



PROPERTY DESCRIPTION

Those historic buildings are centrally located between Downtown and South Lakeland in the vibrant Dixieland District. Very walk-able area with lunch restaurant, coffee shop, post office, bakery, bars, shops and services. Front signage on South Florida Ave with 29,000 daily traffic and Belmar St with 4,300 daily traffic. The shared private parking has a total of 30 spaces and walking distance from city public parking on Park St.

Free standing building available with 3,880 SF of space plus an existing 400 SF walk-in cooler and patio area. The space has natural light with front, side entrance on patio and parking access from the back with alley. The building has an historic portico front entrance and patio. Plumbing available throughout the space, 400amp electric panel, 2 ADA restrooms, a 8'x8' display cooler and an additional 200 SF covered courtyard.

Easy access to Downtown Lakeland, Polk Parkway and US-98. Only a few minutes from Florida Southern college designed by famous architect Frank Lloyd Wright with 2,500+ students and right next to Lake Hollingsworth with one of the highest demographics and buying power in Lakeland.

OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| Leasing Rate: | Call for pricing |
| Available SF: | 3,880 SF |
| Parking: | 30 Private + Public |
| Lot Size: | 0.79 Acres |
| Total Buildings Size: | 5,419 SF |
| Built / Renovated | 1925 / 2022 |
| Zoning: | C-2 (Commercial) |
| Traffic Count: | 29,000 cars per day |
| Market: | Tampa / St Petersburg |

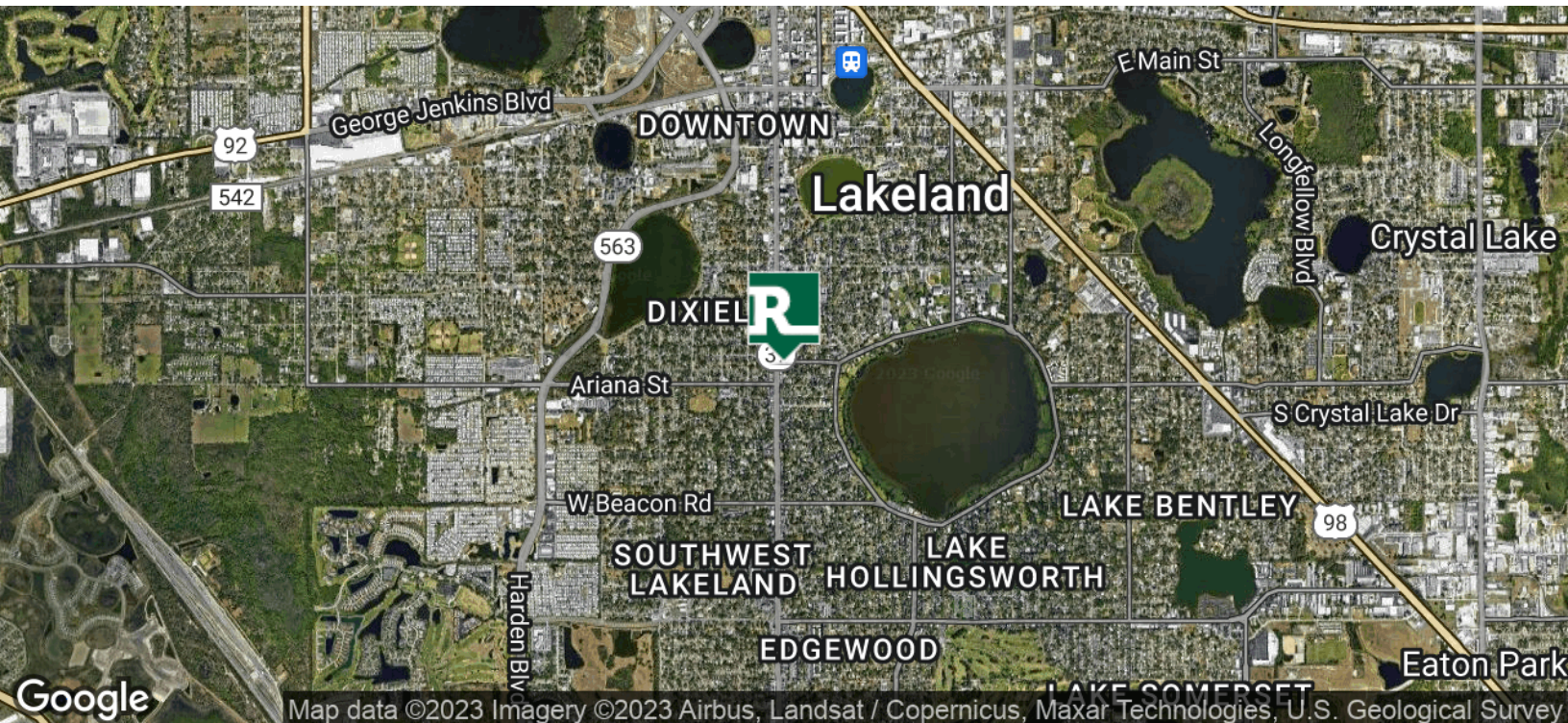
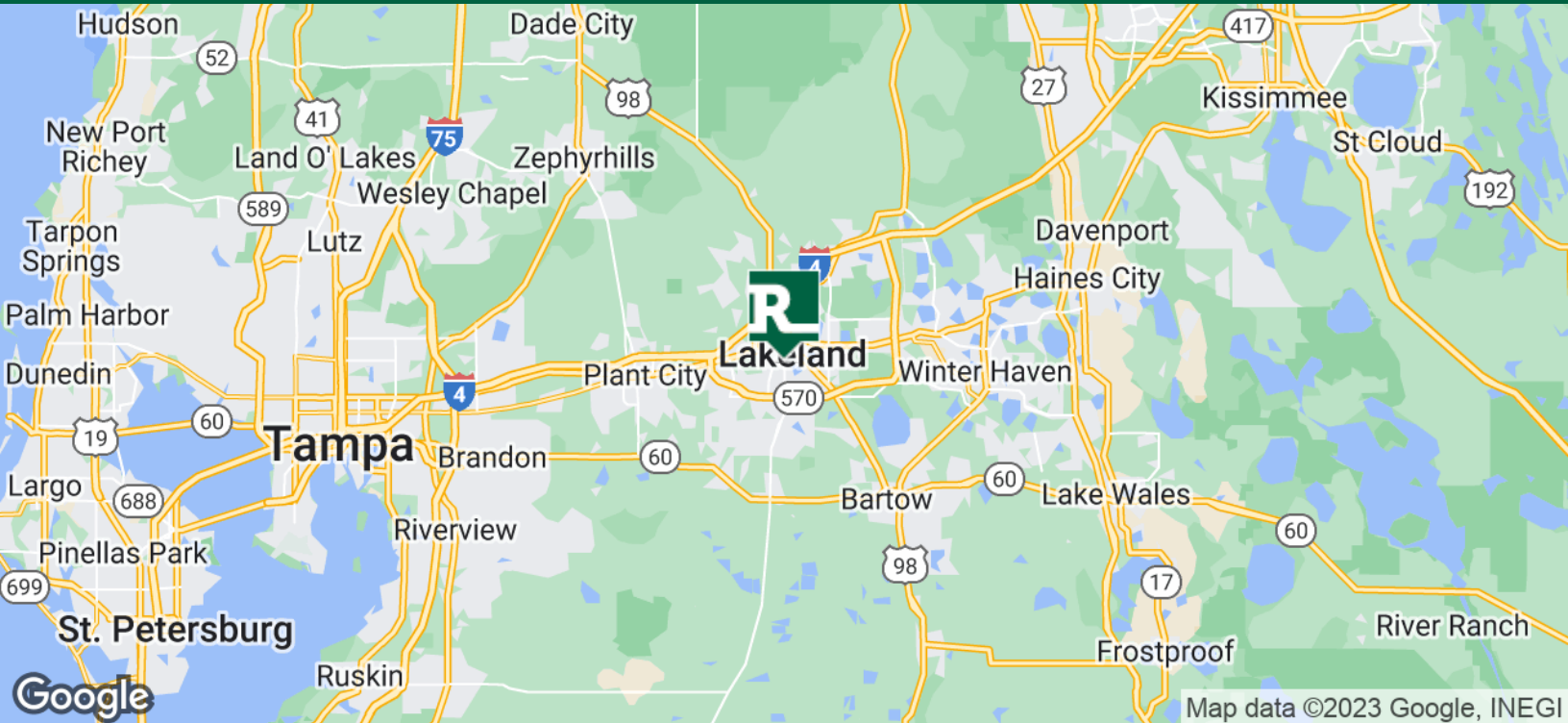
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,895 | 28,532 | 53,689 |
| Total Population | 10,763 | 69,447 | 137,261 |
| Average HH Income | \$52,923 | \$55,320 | \$57,988 |

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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 & FLORIDA SOUTHERN UNIVERSITY

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.

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.



DIXIELAND DISTRICT

Dixieland CRA is a 72.61 acre commercial corridor with a collection of vintage retail shops. Featuring a budding restaurant scene and coffeehouses where the creatives go to connect and collaborate, Dixieland is the gateway to Downtown's Arts & Entertainment Center. With its own unique vibe, this district, with origins dating back to 1907, offers something different from other areas in the county. Fresh, funky, vintage, thrifty, artistic, eclectic and majestic are all words that come to mind when thinking about Dixieland. If you've been before, you'll understand how these adjectives fit.



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On South Florida Ave and within walking distance of Lake Hollingsworth



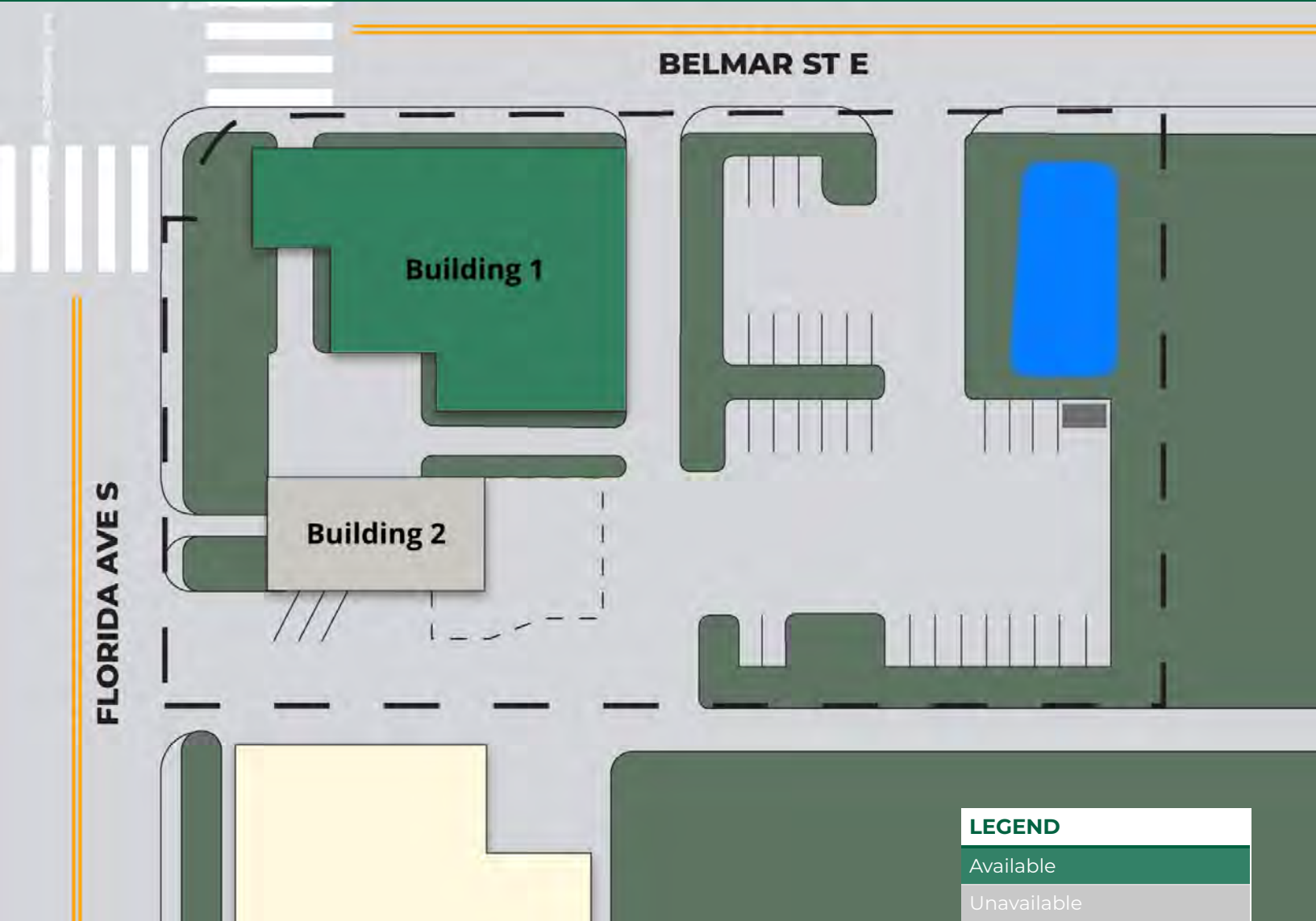
Example of Rendering for Building 1

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AVAILABLE SPACES

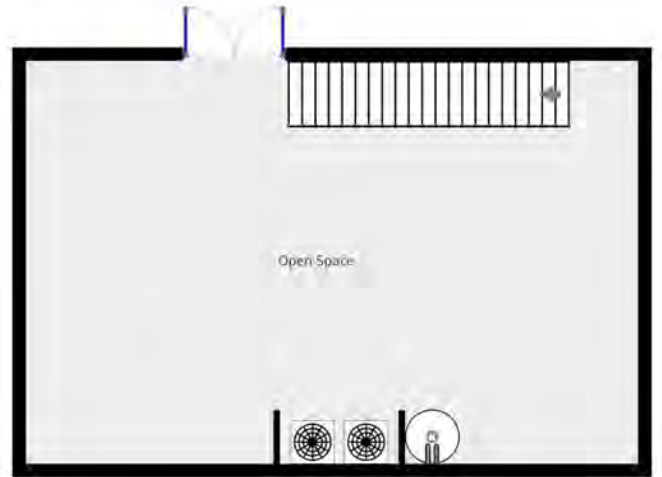
| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|------------|-----------|----------|------|------------------|---|
| Building 1 | Available | 3,880 SF | NNN | Call for pricing | Free standing building available with 3,880 SF of space plus an existing 400 SF walk-in cooler and front patio area. The space has natural light with front and side entrance and parking access from the back with alley. The building has an historic portico front entrance and patio. Plumbing available throughout the space, 400amp electric panel, 2 ADA restrooms, a 8'x8' display cooler and an additional 200 SF covered courtyard. |

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Dimensions as approximate.



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Building 1 - 1st Floor

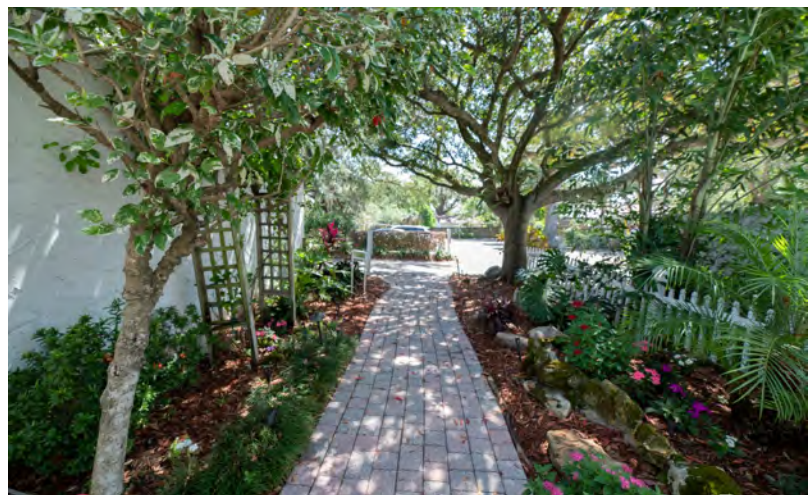
Building 1 - 2nd Floor

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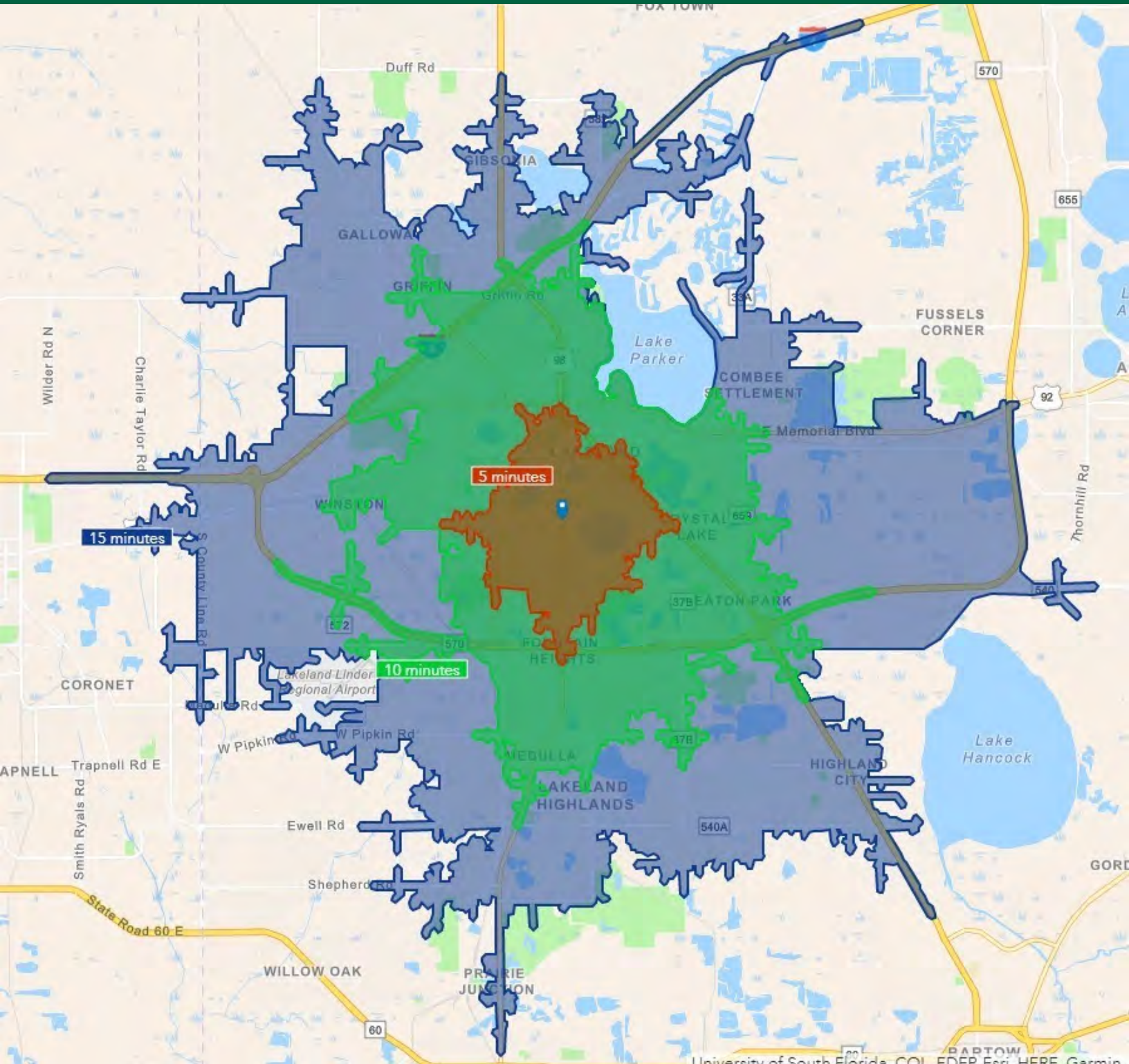
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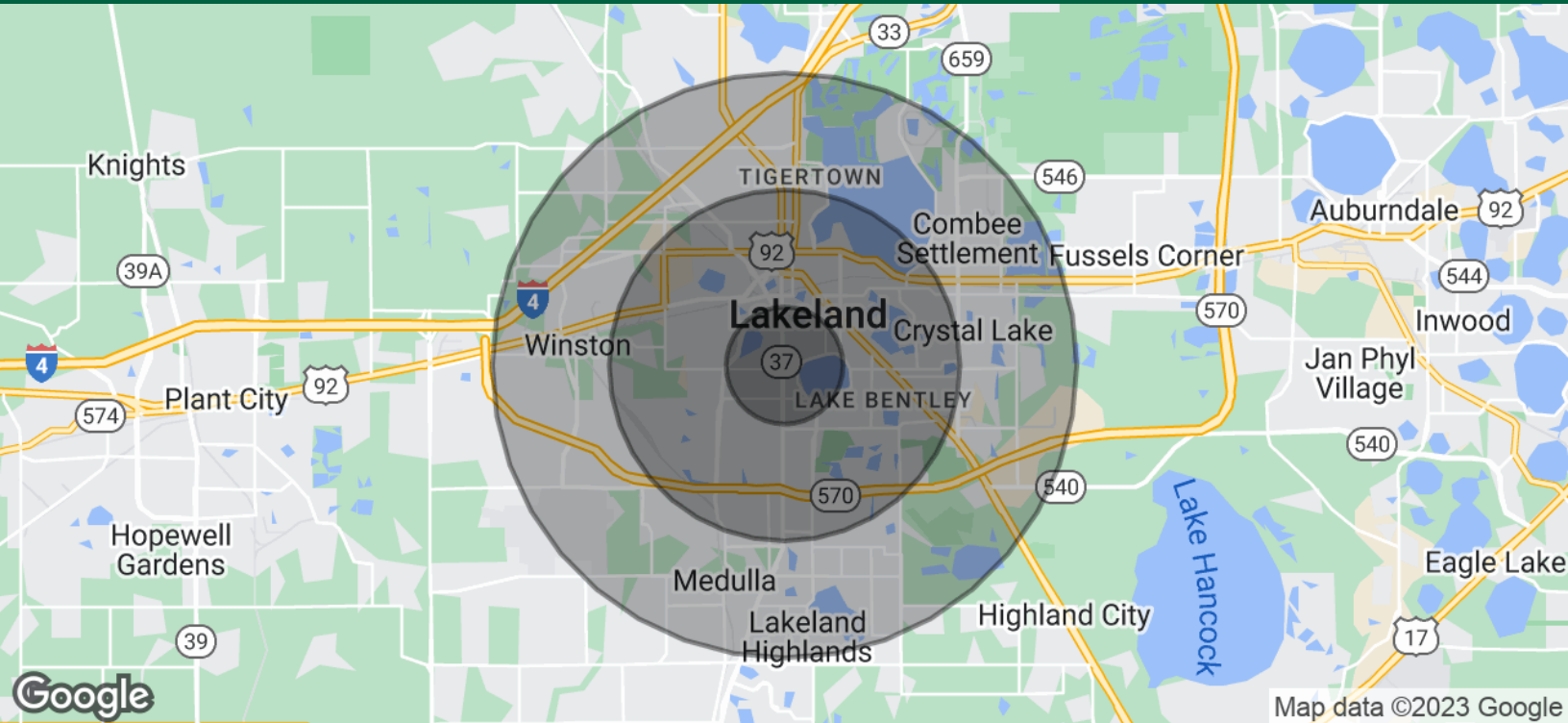
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,763 | 69,447 | 137,261 |
| Average Age | 40.6 | 38.3 | 38.2 |
| Average Age (Male) | 39.0 | 36.0 | 36.1 |
| Average Age (Female) | 40.7 | 39.6 | 39.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,895 | 28,532 | 53,689 |
| # of Persons per HH | 2.2 | 2.4 | 2.6 |
| Average HH Income | \$52,923 | \$55,320 | \$57,988 |
| Average House Value | \$194,198 | \$173,365 | \$186,405 |

TRAFFIC COUNTS

| | |
|---------------|------------|
| S Florida Ave | 29,000/day |
| E Belmar St | 4,200/day |

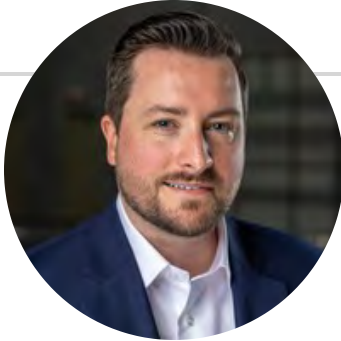
* Demographic data derived from 2020 ACS - US Census

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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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