



FOR SALE

OFFICE BUILDING ON GOLF COURSE

3308 CLEVELAND HEIGHTS BLVD, LAKELAND, FL 33803

ALEX DELANNOY, MICP

863.686.3173

adelannoy@ruthvens.com

3308 CLEVELAND HEIGHTS BLVD
PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This office building has a total of 11,637 SF is located on Cleveland Heights Blvd, on a golf course and trail near Polk Parkway and S Florida Ave. The building has two floors with elevator, total of 58 parking spaces, signage available with 16,700 cars per day. Uses include general office, medical, great fit for a corporate HQ, call center, back-office or non-profit.

The 1st floor is 8,053 SF, currently set up as an attorney office with reception, 16+ offices with staff sections, 2 conference rooms, files room, cafeteria, 6 restrooms and more. Majority signage available on the monument sign available. The space is available to occupy with 90 day notice.

The 2nd floor is a total of 3,583 SF with 4 leased suites and common restrooms and kitchenette. Suite 201 is 672 SF with 1 large open space, 1 shared office and 1 private office. Suite 202 is 968 SF with 1 large open space and 5 private offices. Suite 203 is 654 SF with 1 large open space and 3 private office.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Rent Roll:	Available upon request
Lot Size:	1.35 Acres
Building Size:	11,637 SF
Built / Renovated:	1982 / 2005
Parking / Ratio:	58 Spaces / 4.62
Zoning:	C-1
Traffic:	16,700 per day on Cleveland Heights
Submarket:	Lakeland MSA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,733	26,789	53,303
Total Population	8,743	65,175	136,617
Average HH Income	\$66,943	\$66,676	\$63,699

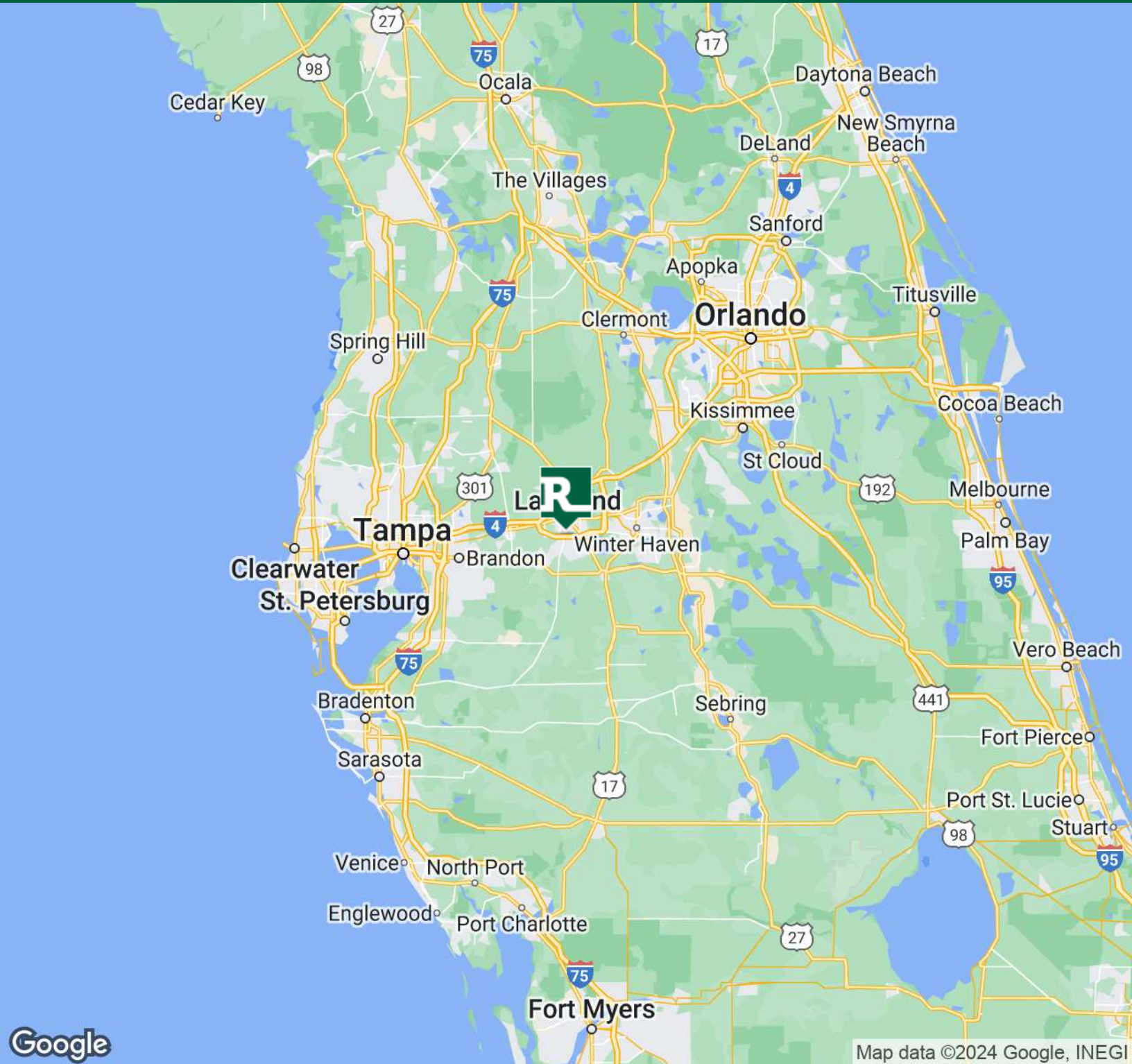
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3308 CLEVELAND HEIGHTS BLVD

REGIONAL MAP



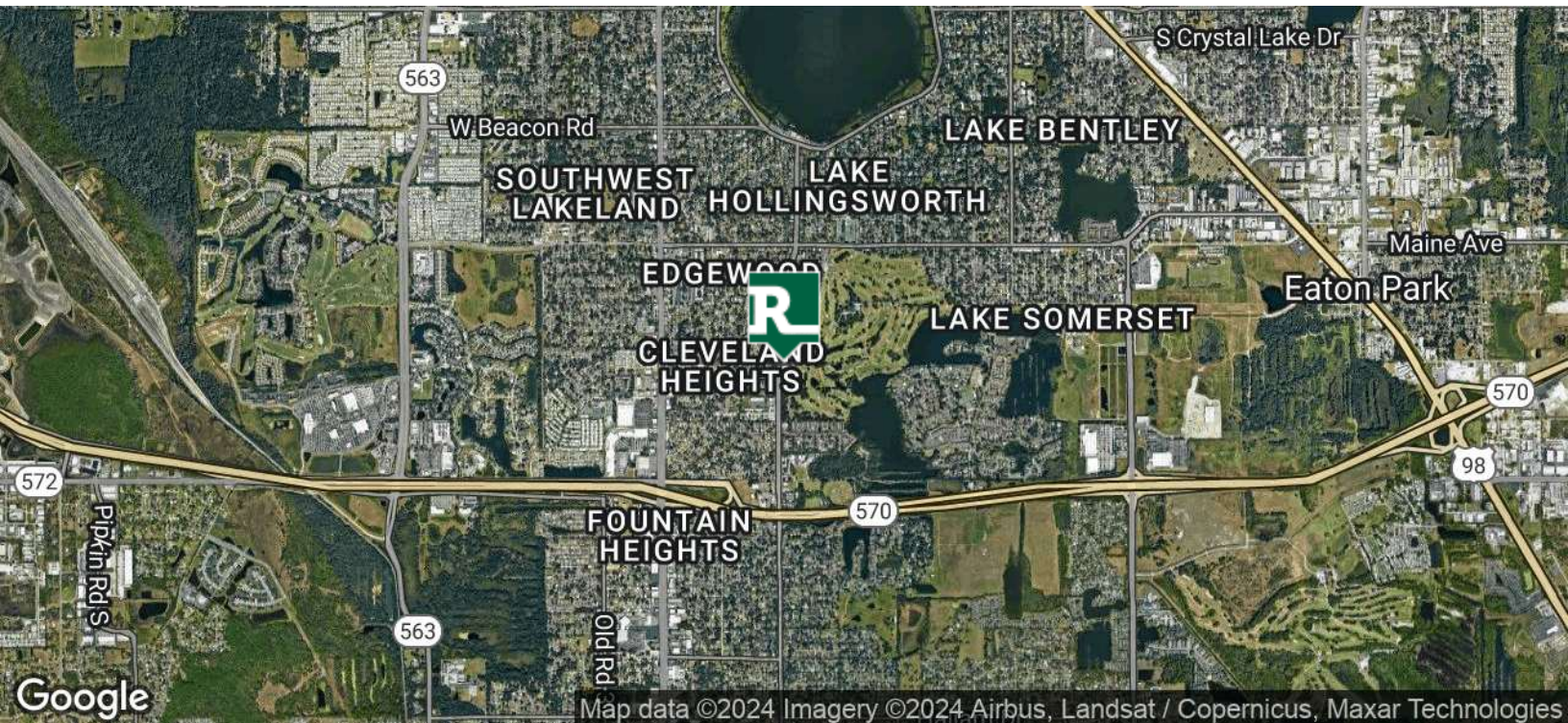
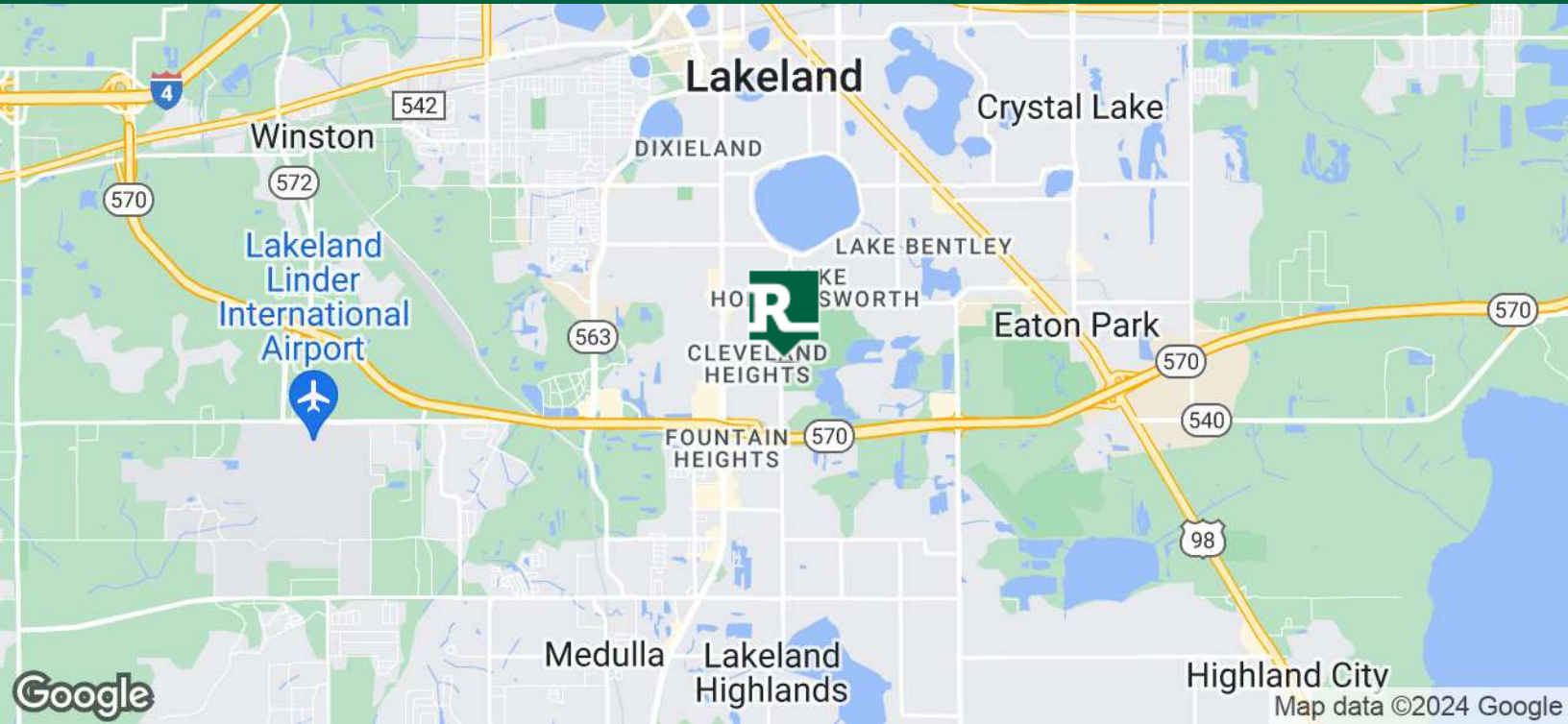
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LOCATION MAP



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LOCATION OVERVIEW



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.



CLEVELAND HEIGHTS GOLF COURSE

Votes Best Golf Course several times in the last few years, the golf course is a 27 hole municipal facility. A full-service Pro Shop, golf instruction, practice areas and restaurant makes "The Heights" the only place you need for golf or to enjoy some good food and drinks with family and friends.

The 1916 Irish Pub restaurant on site is open seven days a week and most holidays at 11:00 a.m. With lunch prices as low as \$7.99 and a wide selection of beverages, the pub is a great choice when you're hungry, thirsty, or just want a little social time with friends. Beverages range from soft drinks to craft beers and cocktails, all the way to traditional Irish beers and whiskey.



BEERMAN FAMILY TENNIS COMPLEX, PLAYGROUND AND TRAIL

The Beerman Family Tennis Complex has 18 lighted hard surface tennis courts and two (2) three-wall racquetball courts.

The playground offers jumping, running, sliding & climbing for kids with varying abilities & disabilities.

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AERIAL PHOTOS



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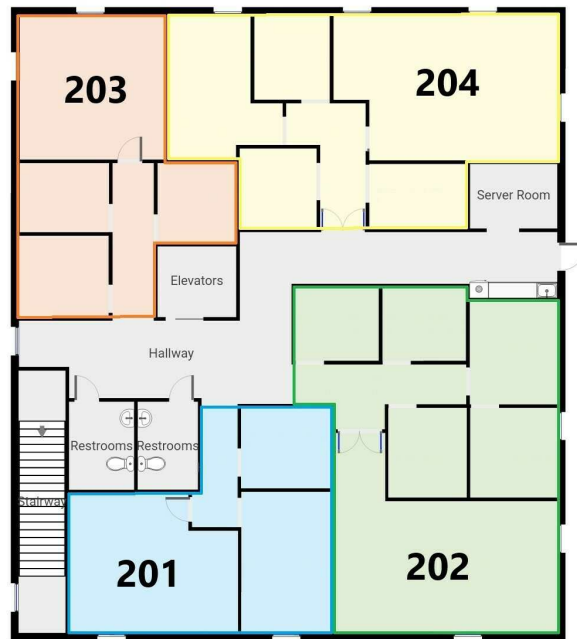
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FLOOR PLAN



1st Floor



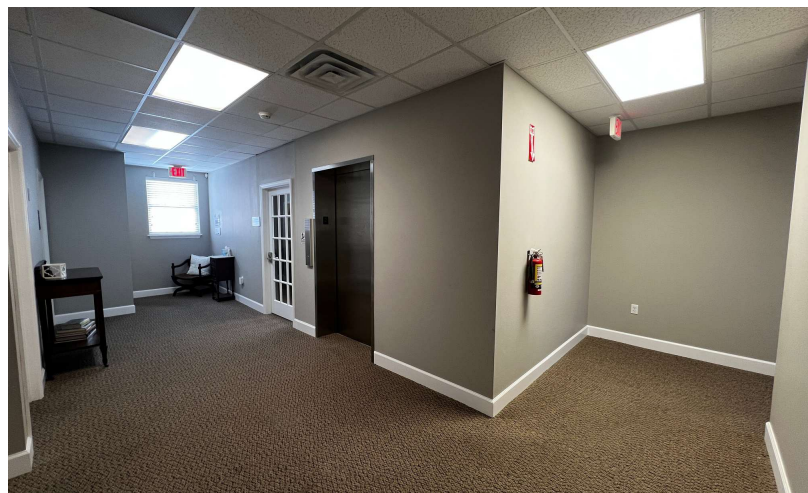
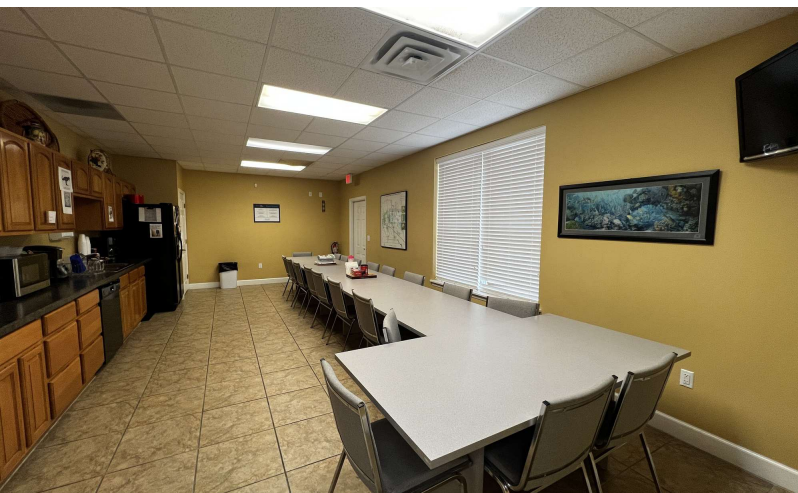
Dimensions are approximate

2nd Floor

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ADDITIONAL PHOTOS

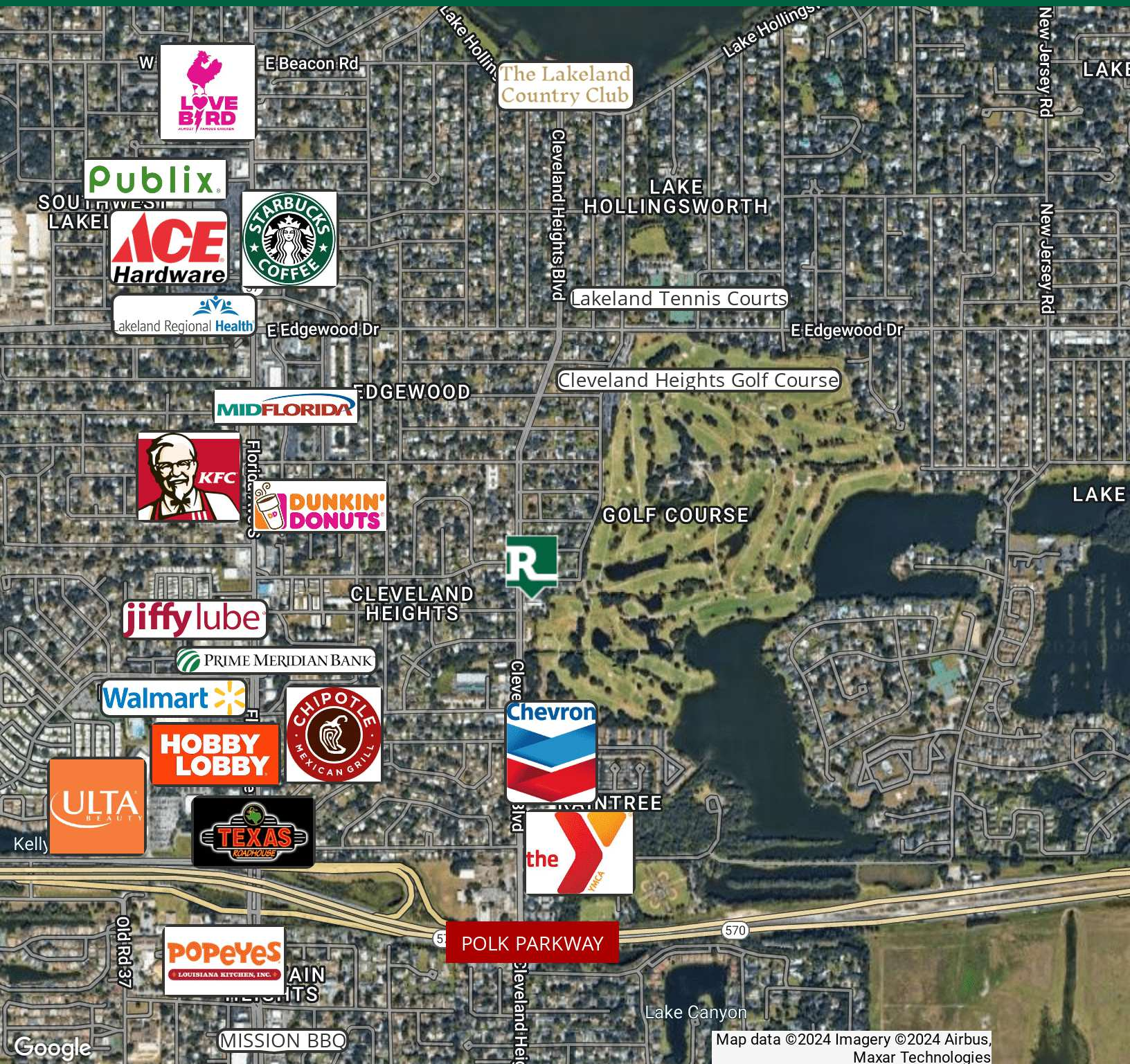


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RETAILER MAP



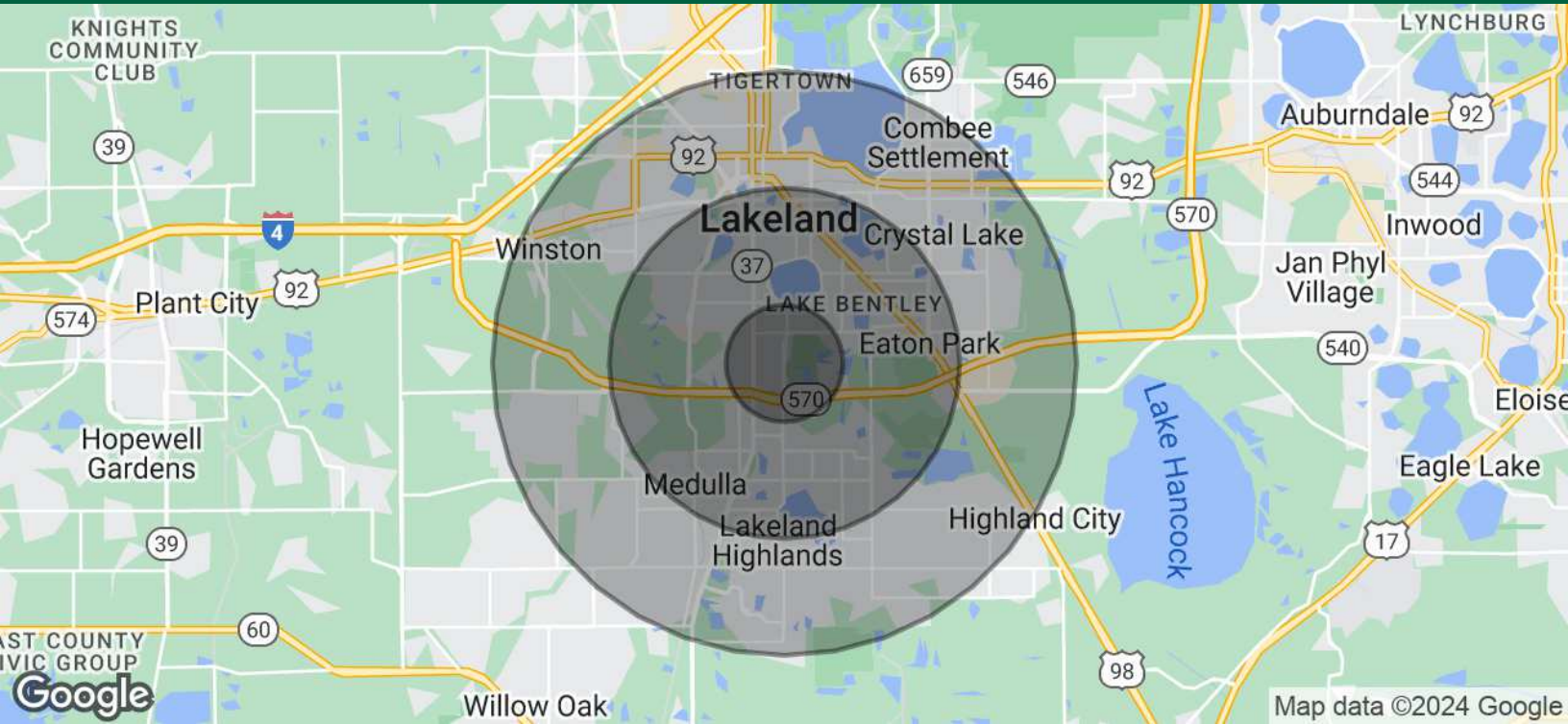
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DEMOGRAPHICS MAP & REPORT



POPULATION

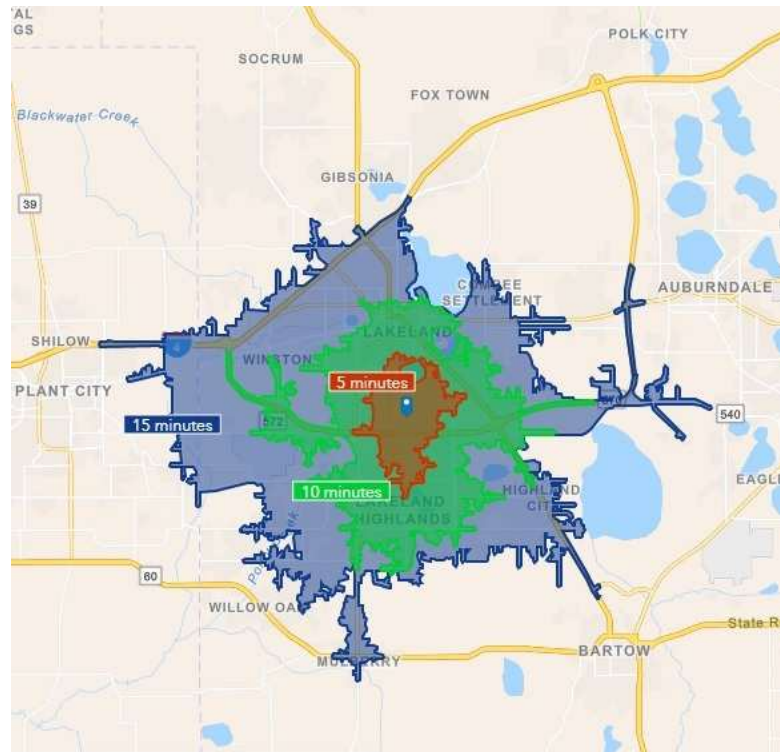
	1 MILE	3 MILES	5 MILES
Total Population	8,743	65,175	136,617
Average Age	40.7	39.6	38.5
Average Age (Male)	39.5	38.2	36.6
Average Age (Female)	41.2	40.4	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,733	26,789	53,303
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$66,943	\$66,676	\$63,699
Average House Value	\$212,950	\$207,806	\$192,906

TRAFFIC COUNTS

Cleveland Heights Blvd	16,700/day
2020 American Community Survey (ACS)	



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ADVISOR BIO



ALEX DELANNOY, MICP

Vice President of Brokerage

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Direct: **863.686.3173** | Cell: **863.250.2502**

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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