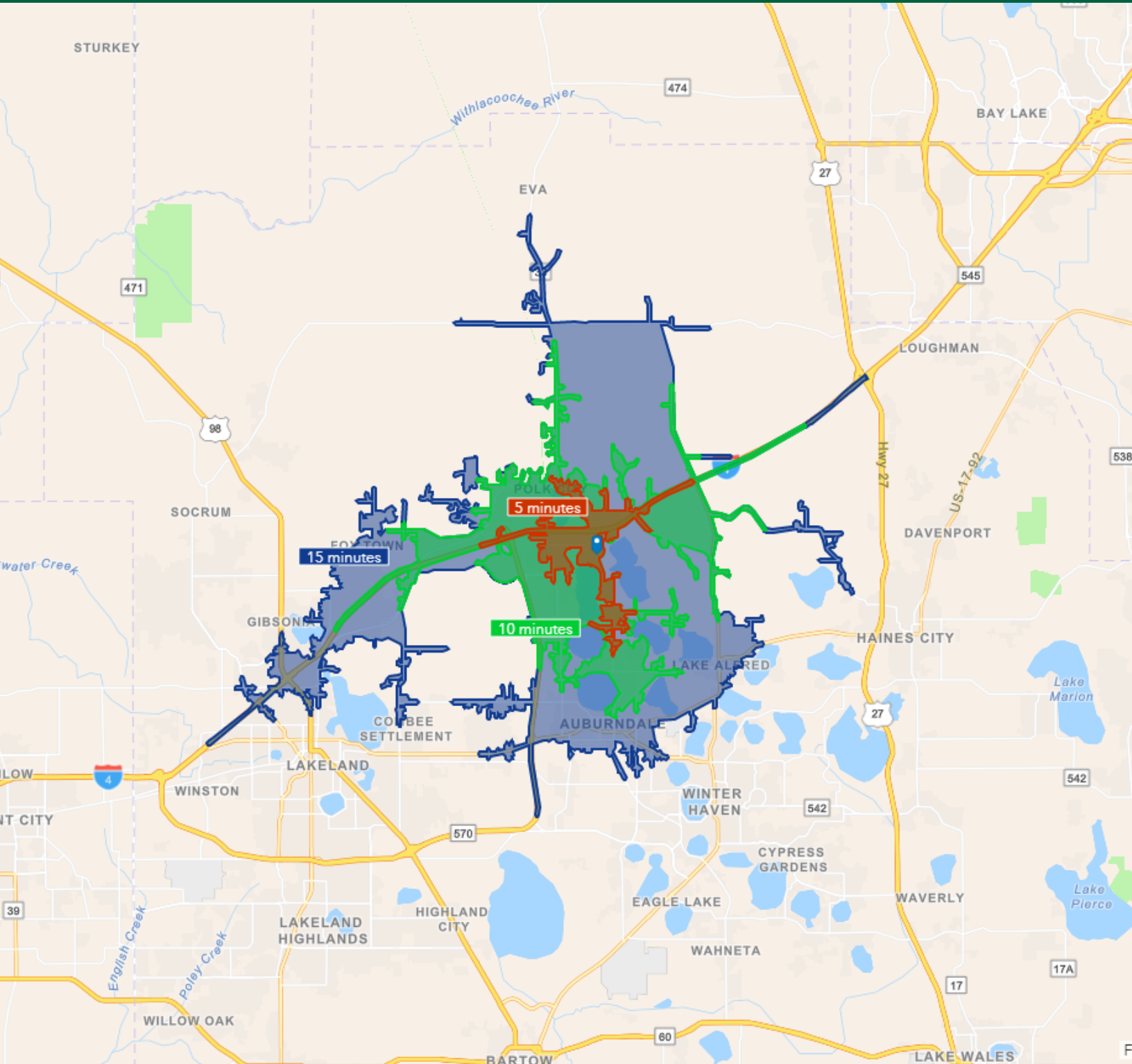
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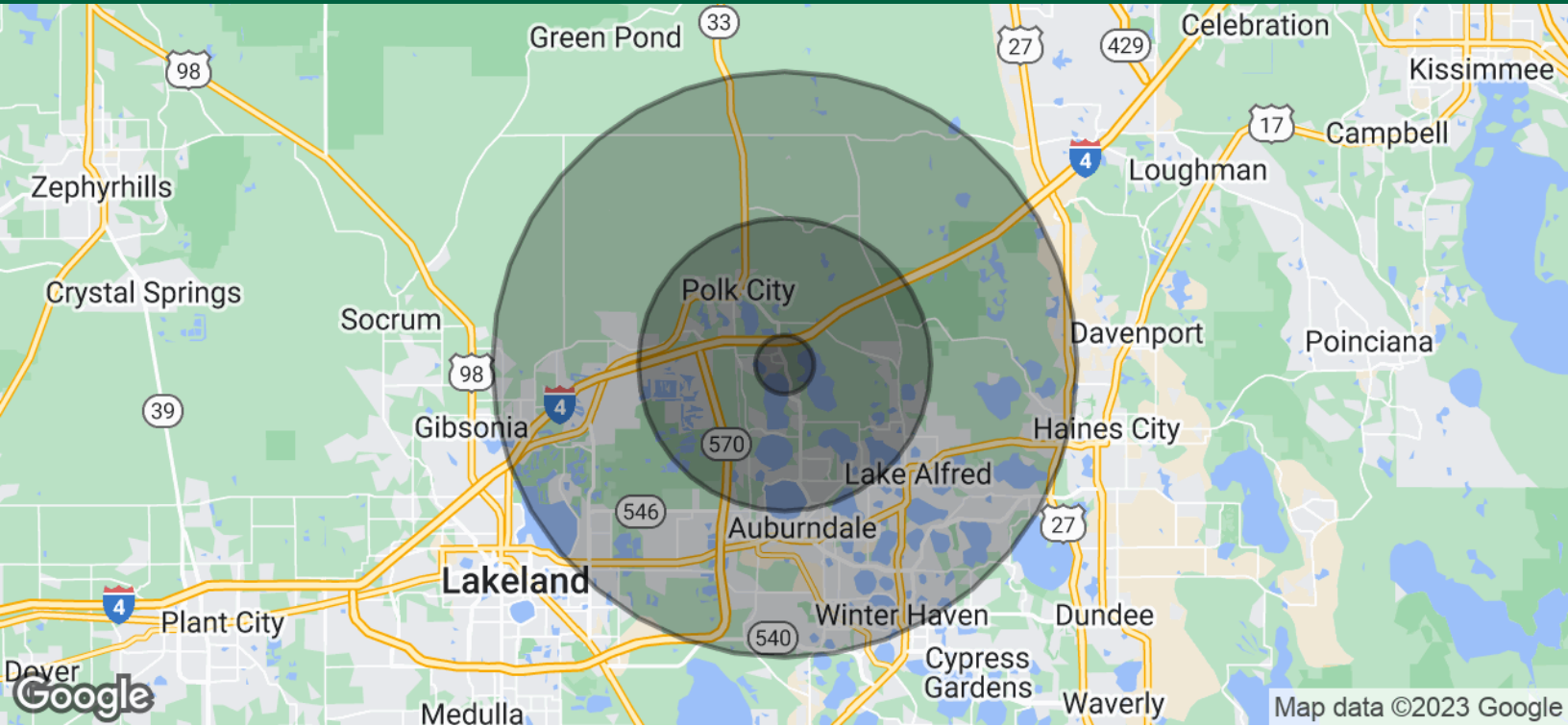


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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	838	25,759	126,228
Average Age	43.8	42.1	41.1
Average Age (Male)	46.1	41.0	40.2
Average Age (Female)	39.7	42.6	41.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	332	9,560	48,388
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$63,015	\$61,977	\$51,458
Average House Value		\$179,123	\$174,972

### TRAFFIC COUNTS

William Van Fleet / Hwy 559	19,000/day
County Rd 559	9,300/day
I-4 (Interstate-4)	100,600/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  
Lipsev 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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