

# FLEX SPACE NEAR DOWNTOWN

202 N Gary Rd, Lakeland, FL 33801



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>BUILDING SIZE:</b>	6,860 SF
<b>LOT SIZE:</b>	0.75 Acres
<b>YEAR BUILT/RENOVATED:</b>	1957/2011
<b>WAREHOUSE/OFFICE:</b>	5,600 / 1,260 SF
<b>ZONING:</b>	Light Industrial (I-1)
<b>MARKET:</b>	Tampa / St Petersburg
<b>SUBMARKET:</b>	Lakeland MSA
<b>TRAFFIC COUNT:</b>	3,700 on Gary Rd

## PROPERTY OVERVIEW

KW Commercial is presenting this 6,860 SF flex space in the East Main District. The property is 0.75 acre on a corner lot and the building has 5,600 SF of warehouse and 1,260 SF of office space with fenced outside storage and front parking.

The East Main District is on the fringe of the downtown core with all the urban amenities. The district is affordable, flexible, unique and ripe for infill development. Because of the city desire to turn East Main District into a one-stop destination for artists, creatives, home décor and innovative entrepreneurs, incentives for the area are generous including up to \$200,000 in matching grants from the Lakeland CRA, as well as tax and job incentives.

The current zoning based on city map is Light Industrial (I-1) which allow uses including office , commercial vehicle sales/repair, vehicle rental, sales and repair, parking, personal service uses, building material sales/repair, restaurant/catering, day care and more, review land development code for full list and this zoning must be verified by the buyer directly with the city zoning.

## PROPERTY HIGHLIGHTS

- City CRA incentives, up to \$200K
- All non-utilities impact fees waived

**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

**ALEX DELANNOY, MICP**  
Senior Advisor  
0: 863.224.6915  
alexdelannoy@kwcommercial.com

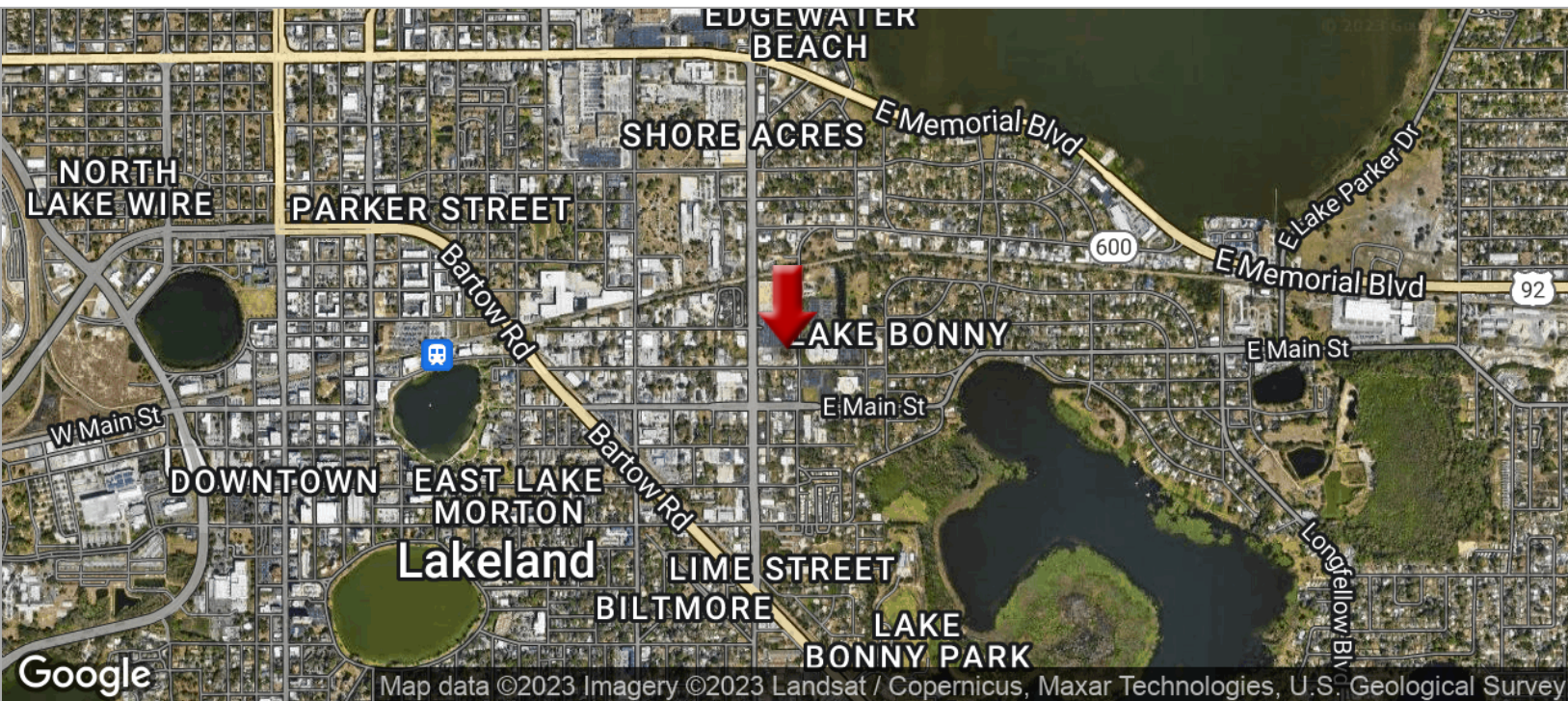
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# LOCATION MAPS

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**ALEX DELANNOY, MICP**  
Senior Advisor  
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# LOCATION OVERVIEW

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# LAKE LAND CRA



## LAKELAND OVERVIEW

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.

## EAST MAIN DISTRICT

The East Main District is on the fringe of the downtown core with all the urban amenities. The district is affordable, flexible, unique and ripe for infill development. Because of the desire to turn East Main District into a one-stop destination for artists, creatives, home décor and innovative entrepreneurs, incentives for the area are generous. Incentives info here: <https://www.lakelandcra.net/>

## CRA - FACADE & SITE IMPROVEMENT PROGRAM

The Commercial Corridor Façade and Site Improvement Matching Grant is a \$75,000 dollar-for-dollar matching grant that can be used towards any exterior architectural improvements to the street-side façade and eligible site improvements. (signs, awnings, canopies, facades, wall, fencing, landscape, architectural fees and art installations)

## CRA- INFILL ADAPTIVE REUSE PROGRAM

The Infill Adaptive Reuse Program is for specific leasehold improvements that include the upgrading or installation of new electrical, HVAC, plumbing, sprinkler/fire suppression systems, security systems and ADA compliance items. The CRA offers a 50% matching grant with a maximum grant amount of \$75,000.

## CRA - EDGE PROGRAM

The EDGE Program supports the development of new and expanding STEM, manufacturing and food service-related businesses that are located within CRA boundaries through a \$25,000 dollar-for-dollar matching grant. (utilities connections and upgrades, installation of attached fixtures, grease traps, backflow preventers, venting systems, sprinkler systems, solid waste and recycling management and engineering services for electrical, mechanical and plumbing services.)

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## INDUSTRIAL FOR SALE

# ADDITIONAL PHOTOS

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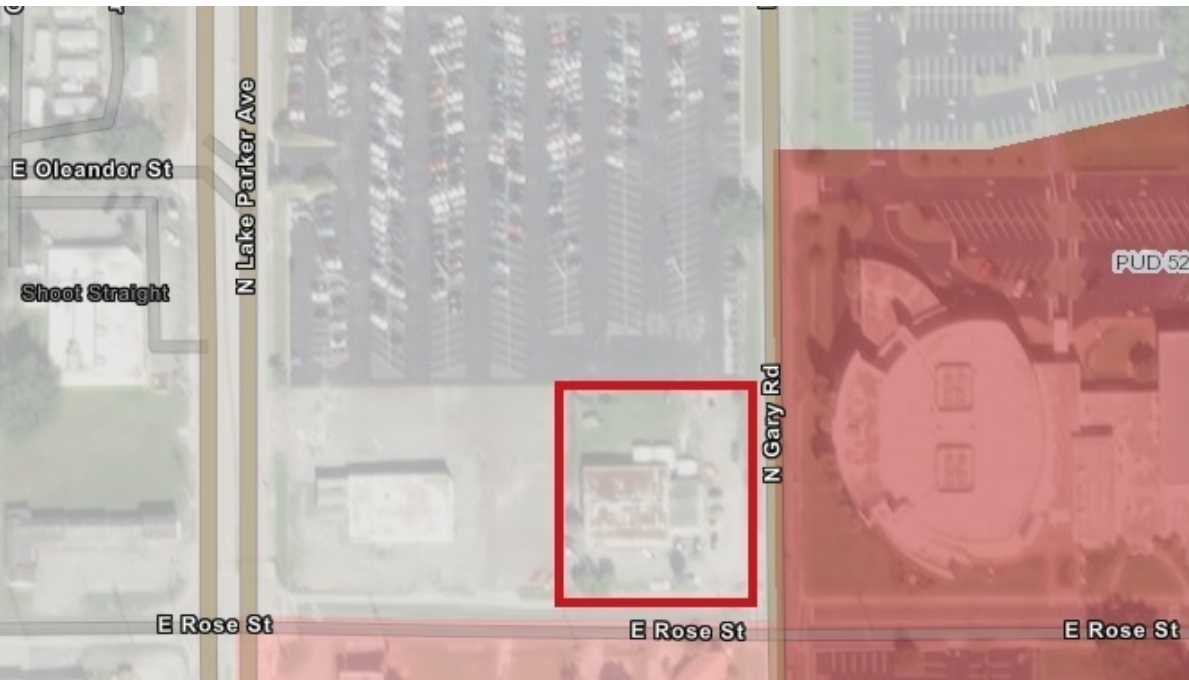
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## INDUSTRIAL FOR SALE

# ZONING & CRA MAP

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### Lakeland Zoning and Contextual Districts

#### Zoning

- Commercial
- Industrial**
- Limited Development
- Mobile Home
- Multiple family
- Office
- PUD Commercial
- PUD Industrial
- PUD Mixed
- PUD Mobile Home
- PUD Multiple Family
- PUD Office
- PUD Single Family
- PUD Two Family

Current zoning: Industrial (I-1) in the City of Lakeland



### Lakeland CRA Areas

#### Community Redevelopment Agency

- Dixieland CRA
- Downtown CRA
- Midtown CRA**

### Lakeland CRA Core Improvement Area

#### Core Improvement Area



Located in Lakeland CRA & Core Improvement Area

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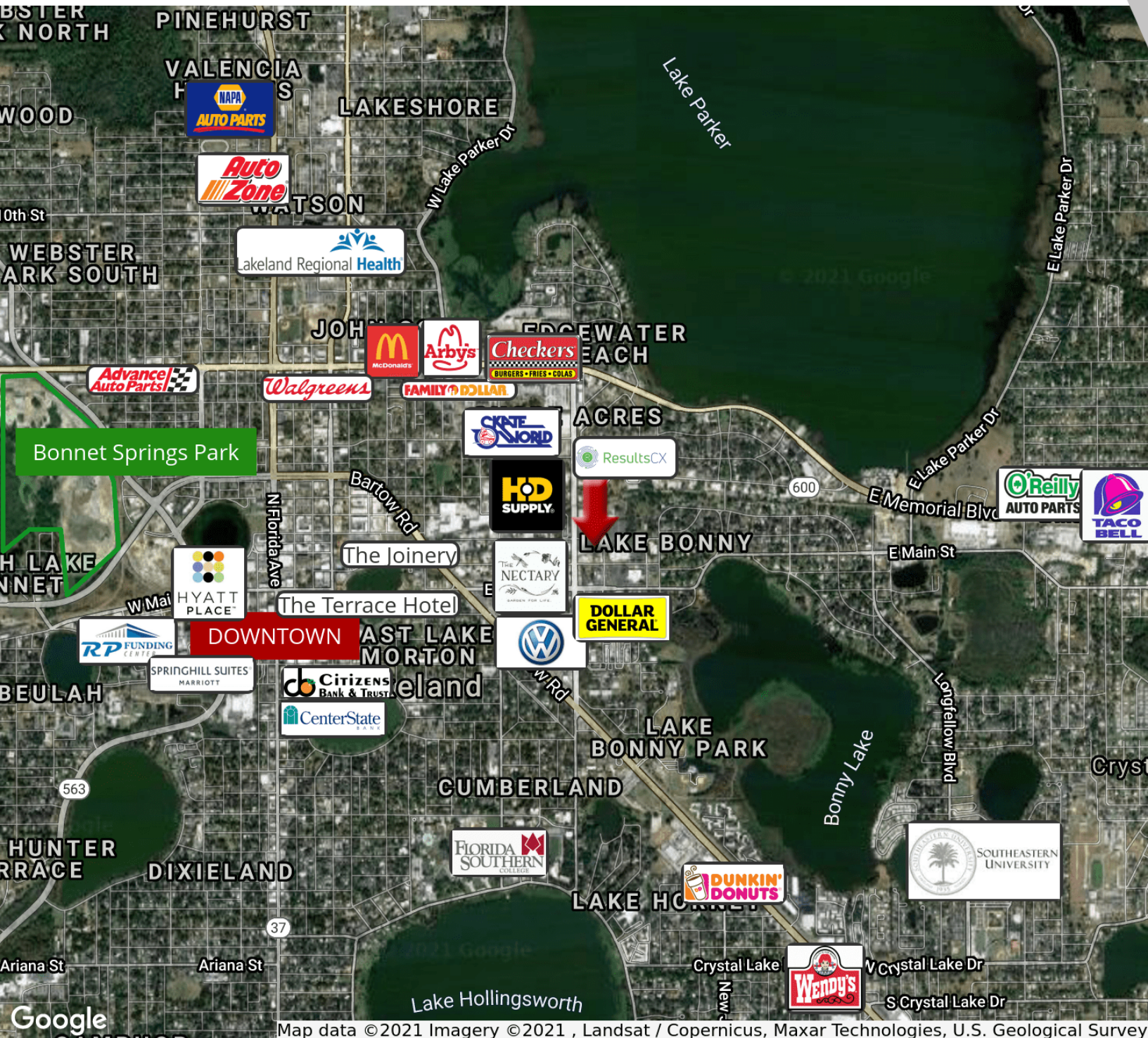
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# RETAILER MAP

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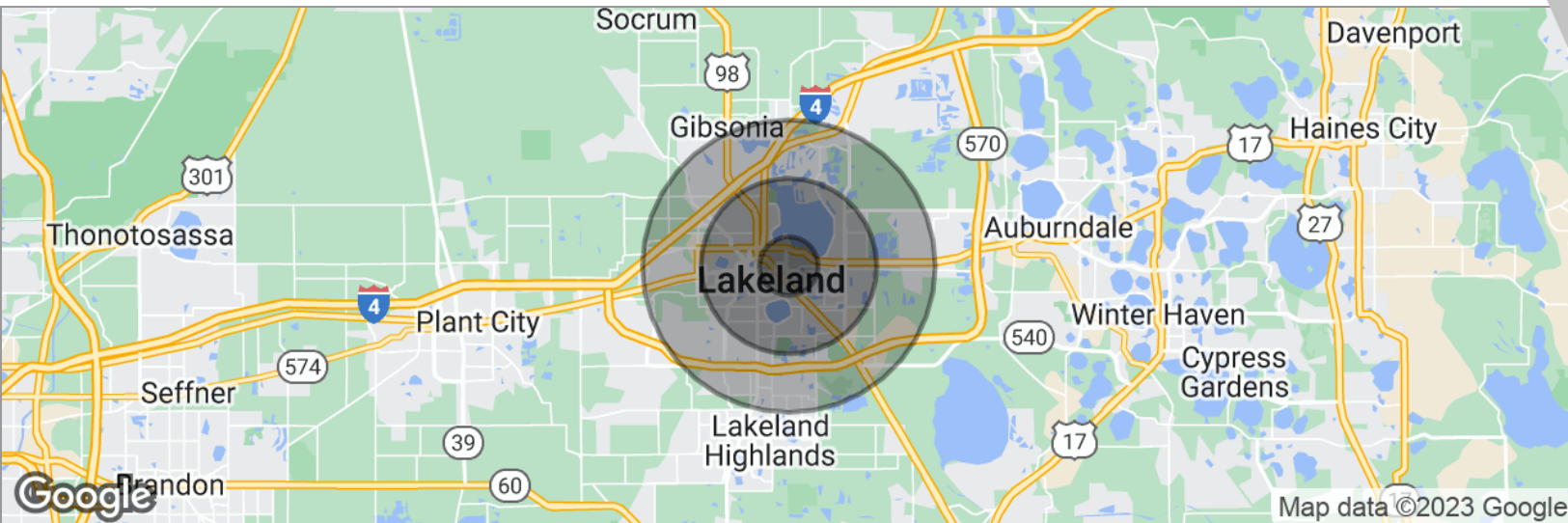
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## DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,546	67,641	130,357
Median age	29.9	35.2	38.5
Median age (male)	27.3	33.1	36.3
Median age (Female)	31.2	36.3	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,962	26,237	51,686
# of persons per HH	2.5	2.6	2.5
Average HH income	\$43,915	\$50,333	\$54,636
Average house value	\$129,463	\$165,955	\$167,486
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.7%	15.0%	14.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	70.7%	66.4%	71.3%
Black	18.8%	23.0%	19.0%
Asian	0.8%	0.8%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.3%
Other	5.7%	7.2%	6.0%

\* Demographic data derived from 2020 ACS - US Census

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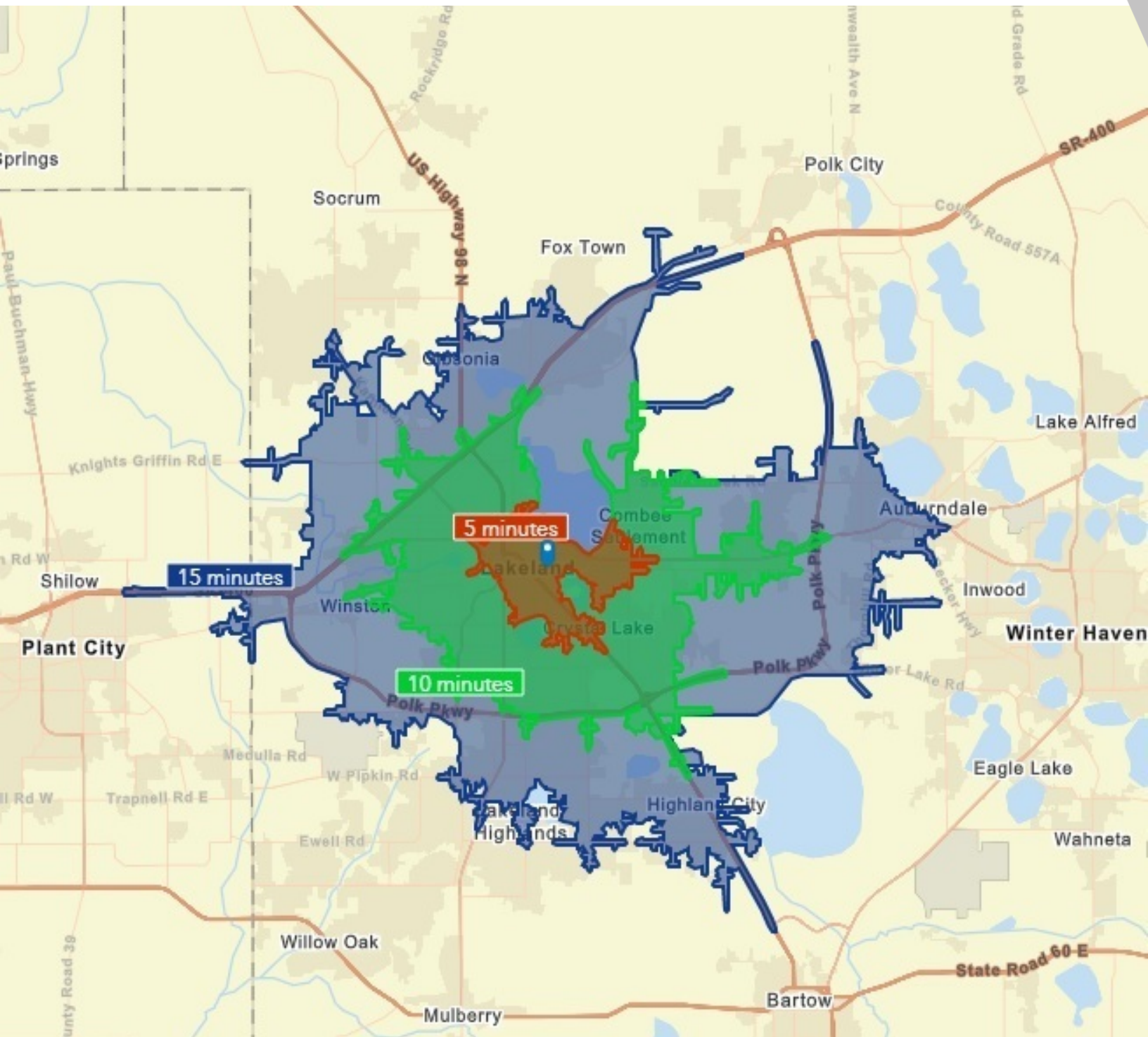
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## INDUSTRIAL FOR SALE

# DRIVING DISTANCE

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# ADVISOR BIO

202 N Gary Rd, Lakeland, FL 33801



**ALEX DELANNOY, MICP**

Senior Advisor

alexdelannoy@kwcommercial.com

Direct: 863.224.6915

## PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

## MEMBERSHIPS

CCIM Candidate

Member Associate, Society of Industrial and Office REALTORS

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

Lakeland & Winter Haven Chamber of Commerce

National & Lakeland Realtor Association

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*PRESENTED BY:*

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