



### PROPERTY DESCRIPTION

This site of 1.74 acres is located on S Combee Rd near US-92, the growing Downtown and the Medical District of Lakeland, the site average 18,900 cars per day on Combee Rd with an LCC (Linear Commercial Corridor) land use under the county (Polk). Centrally located and 10 minutes driving distance from I-4, South Lakeland, Downtown, and 15 minutes from West Lakeland, Winter Haven, Auburndale, Bartow and Polk City.

Included in the property is a 440 SF office built in 1972 on septic on site, as the lot was formerly used for auto sales. Utilities are available on site. There's also a billboard on a month-to-month basis, owned by "View Outdoor".

The current land use allows multifamily, car wash, commercial vehicle parking, childcare, heavy machinery equipment sales and services, general manufacturing, motor freight terminal, office, personal service, retail, self-storage, vehicle recovery service, auto body, vehicle repair, leasing and sales, warehousing/distribution and more

### OFFERING SUMMARY

Sale Price:	\$300,000
Price / SF:	\$3.96/SF
Lot Size:	1.74 Acres
Land Use:	LCC (Linear Commercial Corridor)
Traffic:	18,900 on S Combee Rd
Jurisdiction:	County (Polk)
Utilities:	City of Lakeland
Market:	Tampa / St Petersburg
Submarket:	Lakeland MSA

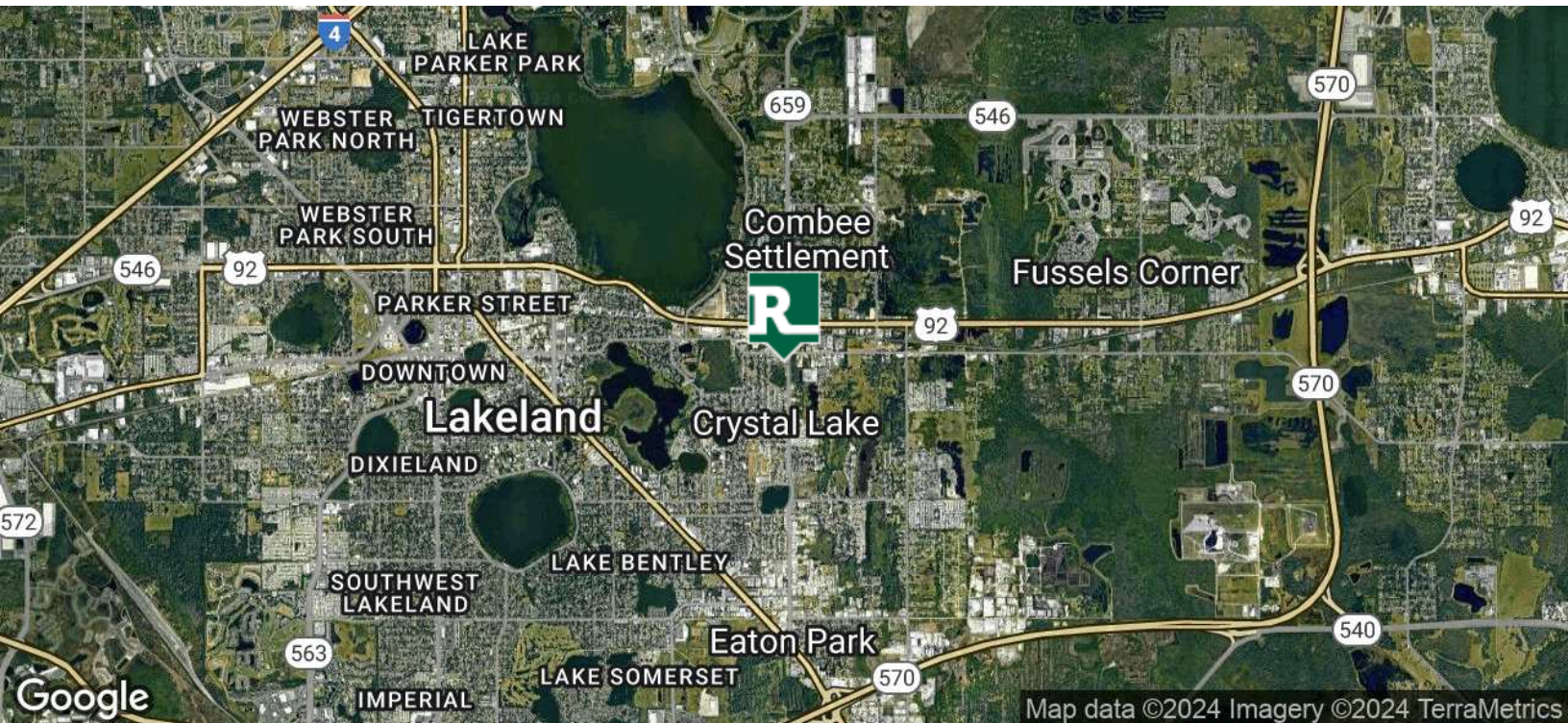
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	41,738	114,338	173,767
Total Population	106,689	298,628	462,940
Average HH Income	\$54,722	\$60,816	\$58,592

### ALEX DELANNOY, MICP

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

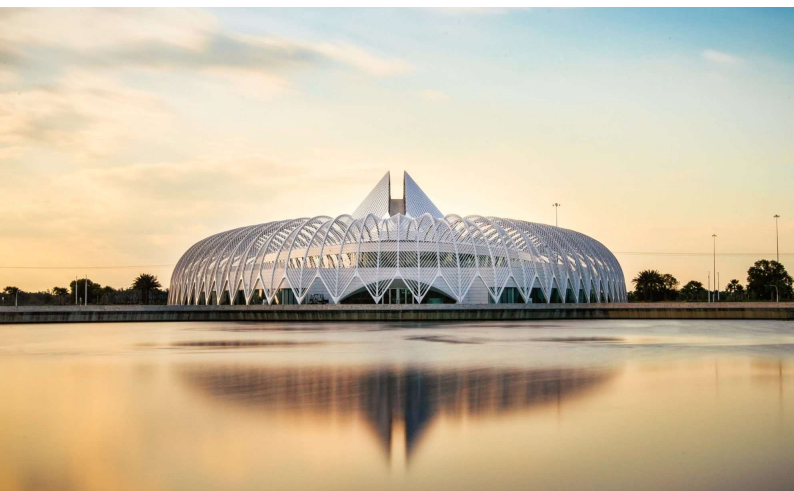


### CENTRAL FLORIDA WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry.

### ACCESS & TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deepwater seaports, making the region a smart choice for any business.



International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country.

### LAKELAND QUICK FACTS:

- #1 FASTEST GROWING CITY IN US
- #7 BEST PLACE TO MOVE IN THE US
- #1 BEST PLACE TO START A BUSINESS
- #1 TOP CITIES TO BUY A HOME
- #8 BEST MANUFACTURING JOBS

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Central Florida's  
Warehouse Specialist

## LAND ON S COMBEE RD

225 S COMBEE RD, LAKELAND, FL 33801

FOR SALE



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### Land Use and Zoning

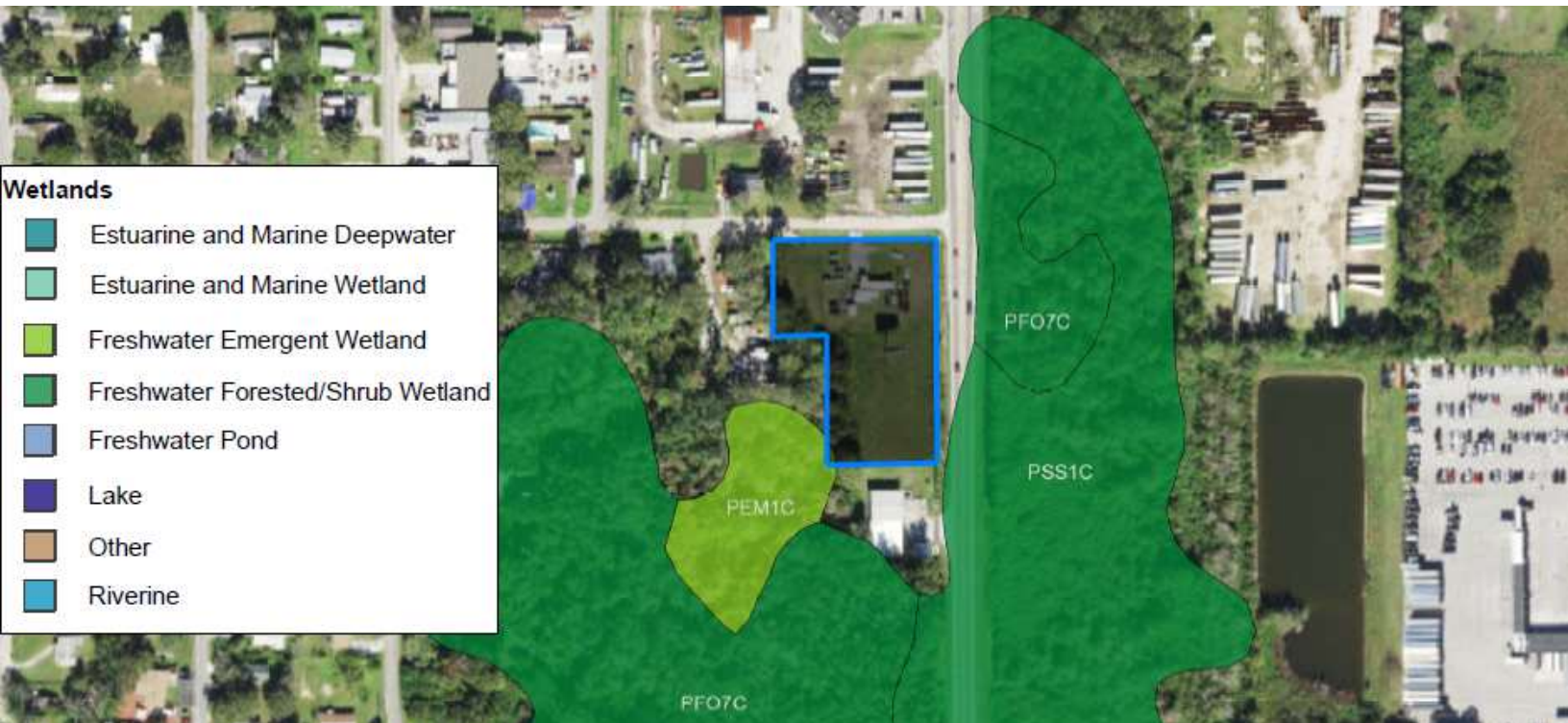
#### Future Land Use 2030

- 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



### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



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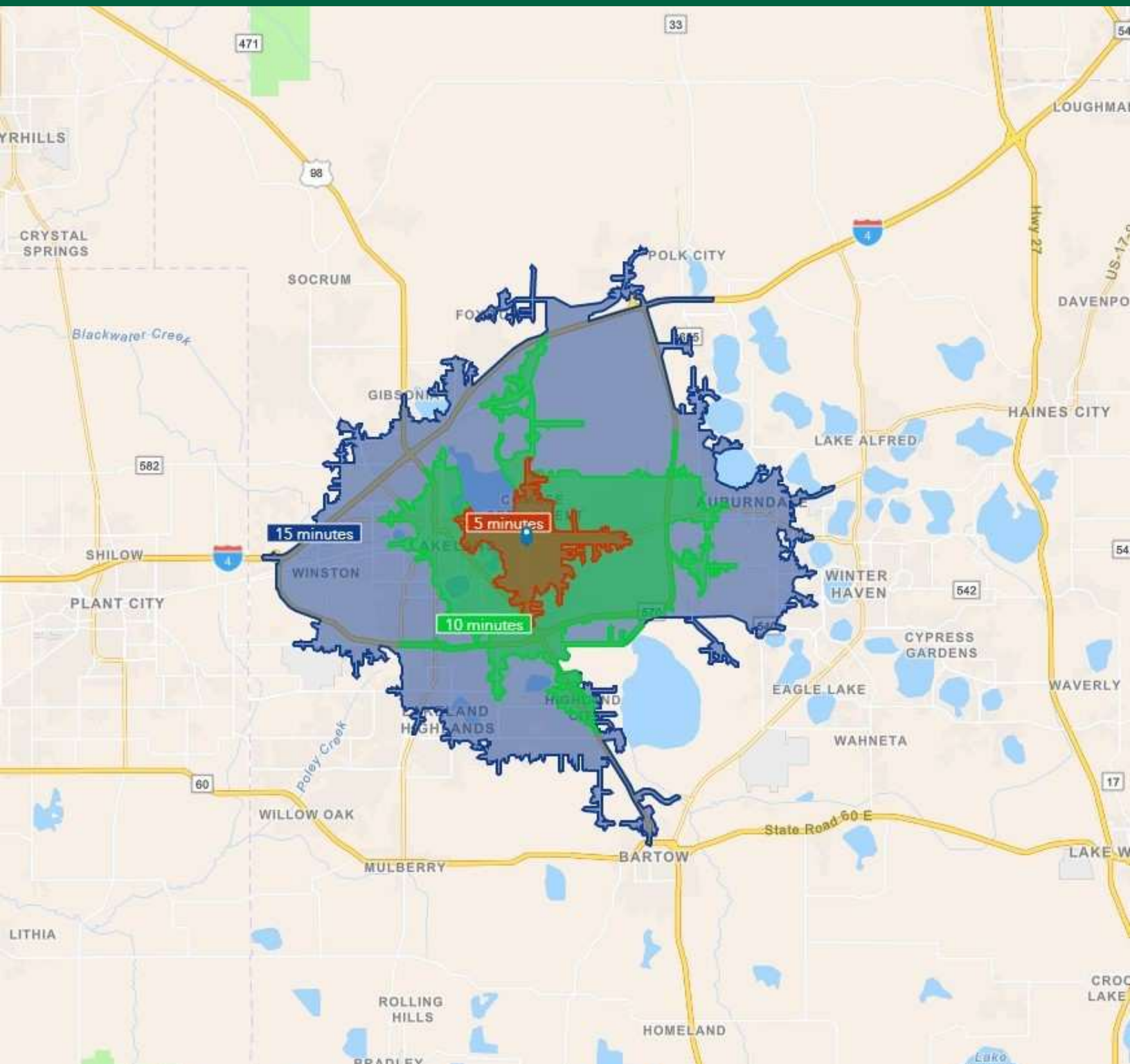


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225 S COMBEE RD, LAKELAND, FL 33801

FOR SALE

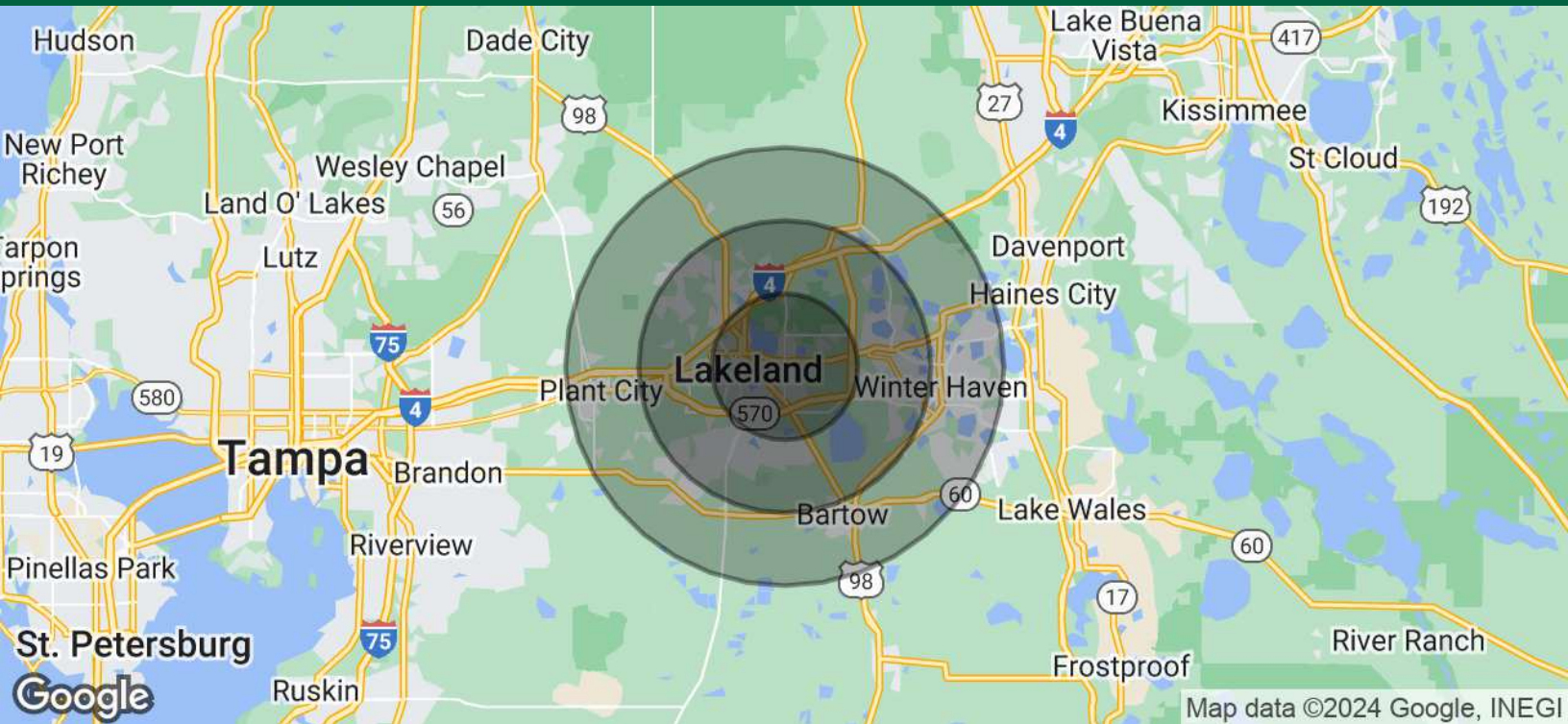


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### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	106,689	298,628	462,940
Average Age	37.7	39.4	38.5
Average Age (Male)	35.7	37.6	37.2
Average Age (Female)	38.9	40.8	39.8

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	41,738	114,338	173,767
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$54,722	\$60,816	\$58,592
Average House Value	\$168,652	\$182,280	\$177,766

### TRAFFIC COUNTS

S Combee Rd	18,900/day
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\* Demographic data derived from 2020 ACS - US Census

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### ALEX DELANNOY, MICP

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

Certified Commercial Investment Member Institute (CCIM), Candidate

Society of Industrial and Office REALTORS (SIOR), Member Associate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

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