



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 is located on a corner with 25 parking spaces, zoned PUD (Office/Retail), signage available on both sides, the building was fully renovated in 2005 and some suites in 2021.

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

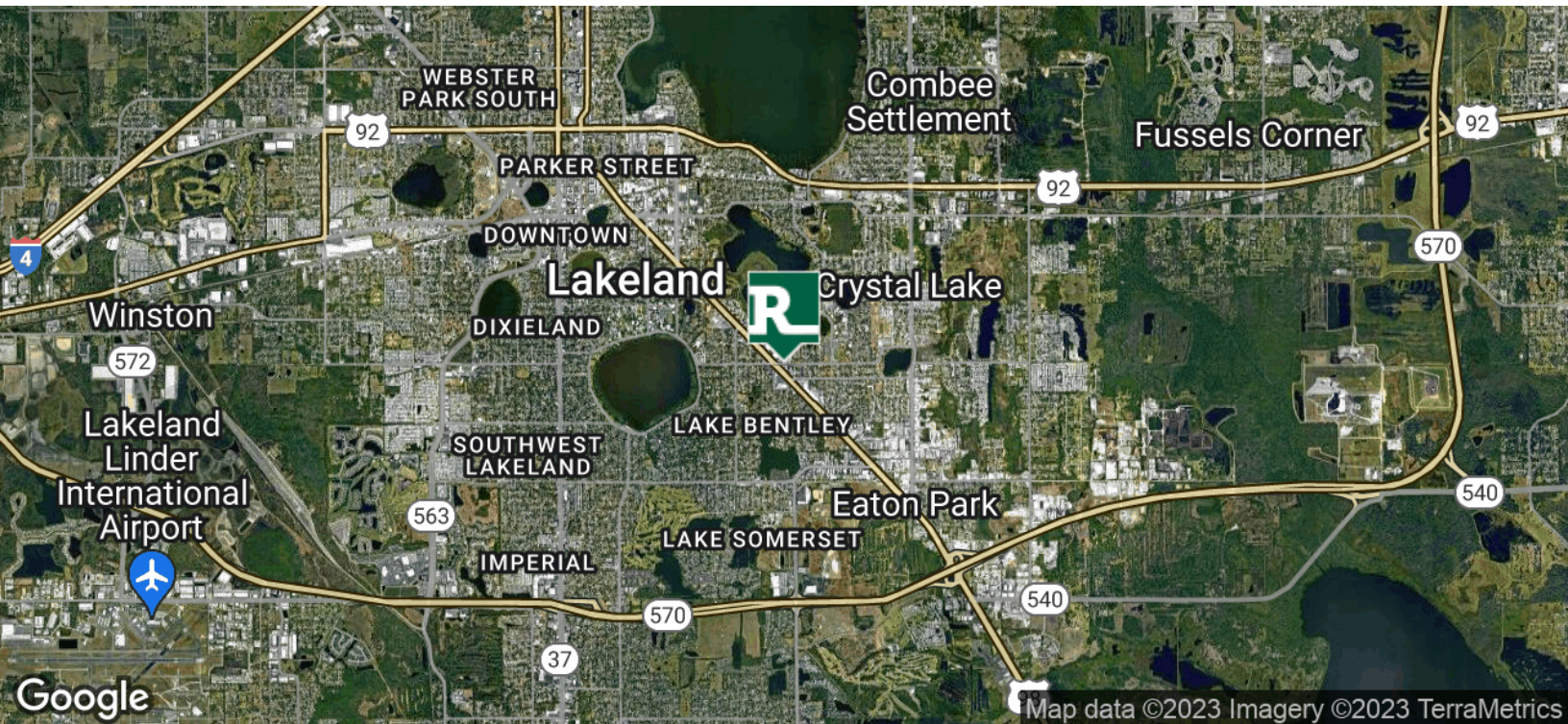
| | |
|-------------------------|-------------------------|
| Lease Rate: | Call for pricing |
| Available SF: | 1,750 SF |
| Lot Size: | 0.34 Acres |
| Building Size: | 5,064 SF |
| Year Built / Renovated: | 1973 / 2005 |
| Signage: | Available on both sides |
| Parking: | 25 spaces |
| Parking Ratio: | 4.94 / 1,000 |
| Zoning: | PUD (Retail/Office) |

| 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 |

ALEX DELANNOY, MICP

863.686.3173
adelannoy@ruthvens.com

View Property Website



ALEX DELANNOY, MICP
863.686.3173
adelannoy@ruthvens.com

[View Property Website](#)



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)

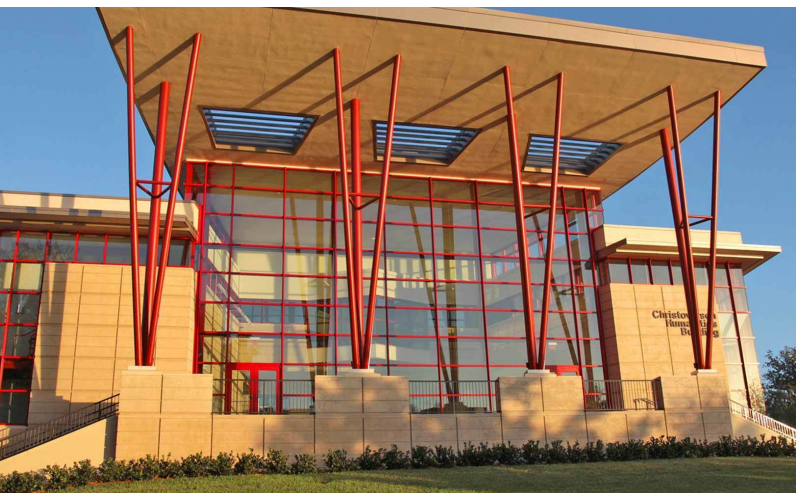
Southeastern University is a private, liberal arts Christian university in Lakeland. With an emphasis on convenience for all students, the school provides evening and online learning opportunities in addition to their classes scheduled in person during the day.

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.



ALEX DELANNOY, MICP

863.686.3173

adelannoy@ruthvens.com

View Property
Website



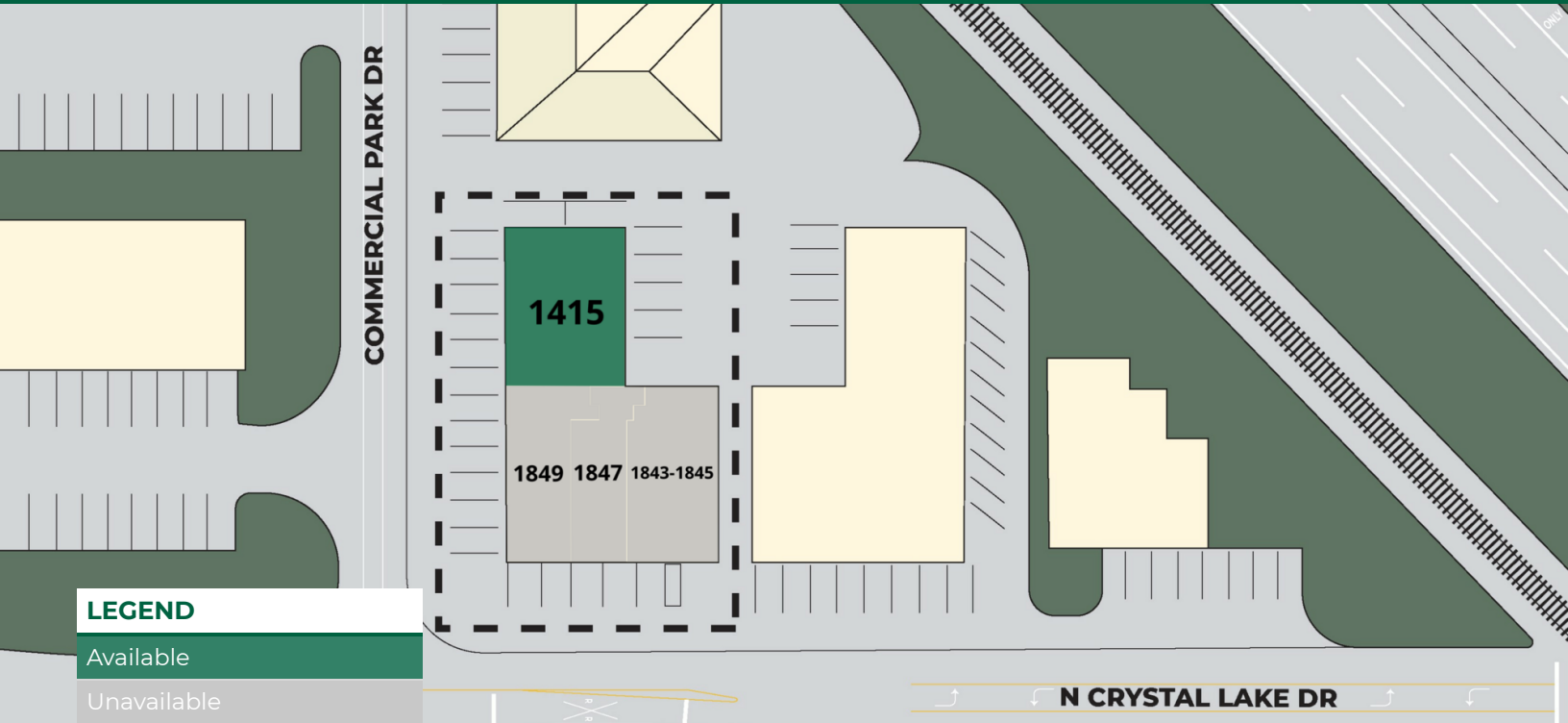
ALEX DELANNOY, MICP
863.686.3173
adelannoy@ruthvens.com

View Property
Website



ALEX DELANNOY, MICP
863.686.3173
adelannoy@ruthvens.com

[View Property Website](#)



LEASE INFORMATION

| | | | |
|--------------|----------|-------------|------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,750 SF | Lease Rate: | Call for pricing |

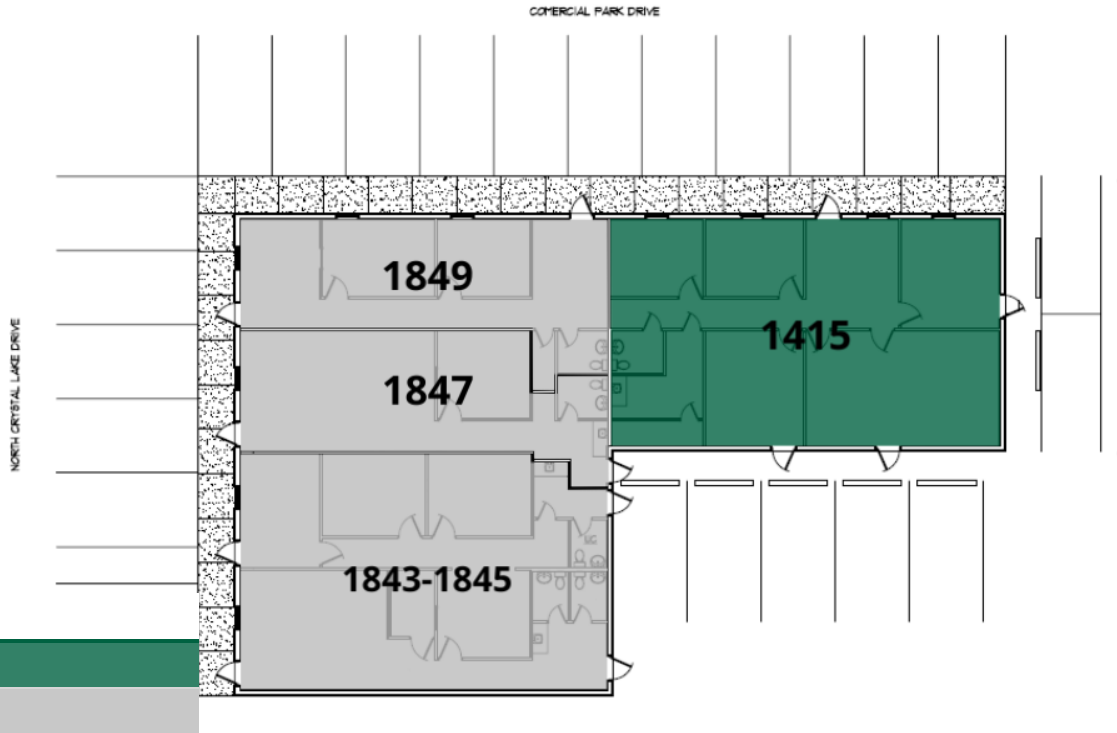
AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------|-----------|----------|------|------------------|---|
| 1849 | - | 898 SF | NNN | - | Suite 1849 has a reception, 2 offices (1 large), restroom, breakroom area, closet, and front signage available. |
| 1847 | - | 795 SF | NNN | - | The space include reception, 2 offices, bathroom, kitchen, front signage and parking spaces. |
| 1843-1845 | - | 1,621 SF | NNN | - | - |
| 1415 | Available | 1,750 SF | NNN | Call for pricing | Suite 1415 was updated in 2021 with reception, 4 offices, large conference/training room or open space, restroom, breakroom, storage, and front signage available, desks and divider in the photos are included but could be removed. |

ALEX DELANNOY, MICP

863.686.3173
adelannoy@ruthvens.com

View Property Website



LEGEND

Available

Unavailable

LEASE INFORMATION

| | | | |
|--------------|----------|-------------|------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,750 SF | Lease Rate: | Call for pricing |

AVAILABLE SPACES

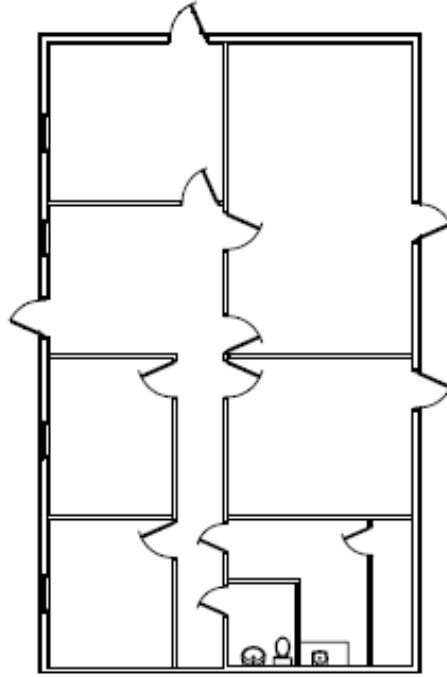
| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------|-----------|----------|------|------------------|---|
| 1849 | - | 898 SF | NNN | - | Suite 1849 has a reception, 2 offices (1 large), restroom, breakroom area, closet, and front signage available. |
| 1847 | - | 795 SF | NNN | - | The space include reception, 2 offices, bathroom, kitchen, front signage and parking spaces. |
| 1843-1845 | - | 1,621 SF | NNN | - | - |
| 1415 | Available | 1,750 SF | NNN | Call for pricing | Suite 1415 was updated in 2021 with reception, 4 offices, large conference/training room or open space, restroom, breakroom, storage, and front signage available, desks and divider in the photos are included but could be removed. |

ALEX DELANNOY, MICP

863.686.3173

adelannoy@ruthvens.com

View Property Website



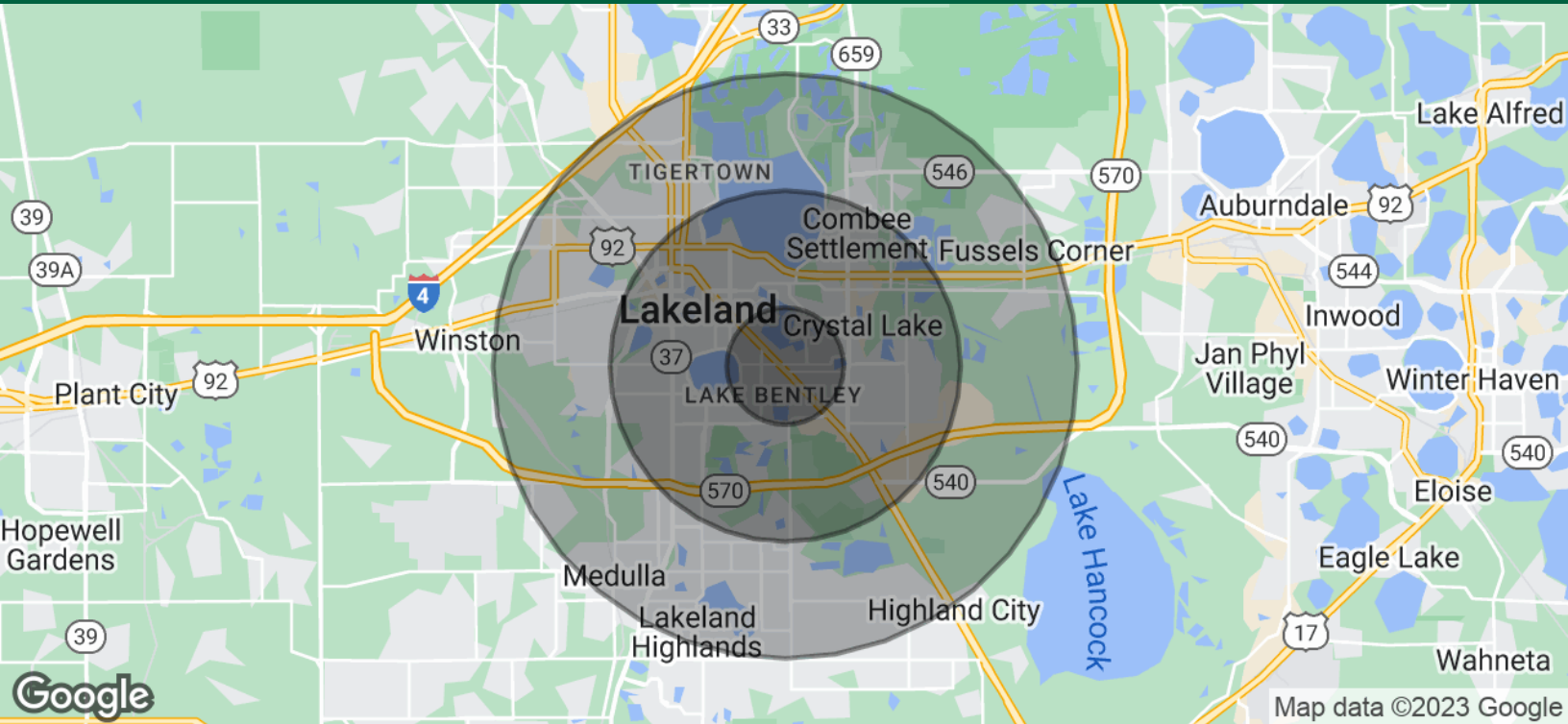
SUITE 1415

- Recently updated in 2021
- Contains a reception area
- Includes 4 offices
- Large conference/training room that could also be an open space
- One restroom
- Breakroom
- Some storage space
- Front signage available
- Desks and divider can be included



ALEX DELANNOY, MICP
863.686.3173
adelannoy@ruthvens.com

View Property
Website



POPULATION

| | 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 |

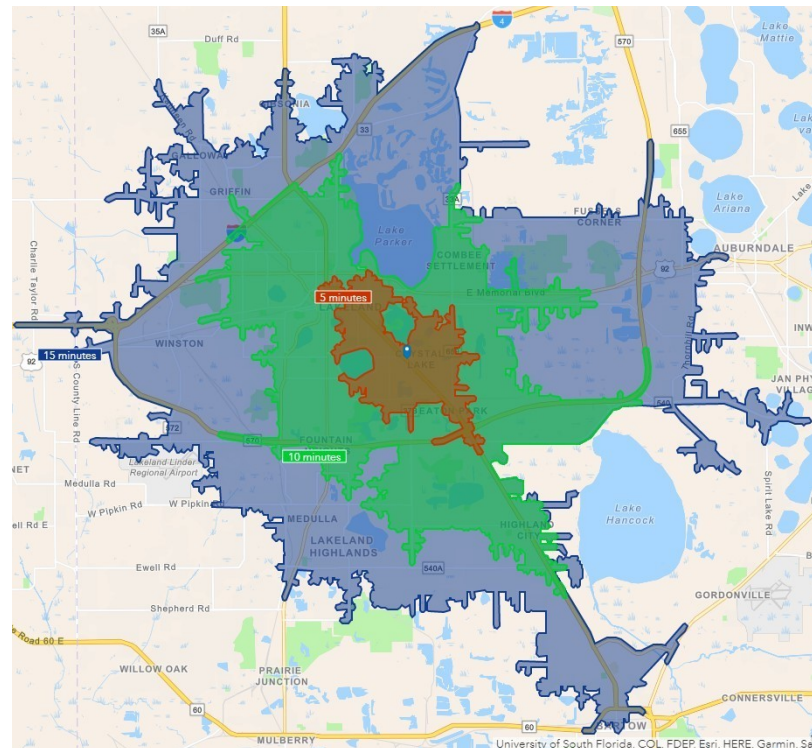
HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| 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



ALEX DELANNOY, MICP

863.686.3173
adelannoy@ruthvens.com

View Property Website



ALEX DELANNOY, MICP

Vice President of Brokerage

adelannoy@ruthvens.com

Direct: 863.686.3173 | **Cell:** 863.224.6915

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

ALEX DELANNOY, MICP

863.686.3173

adelannoy@ruthvens.com

View Property
Website