



PROPERTY DESCRIPTION

Waller Plaza is a 19,210 SF retail center located on South Florida Ave within minutes of Downtown. Current C-2 zoning with high traffic area with 23,500 AADT, monument signage and 90 parking spaces on 1.64+ acres. Total of 90 parking spaces.

Suite 4 has a total of 2,078 SF with 2 private offices, 1 large area/conference room, a large reception with front desk area, breakroom, 2 restrooms and storage. The space has high ceiling, with signage available on the building and monument sign.

Very walkable area with lunch restaurants, coffee, post office and services blocks away. 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 in Lakeland.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,078 SF
Lot Size:	1.64 Acres
Building Size:	19,210 SF
Year Built / Renovated:	1962 / 2023
Parking:	90 Spaces
Parking Ratio:	4.69
Zoning:	C-2 (Commercial)
Traffic:	23,500 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,872	28,174	53,365
Total Population	11,108	69,309	135,865
Average HH Income	\$44,719	\$53,050	\$56,444

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CITY OF LAKELAND

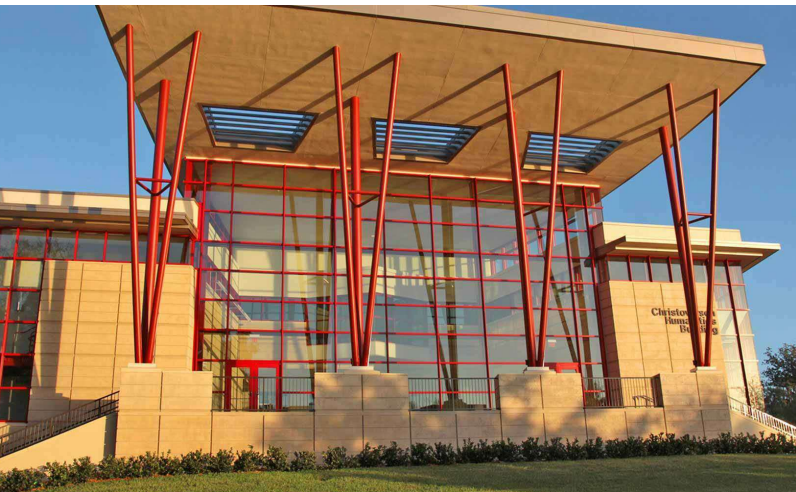
Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health 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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LEASE INFORMATION

Lease Type:	MG
Total Space:	2,078 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

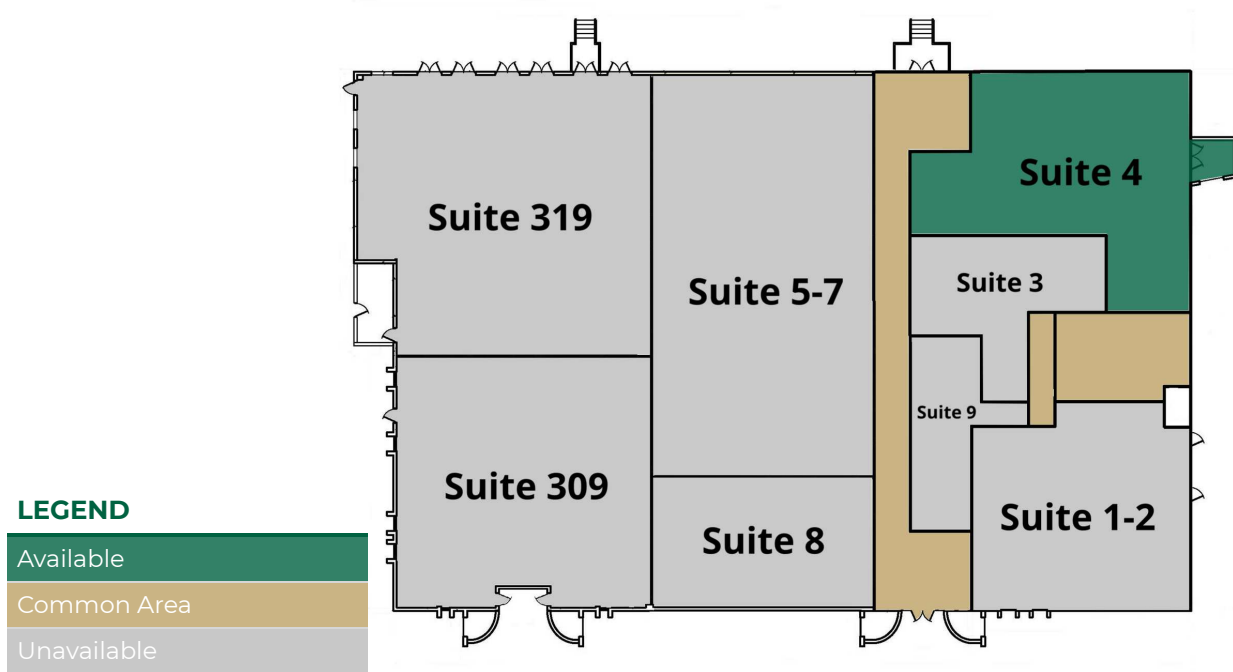
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 4	Available	2,078 SF	Modified Gross	Call 863-250-2502 for pricing	Suite 4 has a total of 2,078 SF with 2 private offices, 1 large area/conference room, a large reception with front desk area, breakroom, 2 restrooms and storage. The space has high ceiling, with signage available on the building and monument sign.

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SUITE 4

- Total of 2,078 SF
- 2 private offices
- 1 large area/conference room
- large reception with front desk area
- breakroom
- 2 restrooms
- storage
- high ceiling
- signage available on the building and monument sign.



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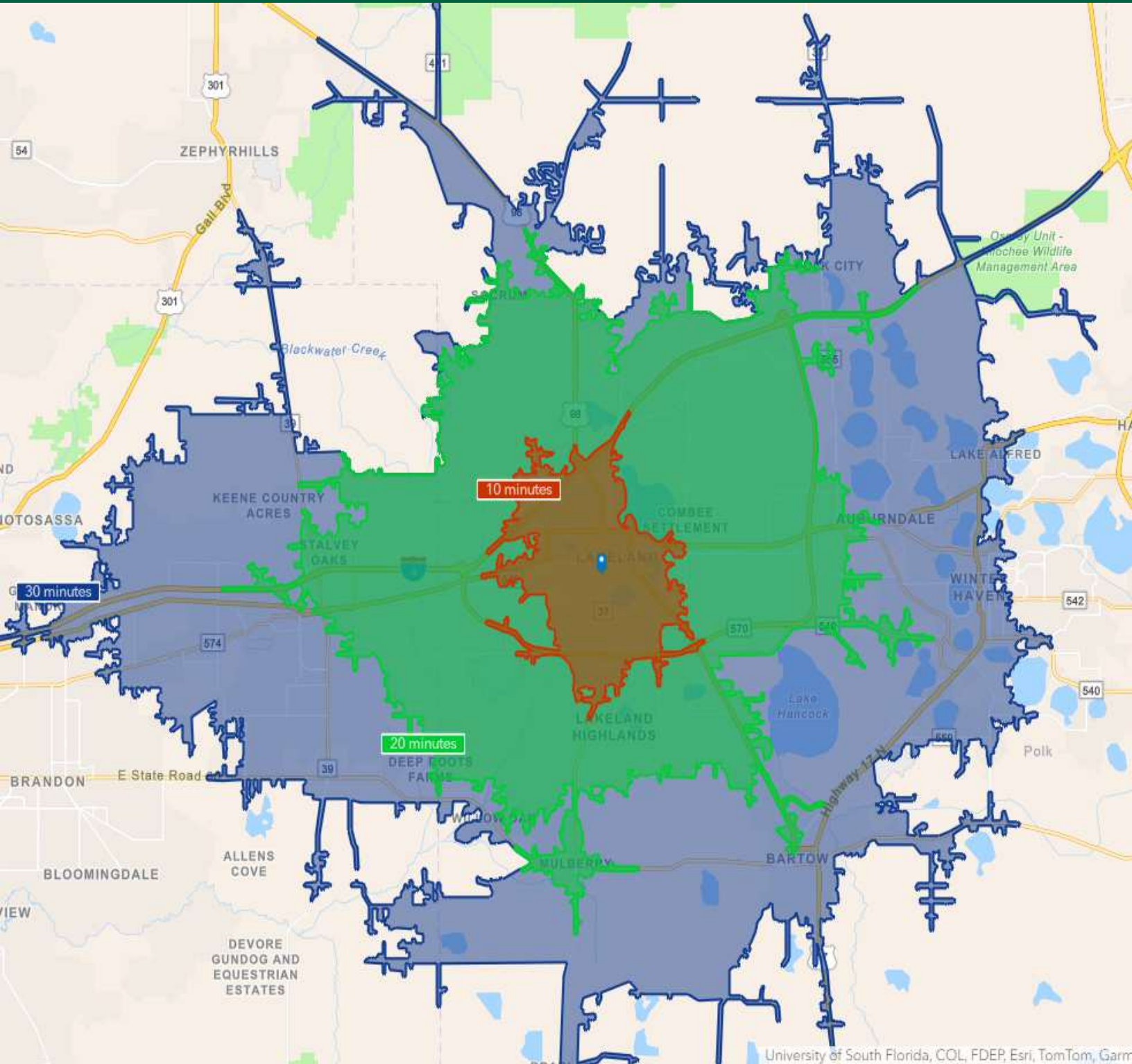


Suite 809 Floor Plan

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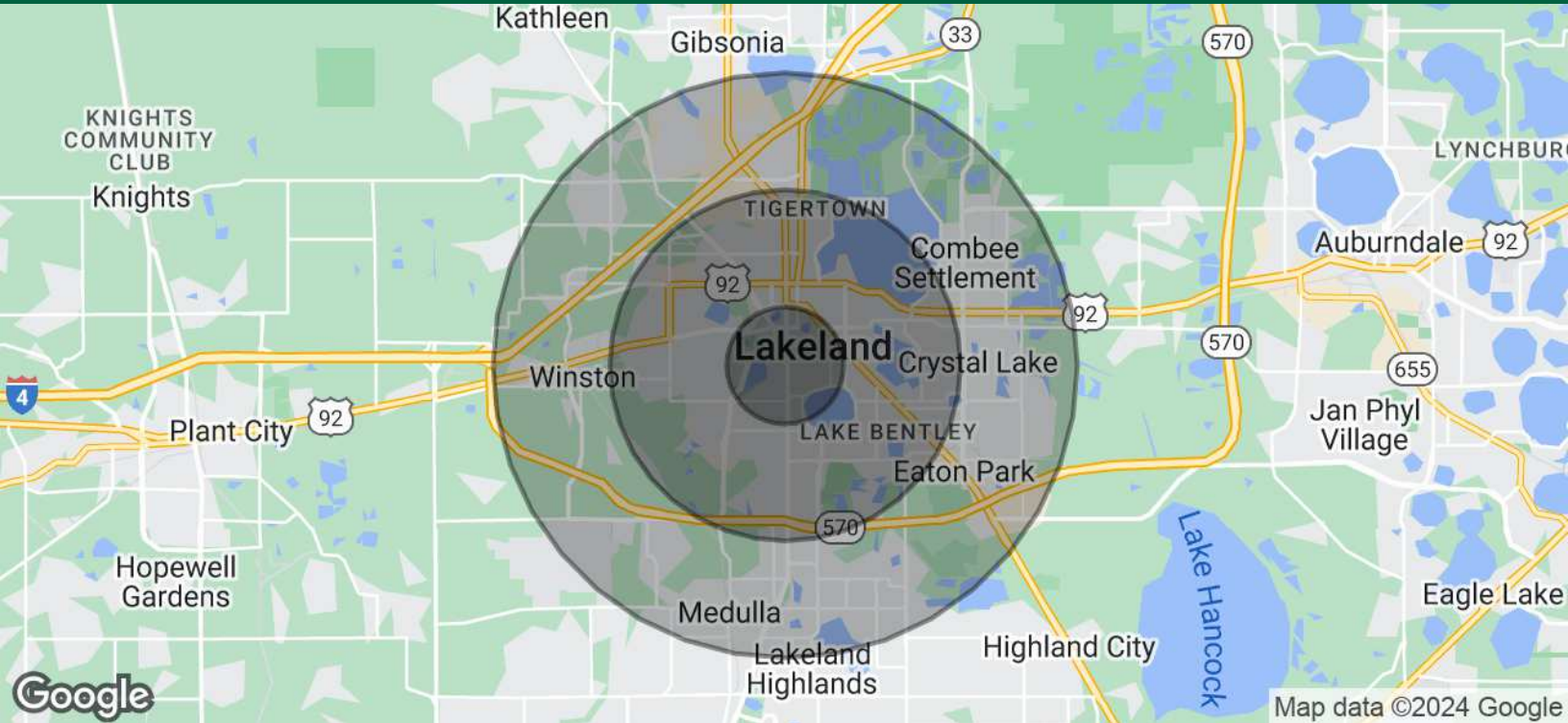


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,108	69,309	135,865
Average Age	35.4	37.8	38.2
Average Age (Male)	34.0	35.4	36.1
Average Age (Female)	36.1	39.2	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,872	28,174	53,365
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$44,719	\$53,050	\$56,444
Average House Value	\$183,713	\$165,960	\$179,446

TRAFFIC COUNTS

S Florida Ave	23,500/day
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2020 American Community Survey (ACS)

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ALEX DELANNOY

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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