

### PROPERTY DESCRIPTION

High traffic 3.22 acres site of LCC zoned parcel(s) on S Florida Ave in Lakeland, FL. The site has 36,000 cars /day on S Florida Ave with 375' of frontage, utilities on site, ingress/egress easement with driveway available, not mapped in flood zone or national wetland and located in the county (Polk). The property could be split in half for two free standing building including QSR, medical, etc, or could accommodate a 20,000+ retail plaza including drive-thru restaurant.

The current land use allows retail, drive-thru QSR, retail outdoor sales, restaurant sit-down, multifamily, car wash, commercial vehicle parking, childcare, heavy machinery equipment sales and services, general manufacturing, motor freight terminal, office, personal service, self-storage, vehicle recovery service, auto body, vehicle repair, leasing and sales, warehousing/distribution and more. Refer to the County Land Use Table for more information.

Property is located in the growing city of Lakeland, FL on the main corridor of S Florida Ave near Shepherd Rd, Hwy 60, 540A, new 264 multifamily unit across the street and Christina neighborhood within minutes.

### OFFERING SUMMARY

Sale Price:	Call 863-250-2502 for pricing
Lot Size:	3.22 Acres
Land Use:	LCC (Linear Commercial Corridor)
Frontage on S Florida Ave:	375'
Traffic:	36,000 AADT
Driveway Cut:	Available
Submarket:	Lakeland MSA

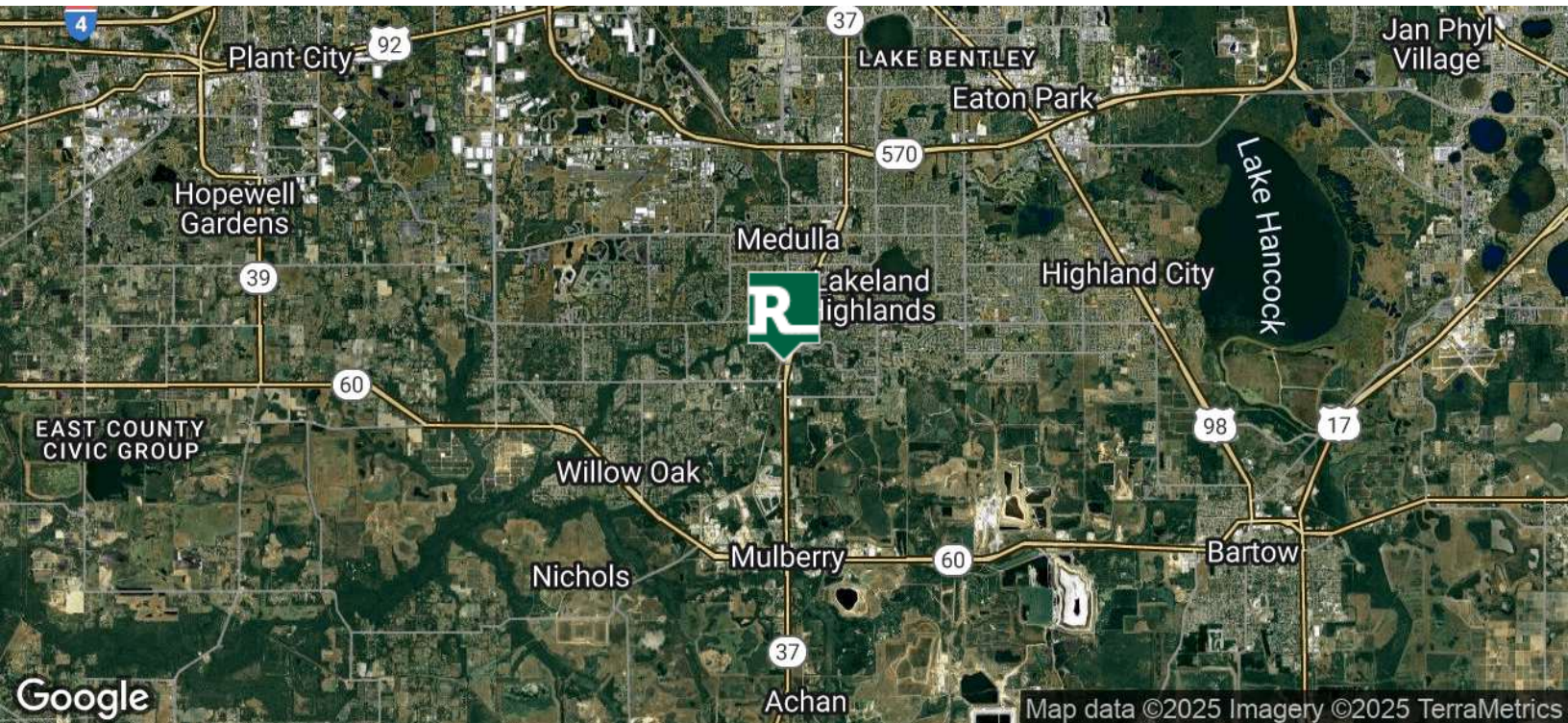
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,648	12,605	31,805
Total Population	4,635	33,538	84,291
Average HH Income	\$94,352	\$80,356	\$75,496

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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.

### RETAIL MARKET OVERVIEW

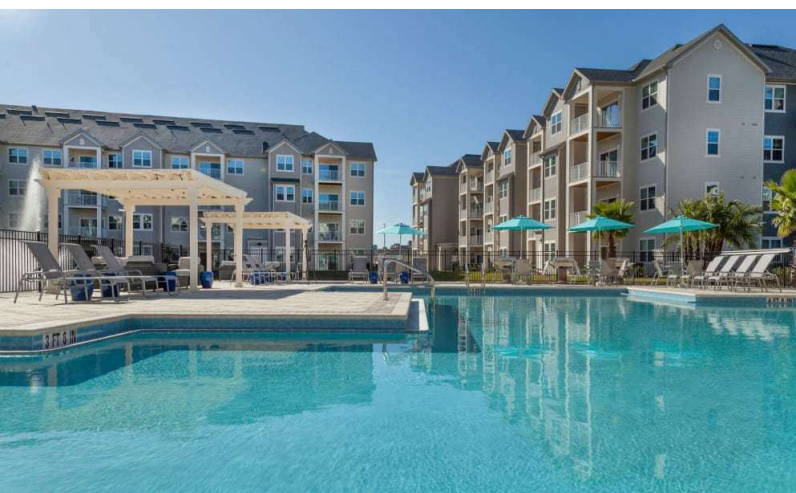
Retail rents in the Lakeland Market were rising at a 5.4% annual rate during the second quarter of 2022, and have posted an average annual gain of 2.7% over the past three years. In addition to 970,000 SF that has delivered over the past three years (a cumulative inventory expansion of 3.1%), there is 140,000 SF currently underway.

Vacancies in the metro were somewhat below the 10-year average as of 2022Q2, and trended slightly down over the past four quarters.

Employment in the metro was recently increasing at an annual rate of 4.2%, or a gain of about 11,000 jobs. While a positive result, this does represent the weakest rate of job creation in the past twelve months, which at one point was as high as 8.5%.

### LAKELAND QUICK FACTS:

- #1 TOP CITIES TO BUY A HOME
- #1 FASTEST GROWING CITY IN US
- #7 BEST PLACE TO MOVE IN THE US
- #1 BEST PLACE TO START A BUSINESS
- #10 MID-SIZED METRO JOB GROWTH
- #61 BEST PLACES TO LIVE IN THE US
- #8 BEST MANUFACTURING JOBS



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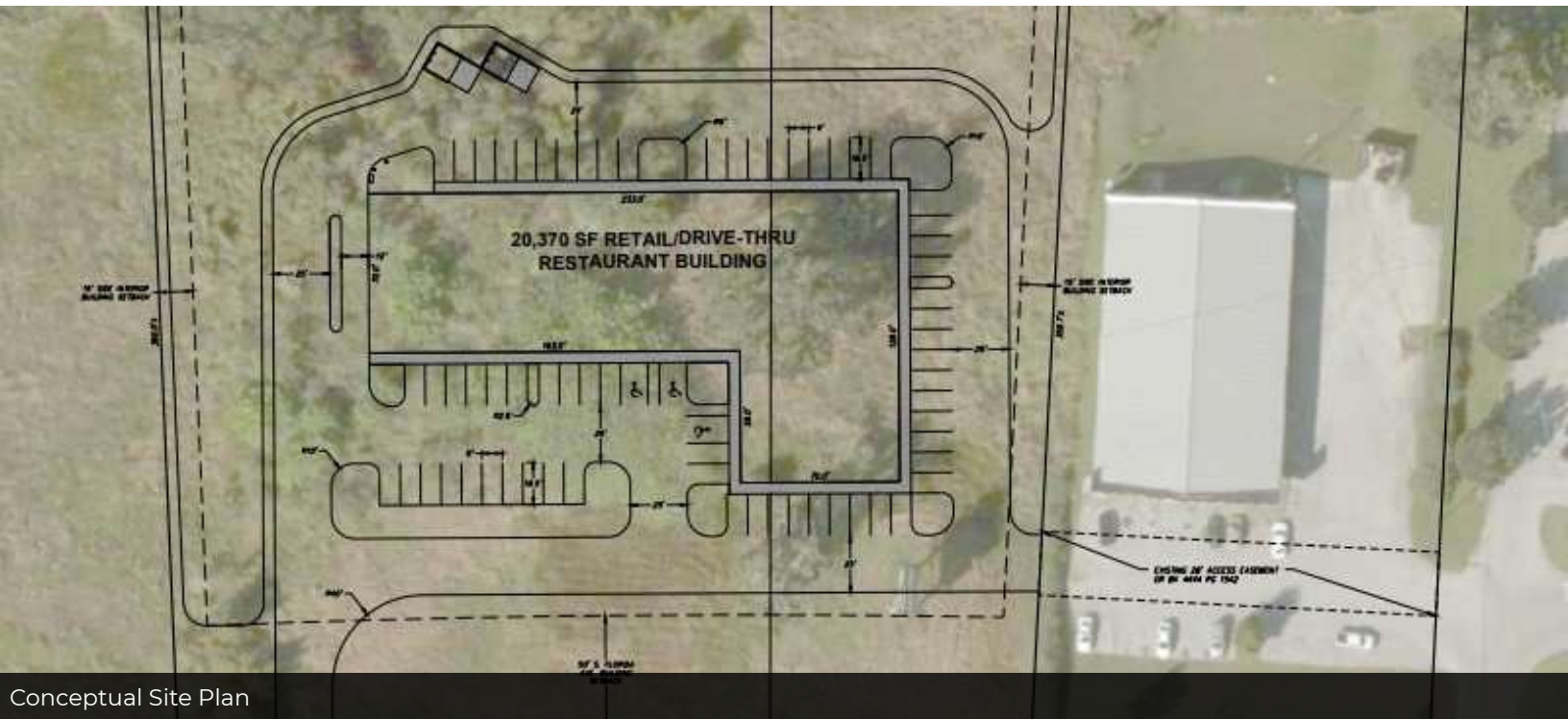
### Land Use and Zoning

#### Future Land Use 2030

- MU
- IAC
- CITY
- LAKES
- CC - Convenience Center
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- TC - Town Center
- RAC - Regional Activity Center
- HIC - High-Impact Commercial Centers
- TCC - Tourism Commercial Centers
- LCC - Linear Commercial Corridor**
- CE - Commercial Enclave
- OC - Office Center
- EC - Employment Center
- BPC-1 - Business Park Center
- BPC-2 Business Park Center
- IND - Industrial



Land Use is LCC (Linear Commercial Corridor)



Conceptual Site Plan

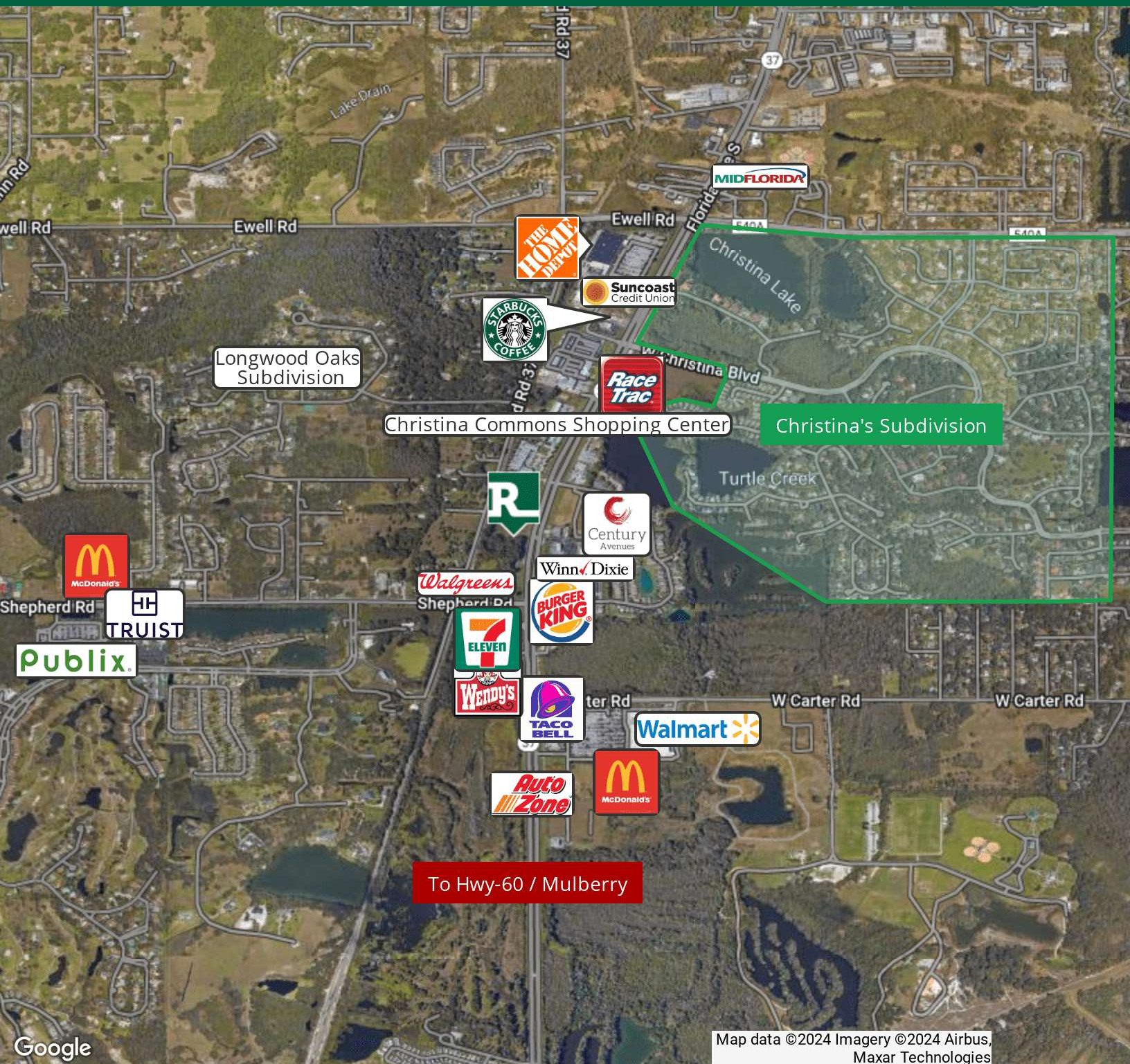
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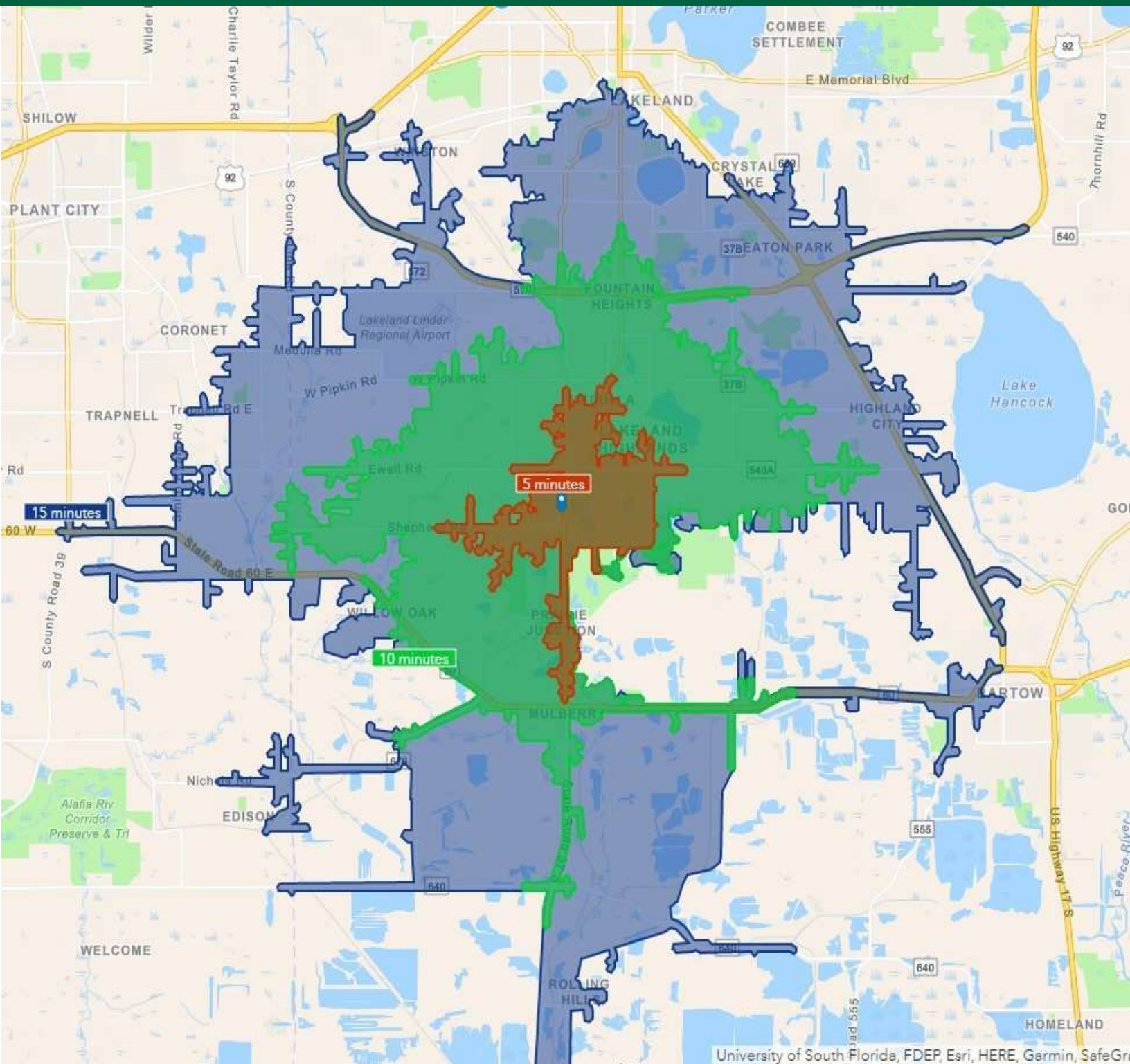
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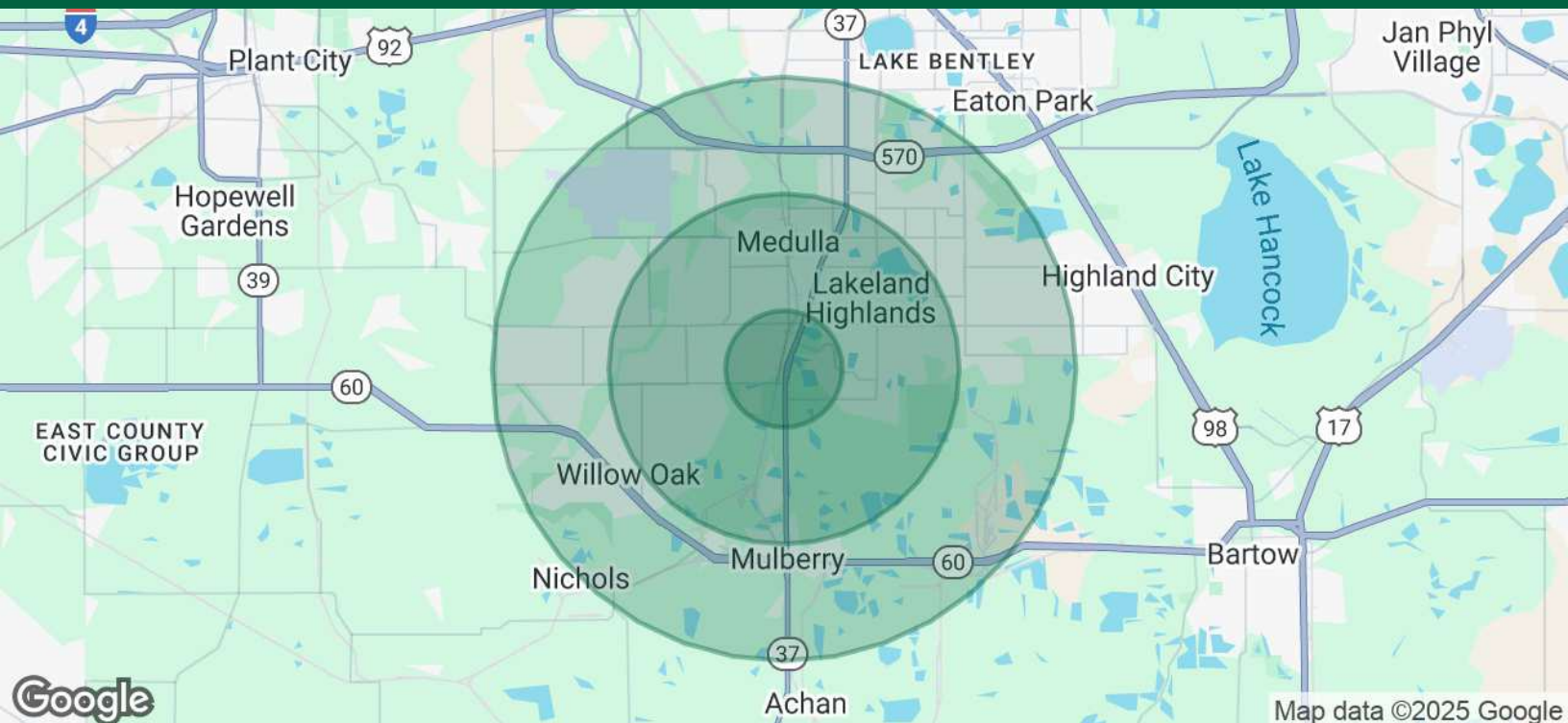


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,635	33,538	84,291
Average Age	40.7	39.1	39.3
Average Age (Male)	38.1	38.5	38.2
Average Age (Female)	42.5	40.3	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,648	12,605	31,805
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$94,352	\$80,356	\$75,496
Average House Value	\$180,465	\$212,842	\$204,714

TRAFFIC COUNTS	
S Florida Ave	38,000/day

\* Demographic data derived from 2020 ACS - US Census

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### ALEX DELANNOY, SIOR

Vice President of Brokerage

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Direct: 863.250.2502 | 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

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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