



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.

Suite 102 is 2,530 SF including 2 large private offices/conference rooms, 2 open offices, large open space, 2 restrooms and a cafeteria. Signage available on the monument sign.

OFFERING SUMMARY

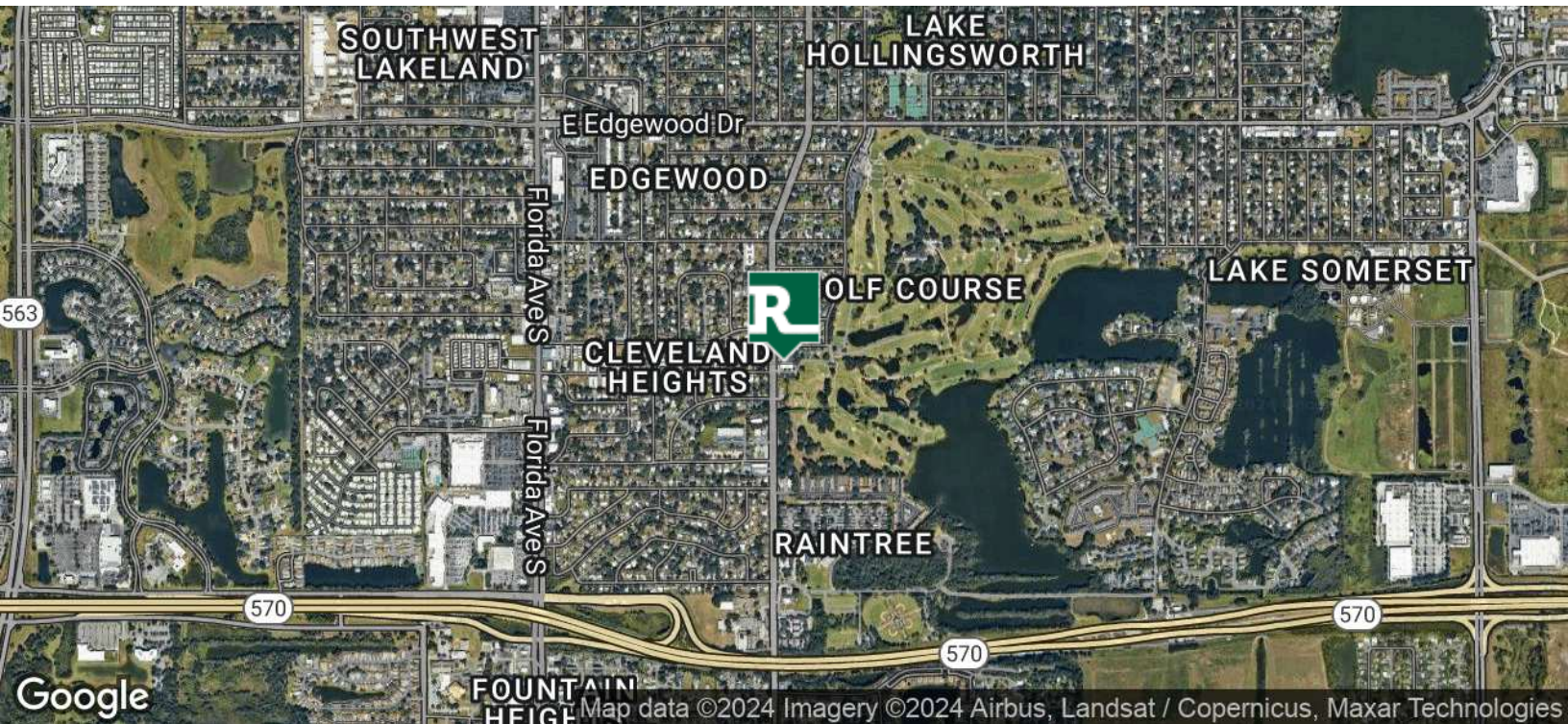
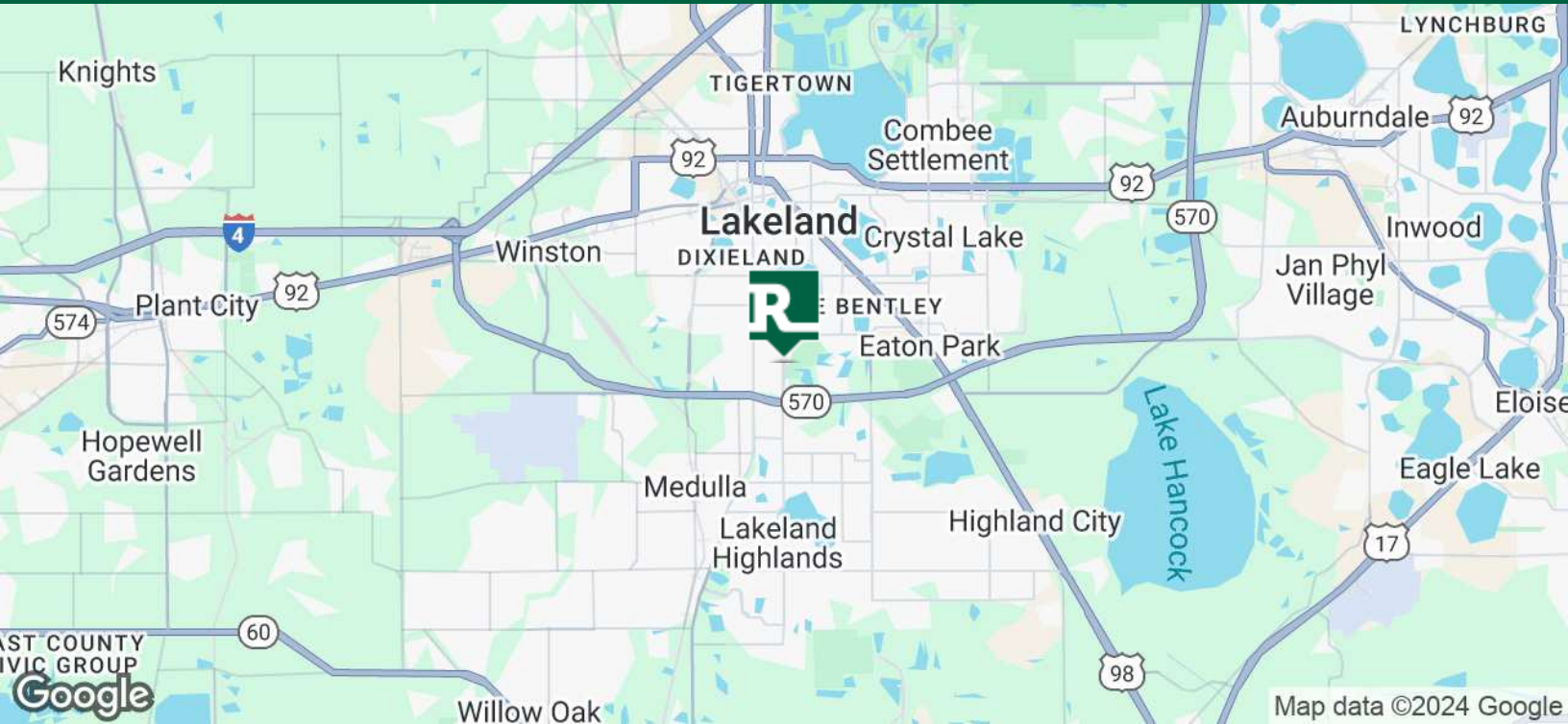
Available SF:	8,053 SF
Lot Size:	1.35 Acres
Building Size:	11,637 SF
Parking:	58 Spaces
Built / Renovated:	1982 / 2005
Signage:	Monument Sign
Zoning:	C-1
Traffic:	16,700 per day
Submarket:	Lakeland MSA

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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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 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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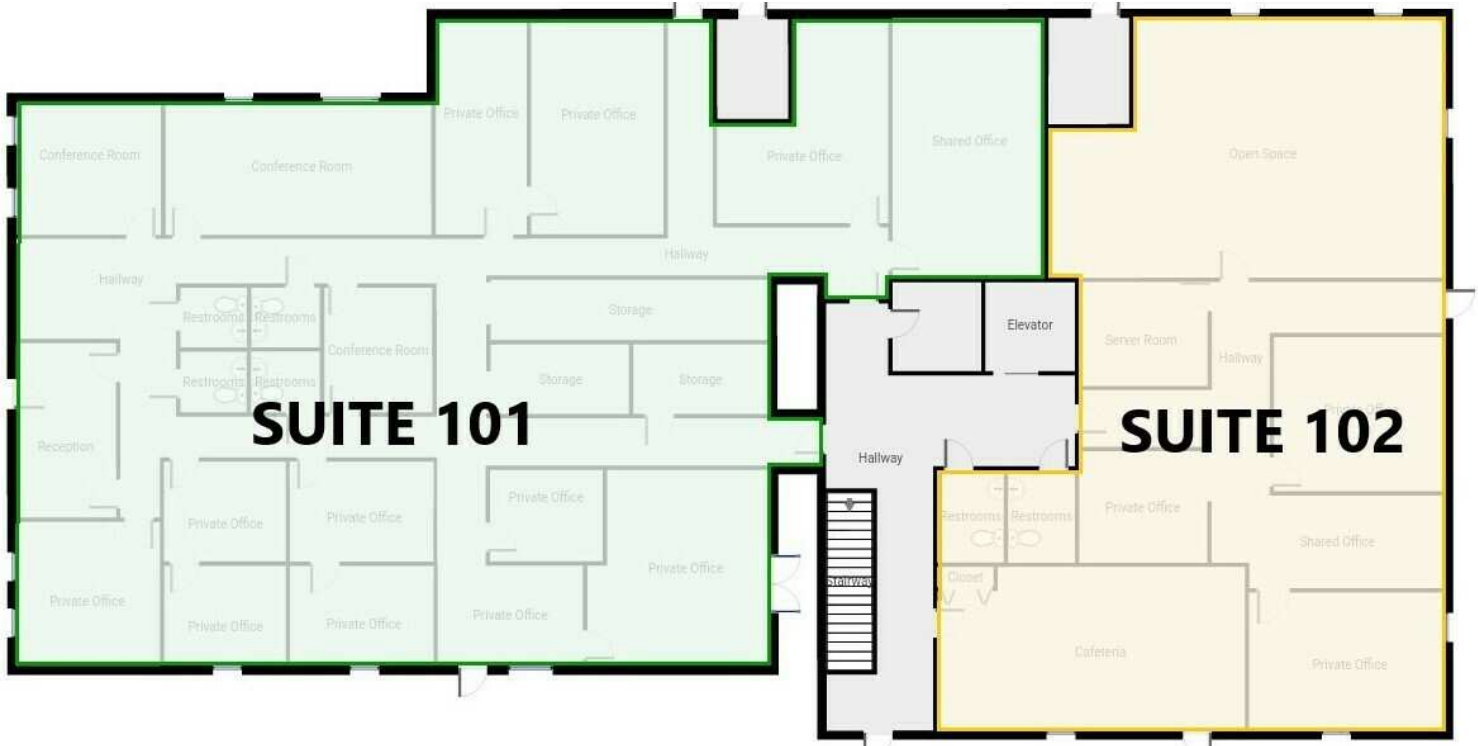
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1ST FLOOR - SUITE 3308

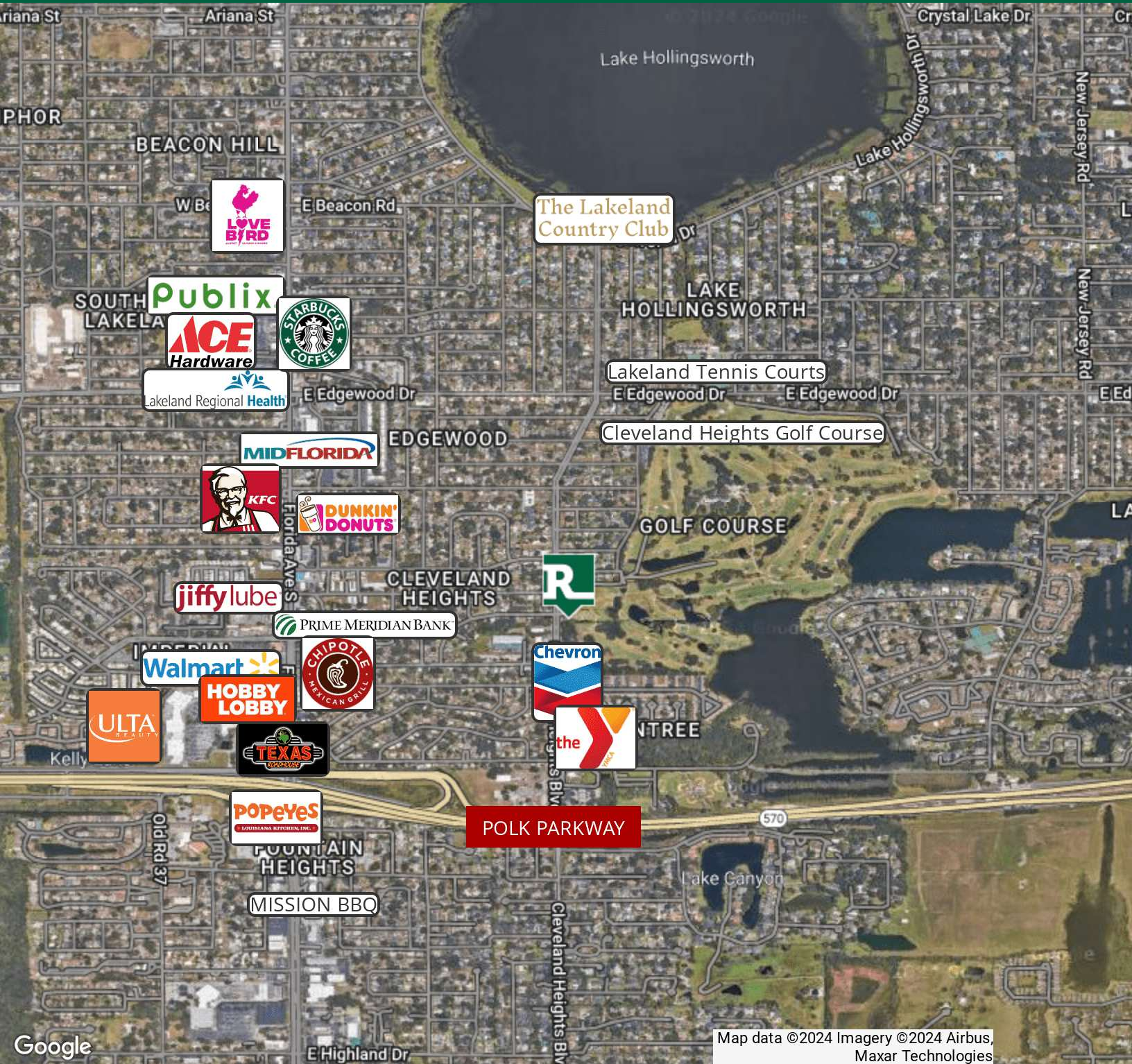
- Suite 101: 5,460 SF
- Suite 102: 2,530 SF
- Could be combined for up to 7,990 SF
- Currently set up as an attorney office
- Reception, 16+ offices with staff sections, 2 conference rooms, file room, cafeteria, 6 restrooms and more
- Updated in 2005
- Majority signage on the monument sign
- Call for pricing



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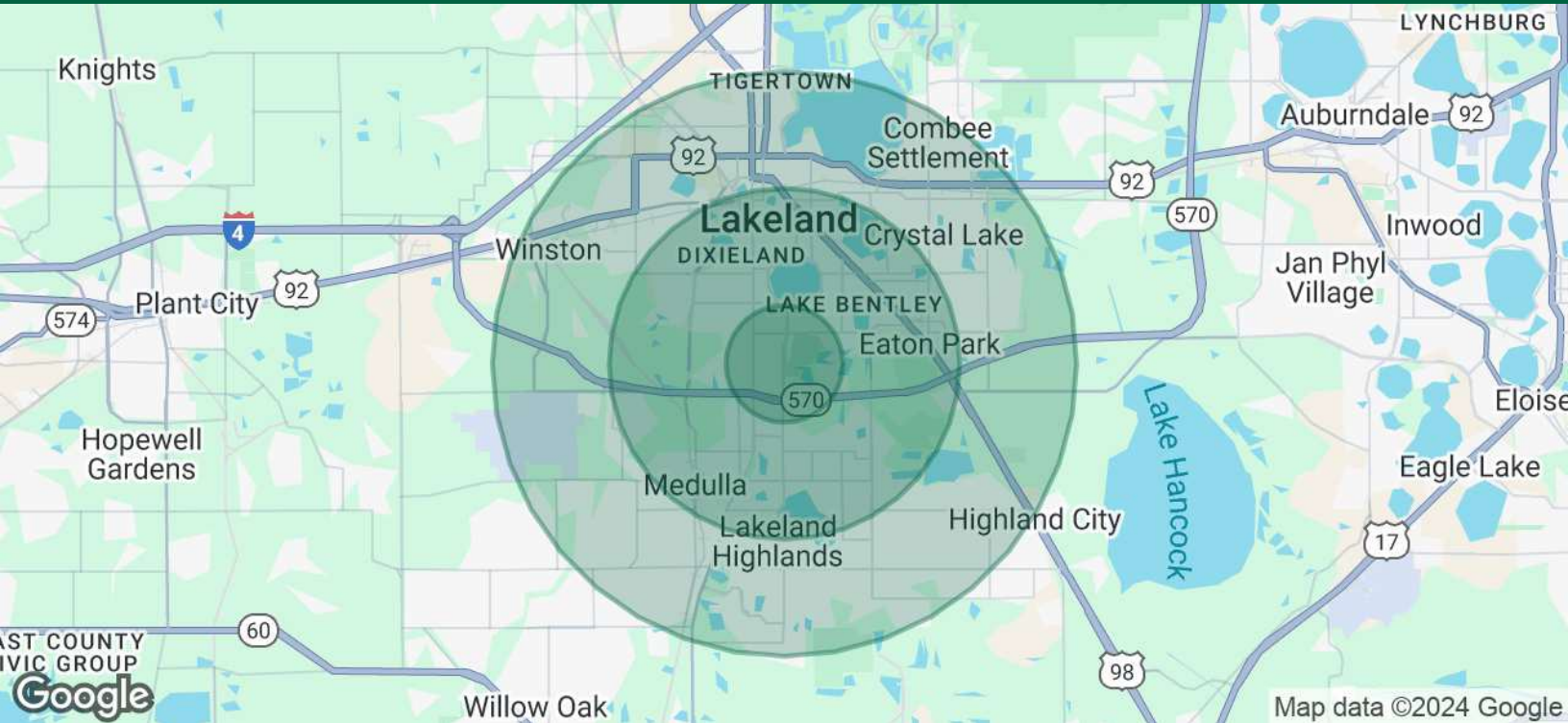
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POPULATION

	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

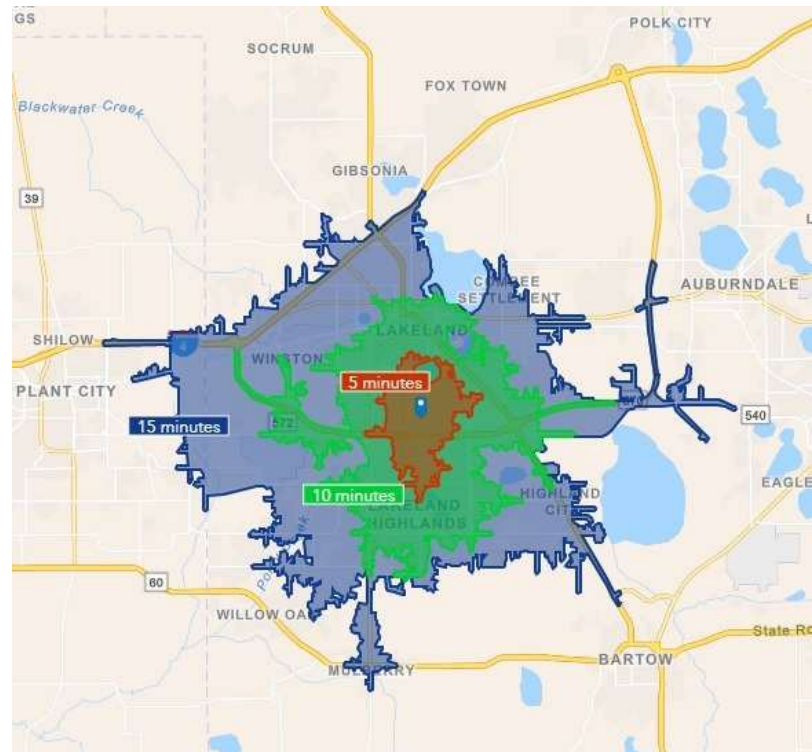
HOUSEHOLDS & INCOME

	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
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* 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

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair
Certified Commercial Investment Member Institute (CCIM), Candidate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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