



PROPERTY DESCRIPTION

This prime property has 1,120 SF available, located on South Florida Ave, with 34,000 cars per day and located directly across the street from the Southgate & Publix shopping center. Signage available with pylon sign and building frontage, total of 19 parking spaces (3.45 / 1,000) and C-2 zoning, which allows retail, services, office, medical, studio, restaurant, and more.

Suite 2514 is 1,120 SF of retail or office space. It has a large open space with custom shelving and dedicated checkout counter, 3 private offices/rooms, kitchenette, and one restroom. Previously a clothing retailer and beauty spa, the space features "Palm Beach style" wallpaper, decorative ceiling tile, modern chandelier, sconces and retail lights.

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.

VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	Call 863-250-2502 for pricing
Available SF:	1,120 SF
Building Size:	5,513 SF
Lot Size:	0.33 Acres
Year Built / Renovated:	1960 / 2025
Parking:	19 spaces (3.45 / 1,000)
Zoning:	C-2 (Commercial)

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	52,804	118,089	185,968
Total Population	138,500	320,382	512,960
Average HH Income	\$84,228	\$88,978	\$86,462

ALEX DELANNOY, SIOR

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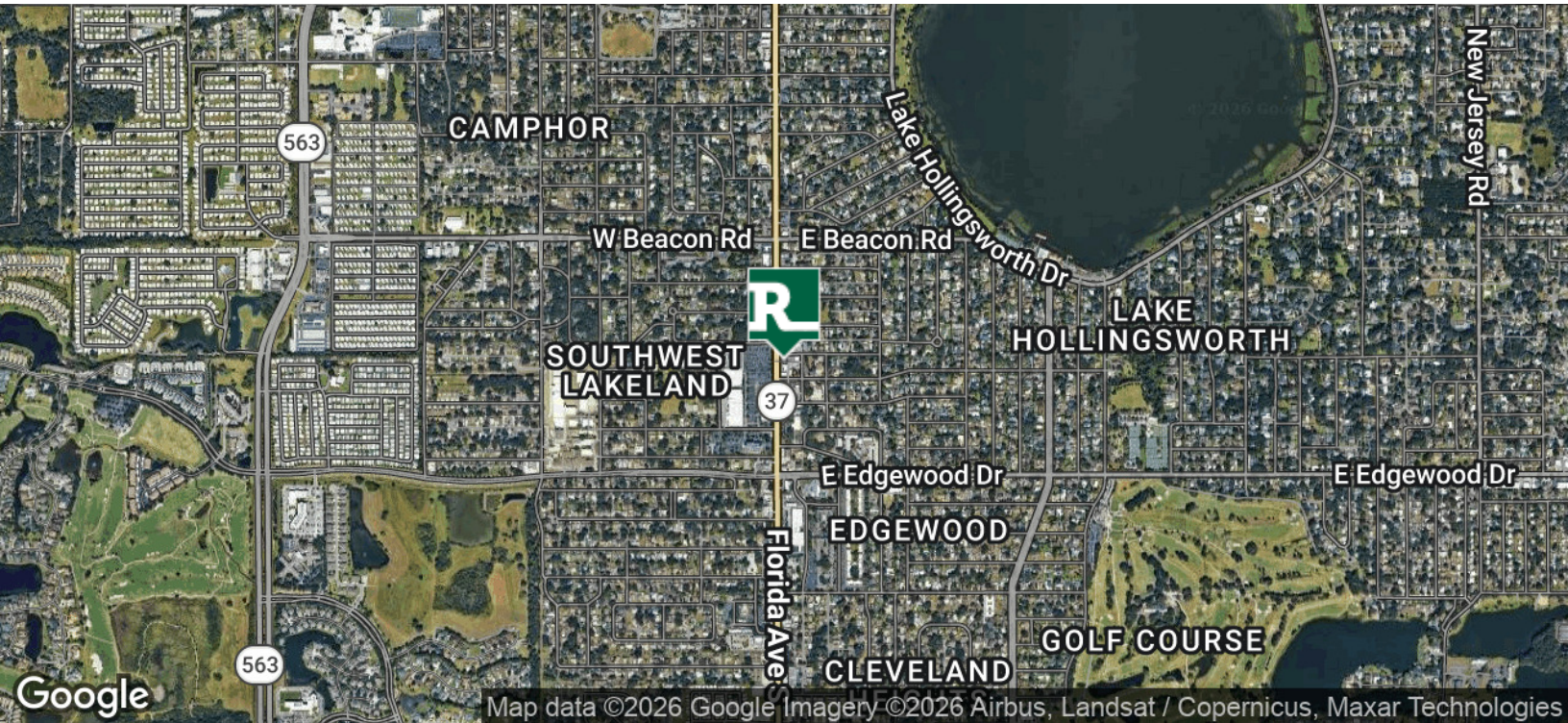
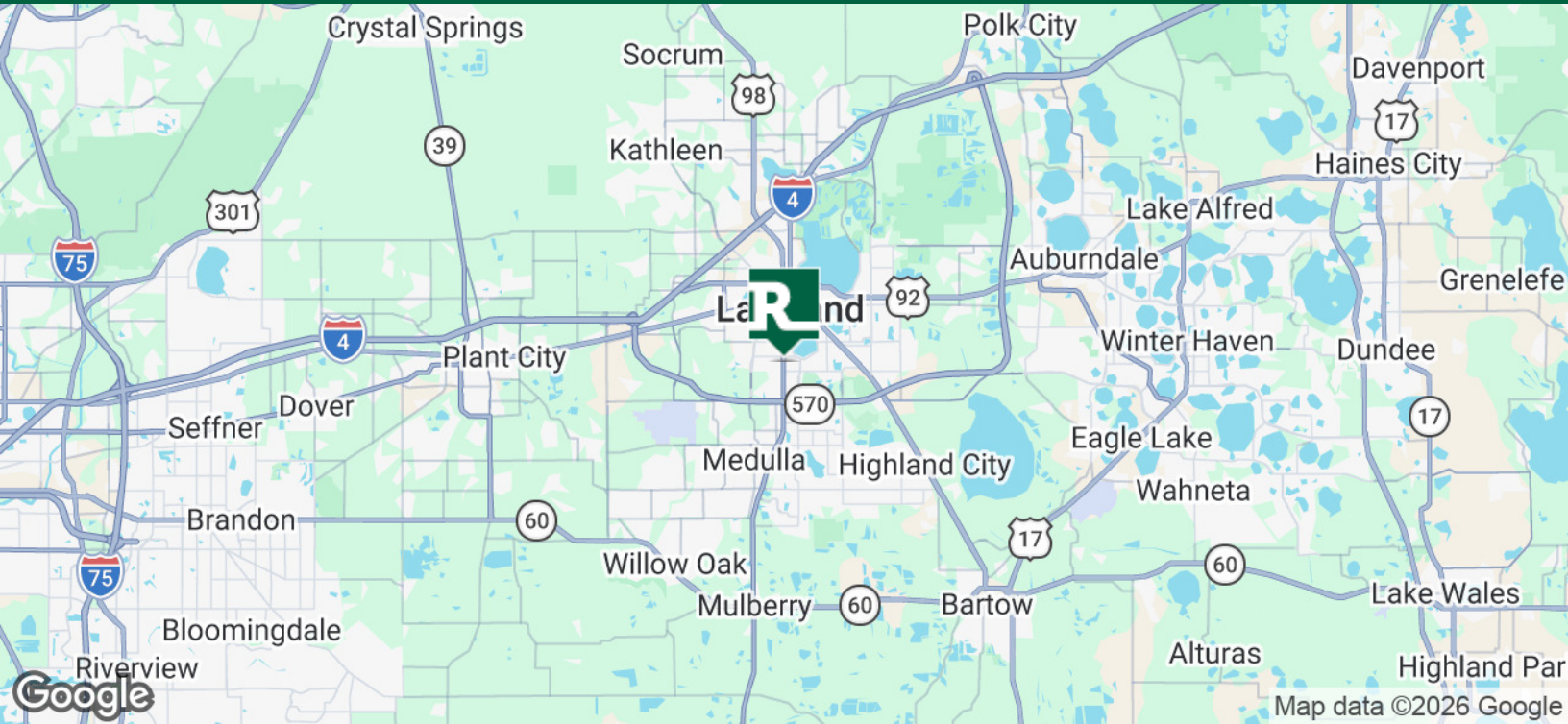
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Central Florida's
Warehouse Specialist

OFFICE / RETAIL NEAR SOUTHGATE PUBLIX
2510-2514 S FLORIDA AVE, LAKELAND, FL 33803

FOR LEASE



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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

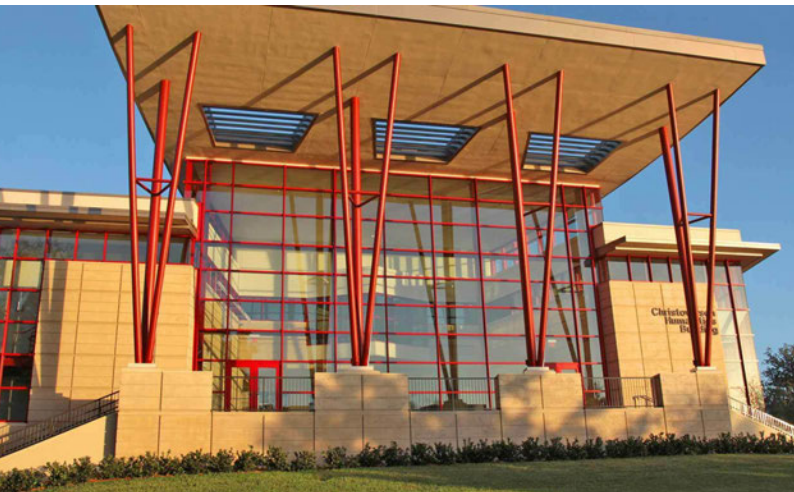
Lake Hollingsworth is a lake located near the center of the City of Lakeland, Florida. Its area is 350 acres. Lake Hollingsworth Drive and a path for biking and walking known as the Lake-To-Lake Trail are located along the entire circumference of the lake.

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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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Suite 2514	Available	1,120 SF	NNN	Suite 2514 is 1,120 SF of retail or office space. It has a large open space with custom shelving and dedicated checkout counter, 3 private offices/rooms, kitchenette, and one restroom. Previously a clothing retailer and beauty spa, the space features "Palm Beach style" wallpaper, decorative ceiling tile, modern chandelier, sconces and retail lights.

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2514 S FLORIDA AVE, LAKELAND

- 1,120 SF of retail or office space
- 1 large open space
- 3 private spaces/rooms
- Kitchenette
- Restroom

VIRTUAL TOUR



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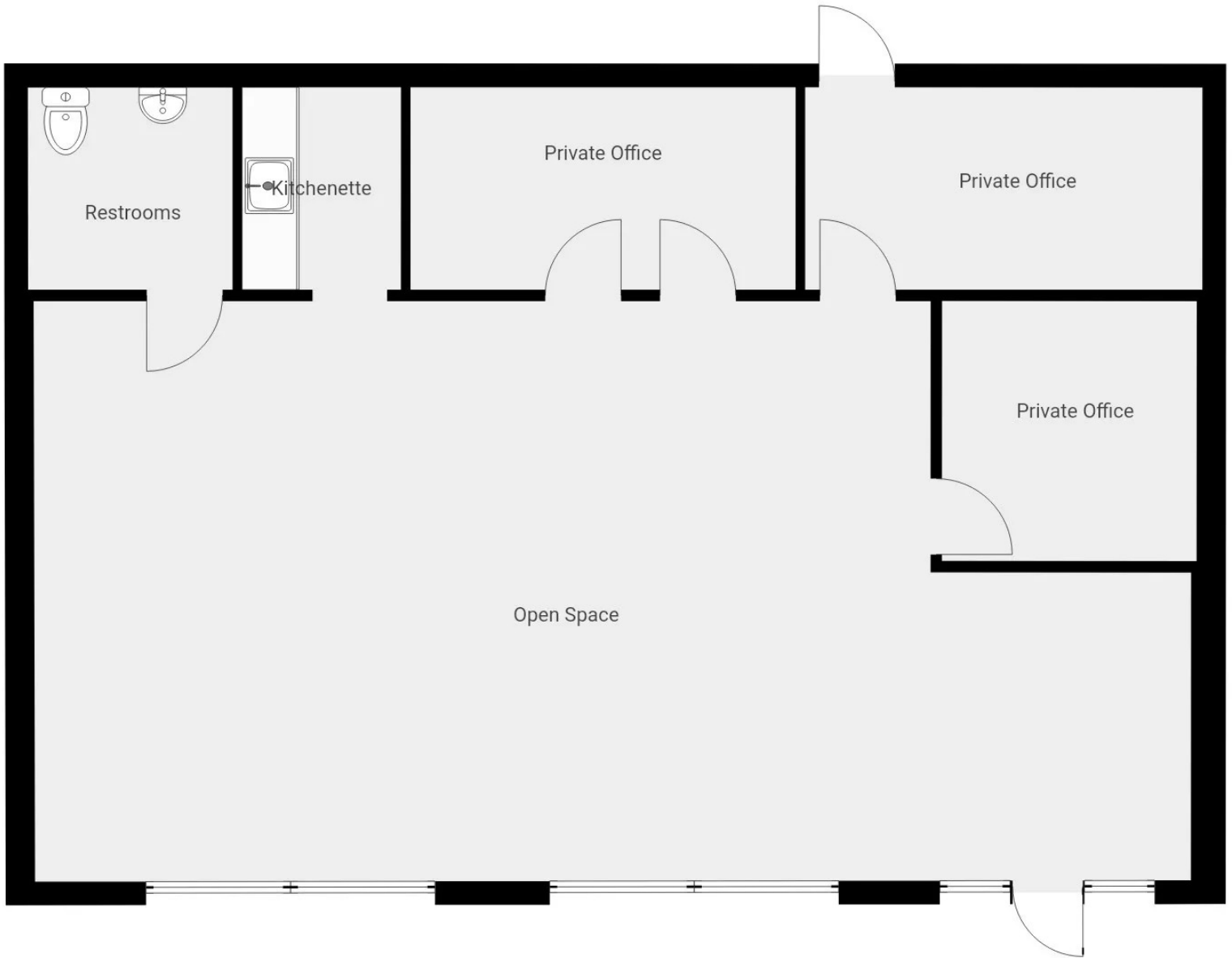
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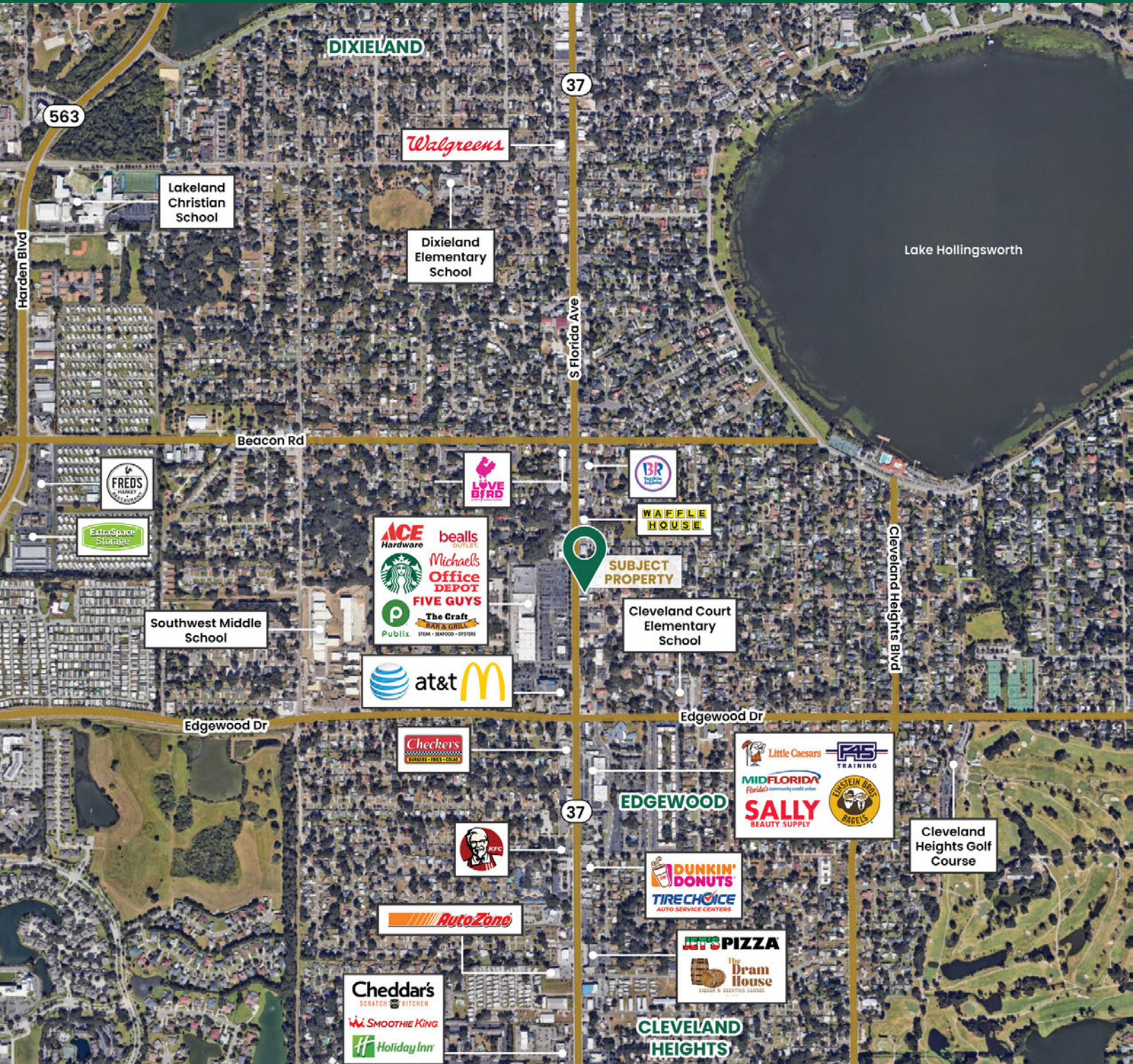
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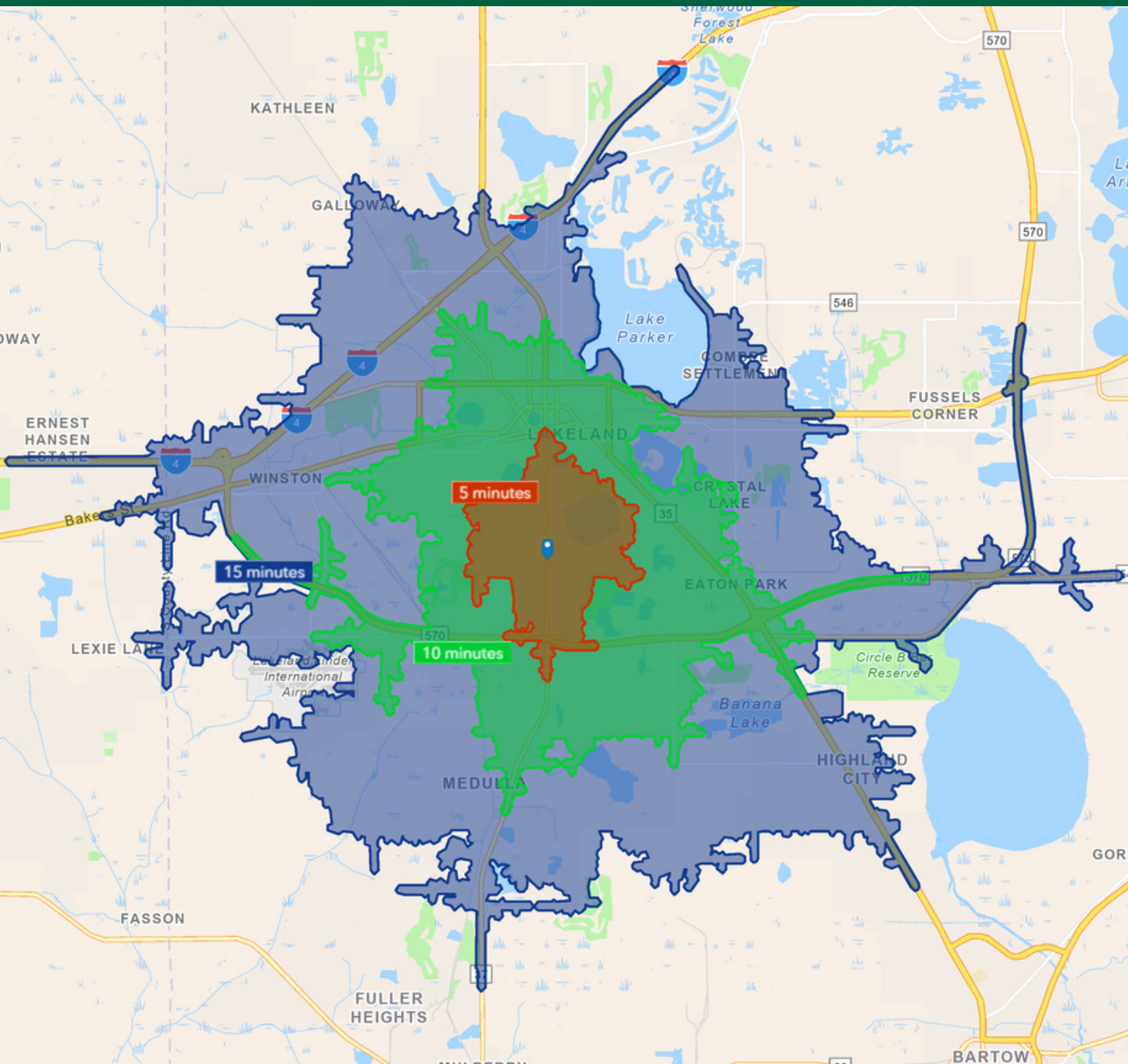
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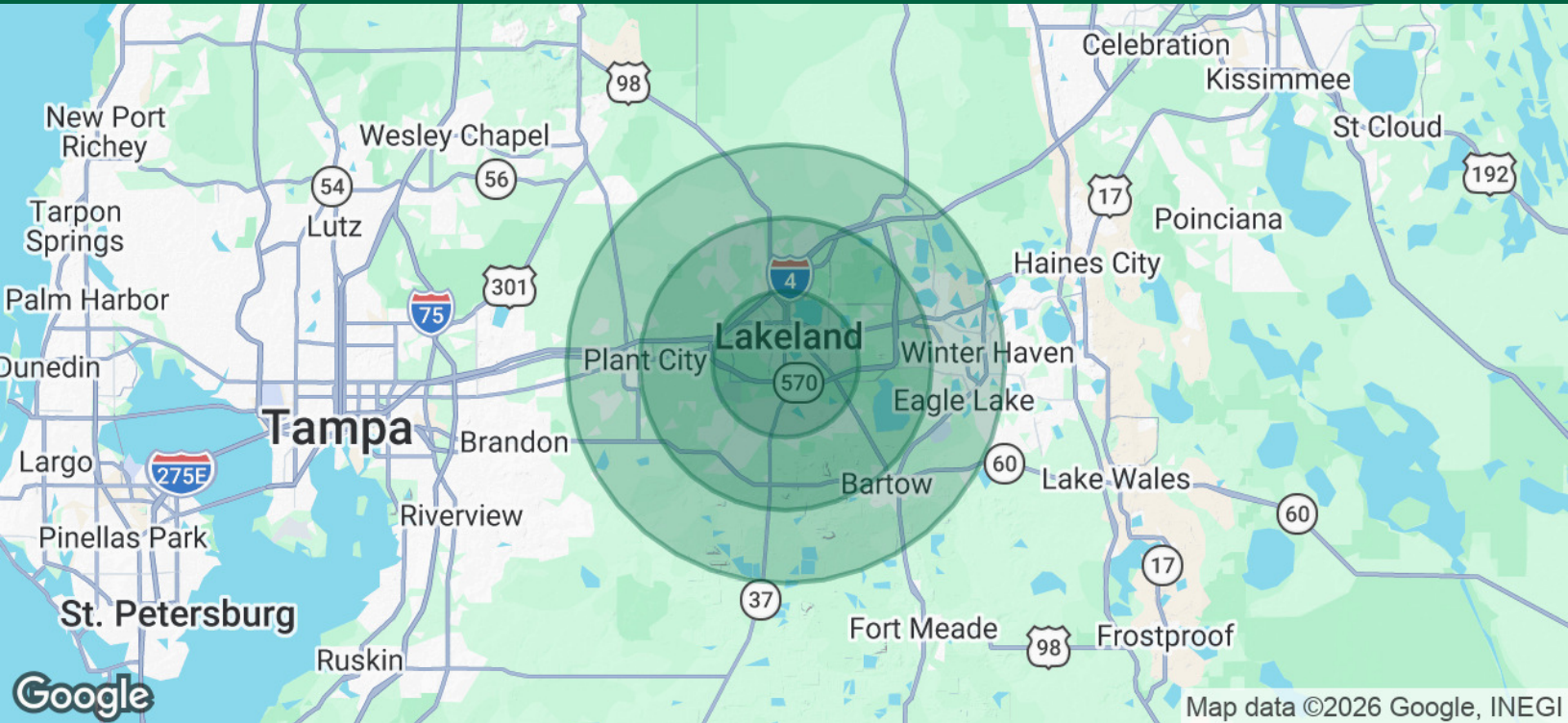
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	138,500	320,382	512,960
Average Age	39.5	39.7	39.7
Average Age (Male)	38.1	38.1	38.3
Average Age (Female)	40.7	41.1	40.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	52,804	118,089	185,968
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$84,228	\$88,978	\$86,462
Average House Value	\$241,451	\$250,516	\$243,187

TRAFFIC COUNTS	
S Florida Ave	34,000/day
2023 American Community Survey (ACS)	

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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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