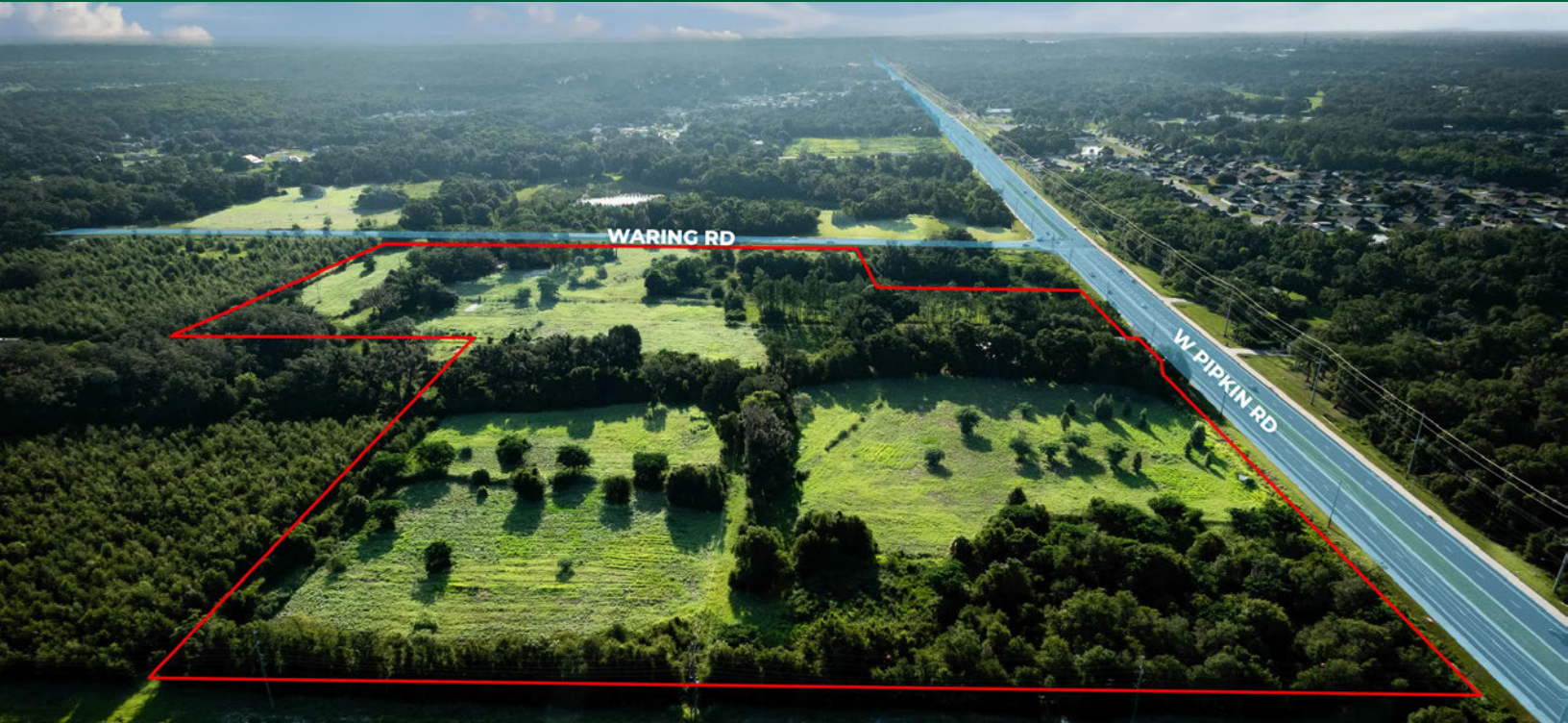




VIDEO

PROPERTY DESCRIPTION

This prime site offers 8 to 28 acres of development, located near Lakeland Linder International Airport and Polk Parkway, and provides access to above average income demographics within 5 miles, growing communities (both single family residence and multifamily), as well as being in the middle of two major corridors – County Line Rd, and S Florida Ave.

The property land use is BPC-1 (Business Park Center) which allows the following uses: office, R&D, distribution and warehousing. Other conditional uses include: self-storage facility, retail, school, convenience storage, restaurants, hotels, and commercial vehicle parking. The traffic count is 11,900 AADT on W Pipkin Rd (1,000 ft of frontage) and 8,200 AADT on Waring Rd (870 ft of frontage).

The property is located near the international airport of Lakeland, with easy access to Polk Parkway (1.7 miles), I-4 (6 miles), downtown Lakeland (6.5 miles), Lakeside Village outdoor mall (3 miles), S Florida Ave (2.4 miles), and County Line Rd (3.5 miles).

OFFERING SUMMARY

Sale Price:	Call 863-250-2502 for pricing
Lot Size:	28.067 Acres
Land Available:	From 8 acres to 28 acres
Land Use:	BPC-1 (Business Park)
Traffic Count:	11,900 AADT
Frontage on W Pipkin Rd:	1,000 ft
Frontage on Waring Rd:	870 ft
Submarket:	Lakeland MSA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,465	15,512	43,593
Total Population	4,164	40,390	114,193
Average HH Income	\$106,393	\$94,904	\$97,918

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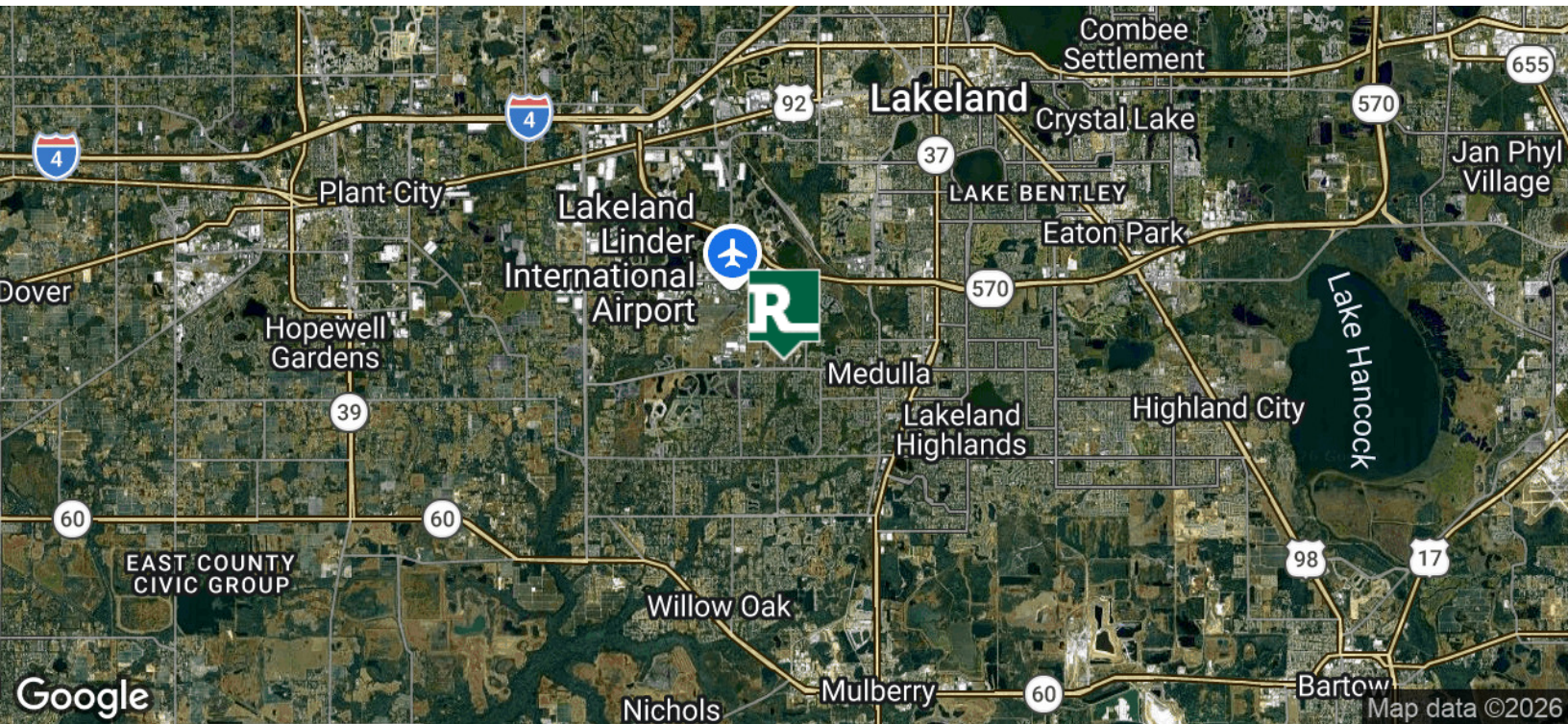
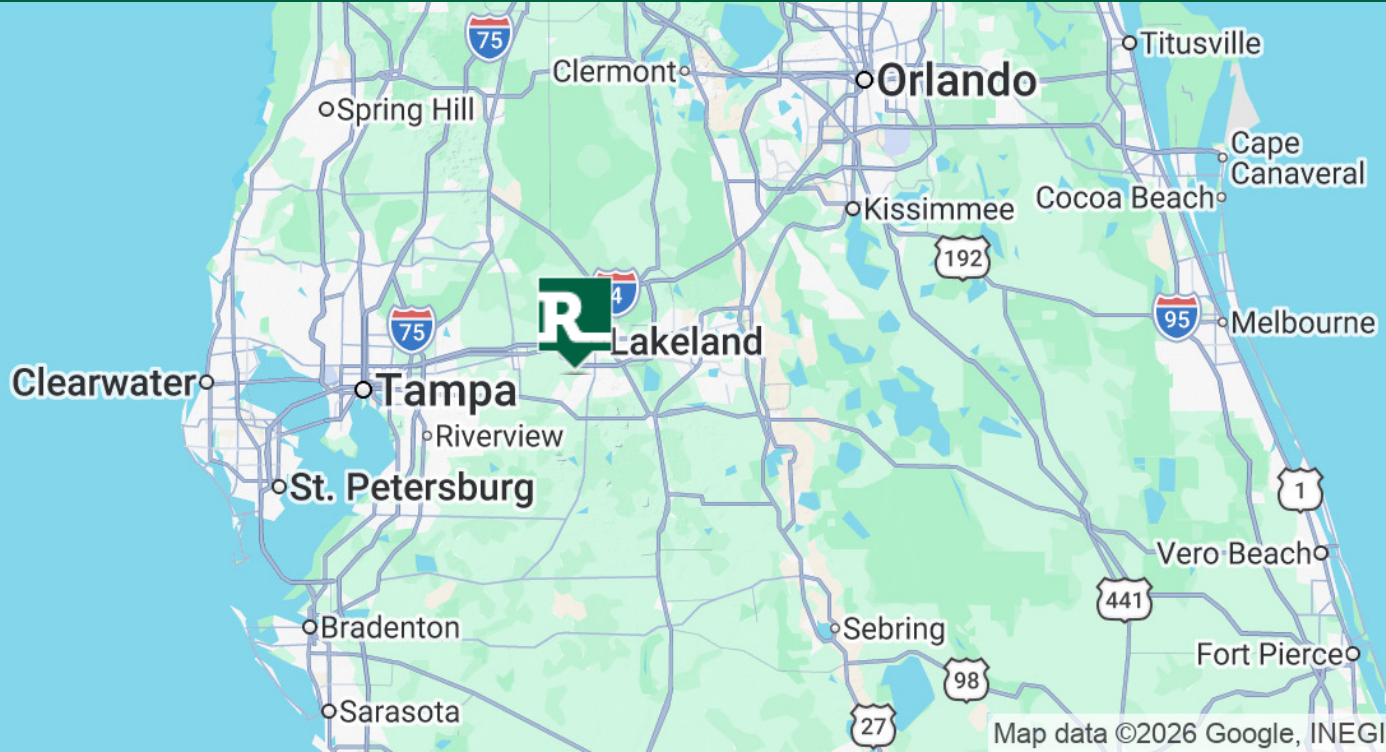
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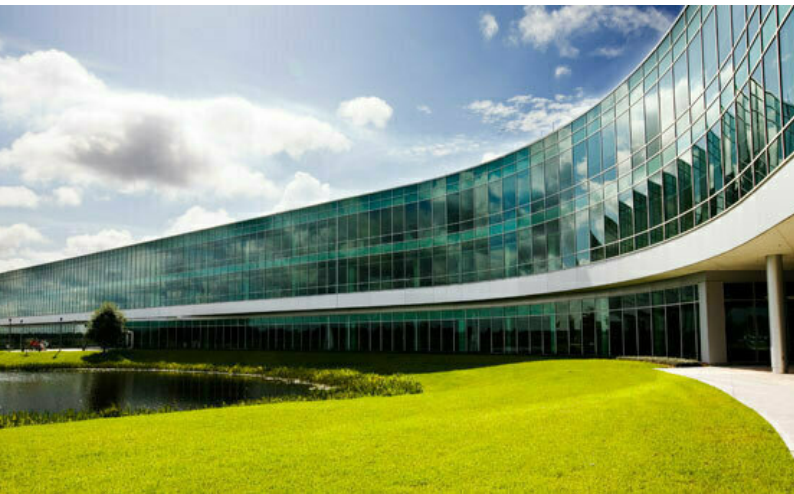
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CITY OF LAKELAND

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 geographical 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, Amazon, Florida Southern College and is the winter home to the Detroit Tigers.



LARGEST EMPLOYERS IN LAKELAND NEARBY

Headquartered within 3 miles from the subject property in Lakeland, Publix is Florida's largest private employer. In 2018, they announced it would hire 700 employees to fill their 190,000 square foot office, bringing their total employment in Lakeland to over 8,000.

On top of their current corporate offices located within a few miles of the subject property, Geico recently expanded their regional office by another 50,000 square feet. This expansion resulted in a \$12 million capital investment of 500 new High-Skill, High-Wage jobs, bringing their Lakeland Employment to 3,700.

AMAZON FULFILLMENT AND PRIME AIR HUB

In 2014, Amazon constructed and opened a new 1,000,000+ square foot fulfillment center located on County Line Road with 900+ employees, since Amazon continued to choose Lakeland and not only quadrupled their size in Polk County, but relocated their Amazon Air HUB in 2020 to Lakeland International Airport from Tampa with a new 285,000 square feet facility creating thousands of jobs.

In 2021, they announced an expansion that will more than double their capacity making it the largest Amazon facility in the Southeast in 2022 with another 464,000 square feet and hundreds of new jobs.



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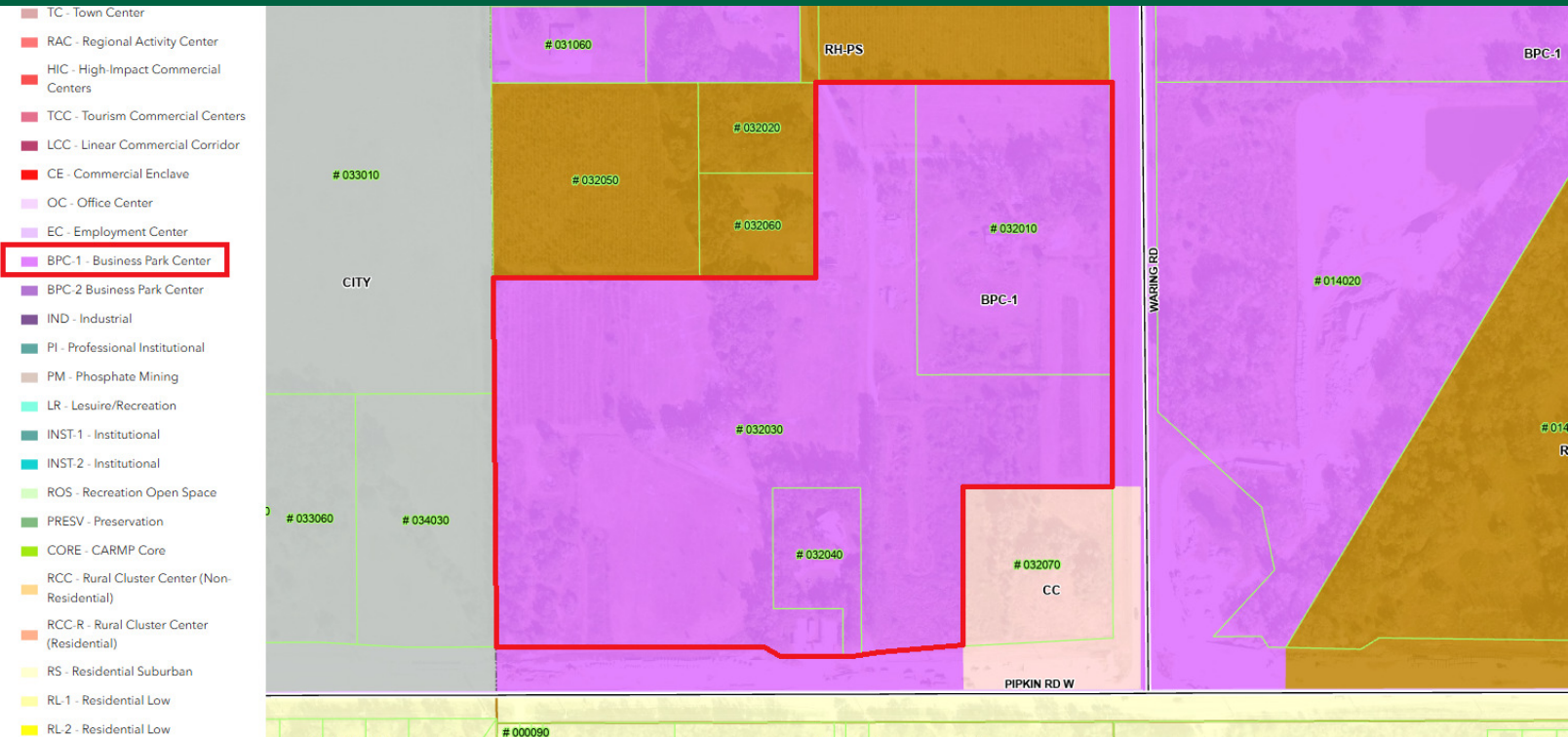
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BPC-1 (BUSINESS PARK CENTER) OVERVIEW

The purpose of the BPC-1 district is to provide areas for office and business park development.

The BPC-1 district permits office, research and development parks, distribution centers and wholesaling activities.

Some retail uses are also permitted to support the businesses and activities within the Business Park Center.

To allow for a more broad range of uses, a planned development (PD) can be applied for with Polk County to establish more project design flexibility to increase densities and intensities.

PERMITTED USES

- Office and Office Park
- Self-storage Facility (conditional level 2)
- Research & Development
- Warehousing/Distribution
- Retail, From less than 10,000 SF, as high as 64,999 SF (conditional level 2)
- Retail, More than 65,000 SF (conditional level 3)
- School (conditional level 2)
- Convenience Stores, Isolated (conditional level 2)
- Manufacturing, Light (conditional level 2)
- Restaurant, Drive-thru/Drive-in and Sit-down/Take-out (conditional level 2)
- Hotels and Motels (conditional level 2)
- Commercial Vehicle Parking (conditional level 2)

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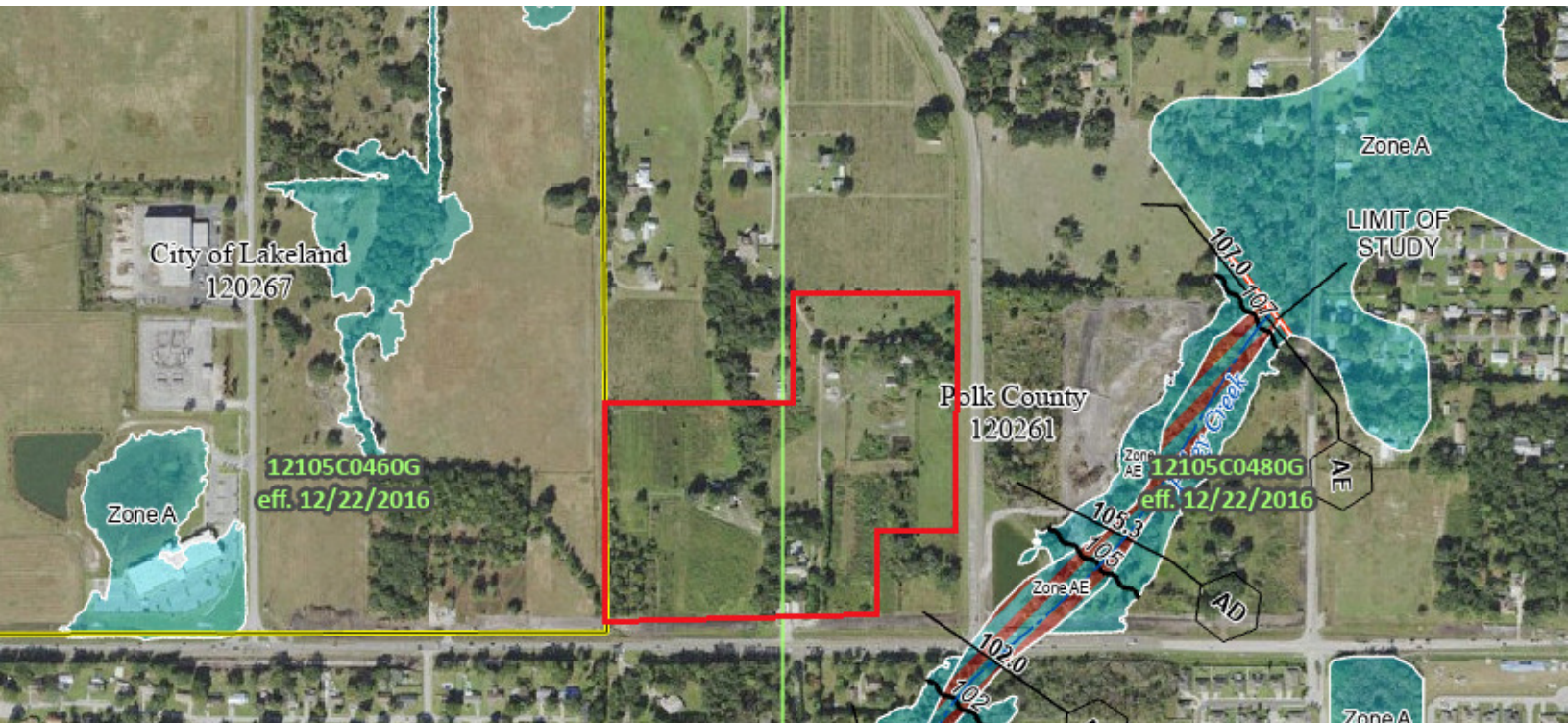
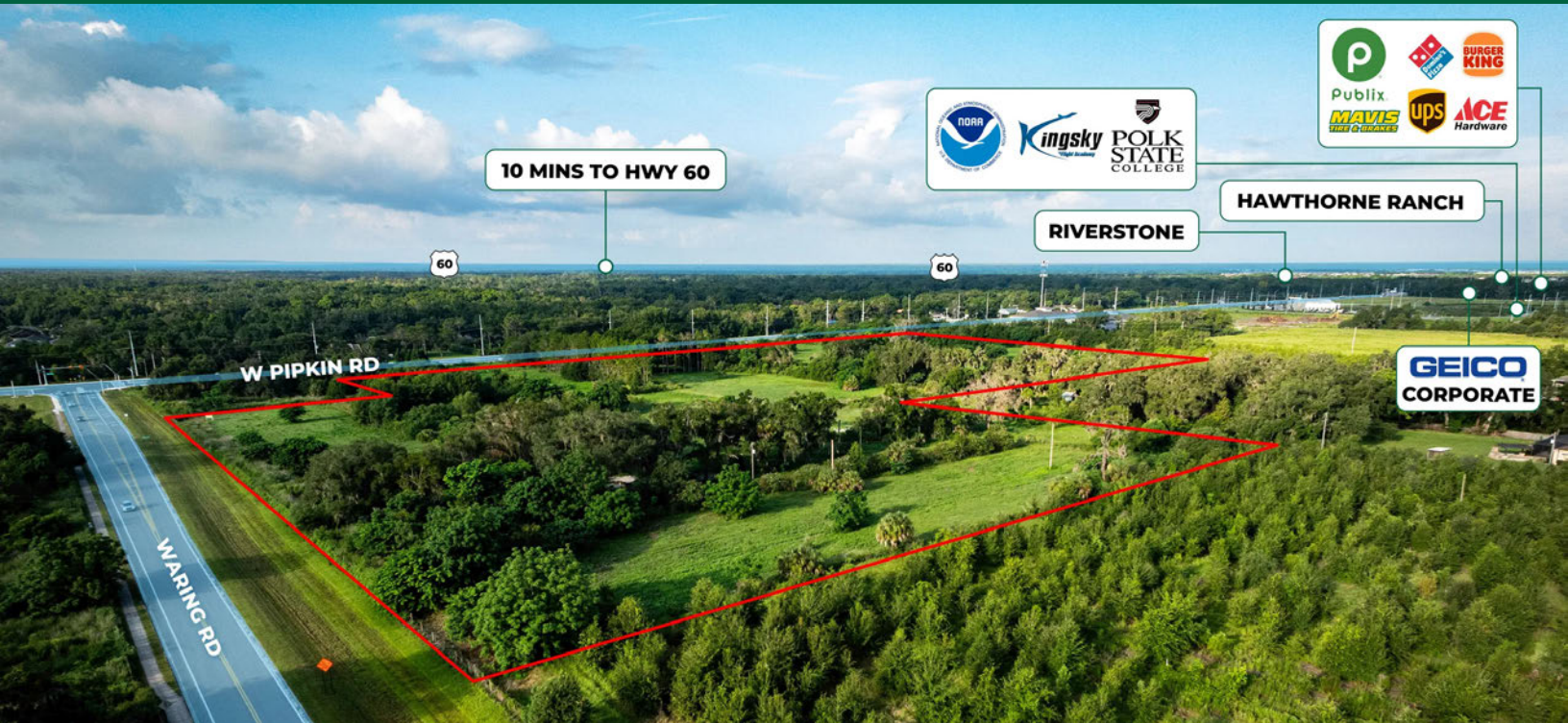
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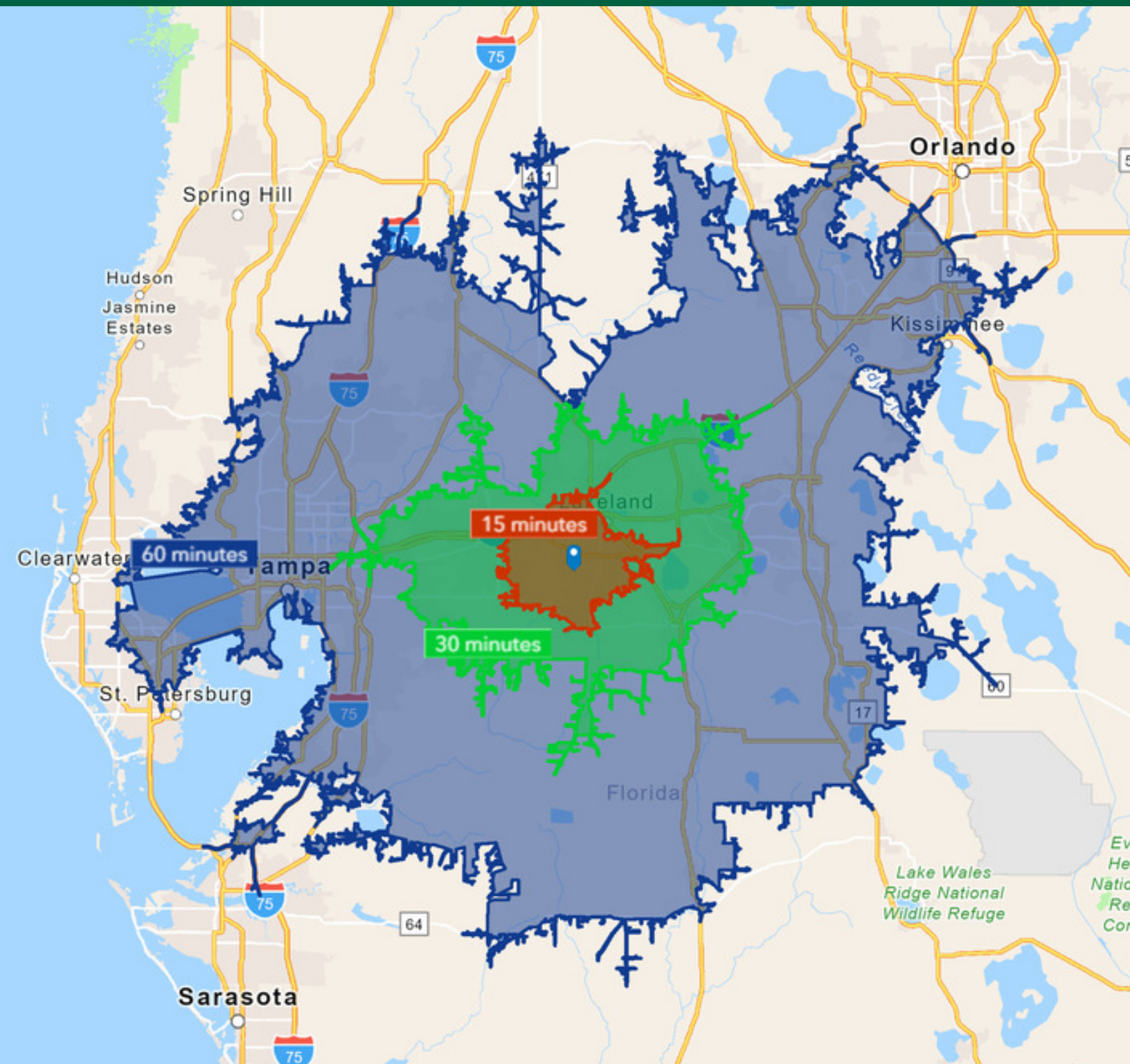
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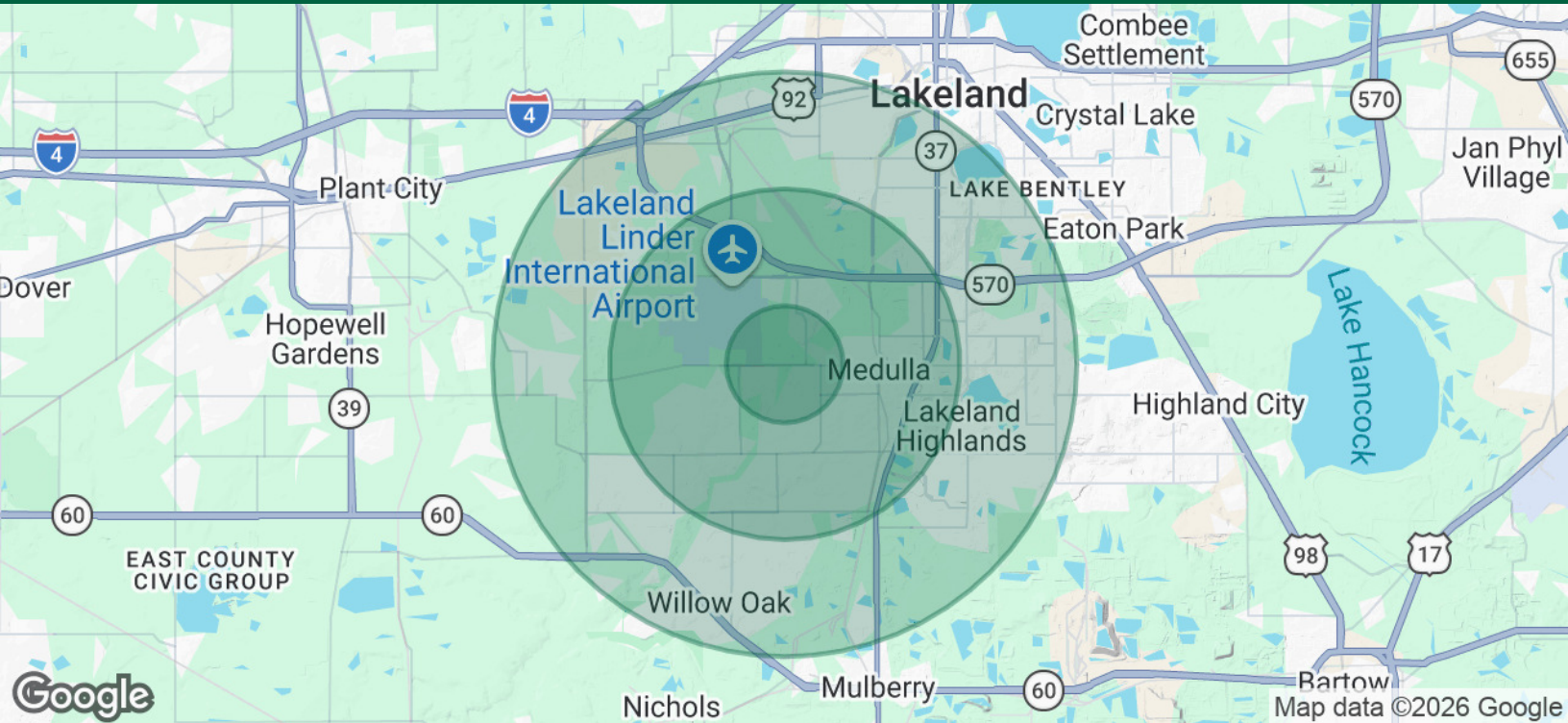
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,164	40,390	114,193
Average Age	36.0	38.4	40.1
Average Age (Male)	34.2	37.1	38.8
Average Age (Female)	37.0	39.9	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,465	15,512	43,593
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$106,393	\$94,904	\$97,918
Average House Value	\$308,260	\$293,171	\$268,306

2023 American Community Survey (ACS)

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ALEX DELANNOY, SIOR

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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