

### 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:	\$1,575,000
Lot Size:	3.22 Acres
\$/SF:	\$11.23/SF
Land Use:	LCC (Linear Commercial Corridor)
Frontage on S Florida Ave:	375'
Traffic:	36,000 AADT
Driveway Cut:	Available
Market:	Tampa / St Petersburg
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

ALEX DELANNOY, MICP

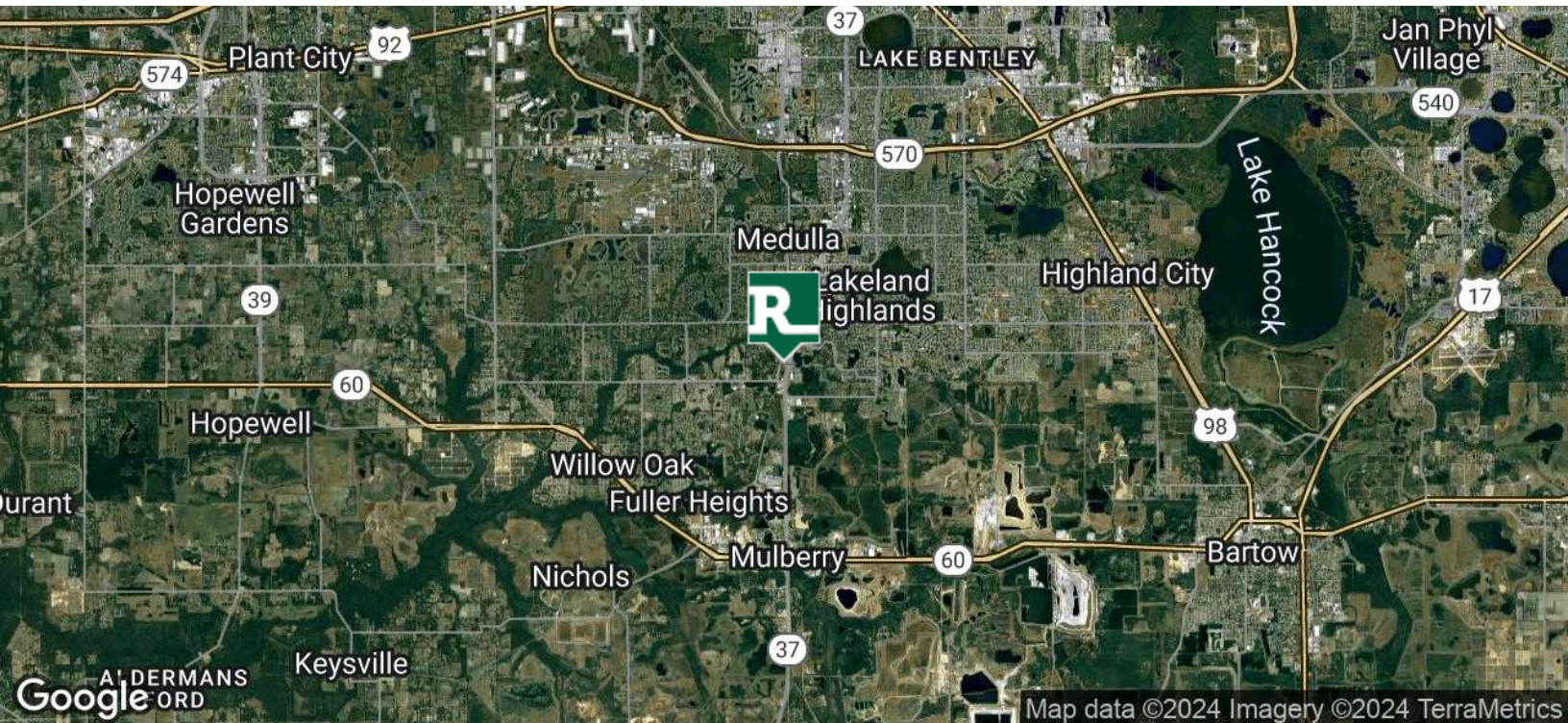
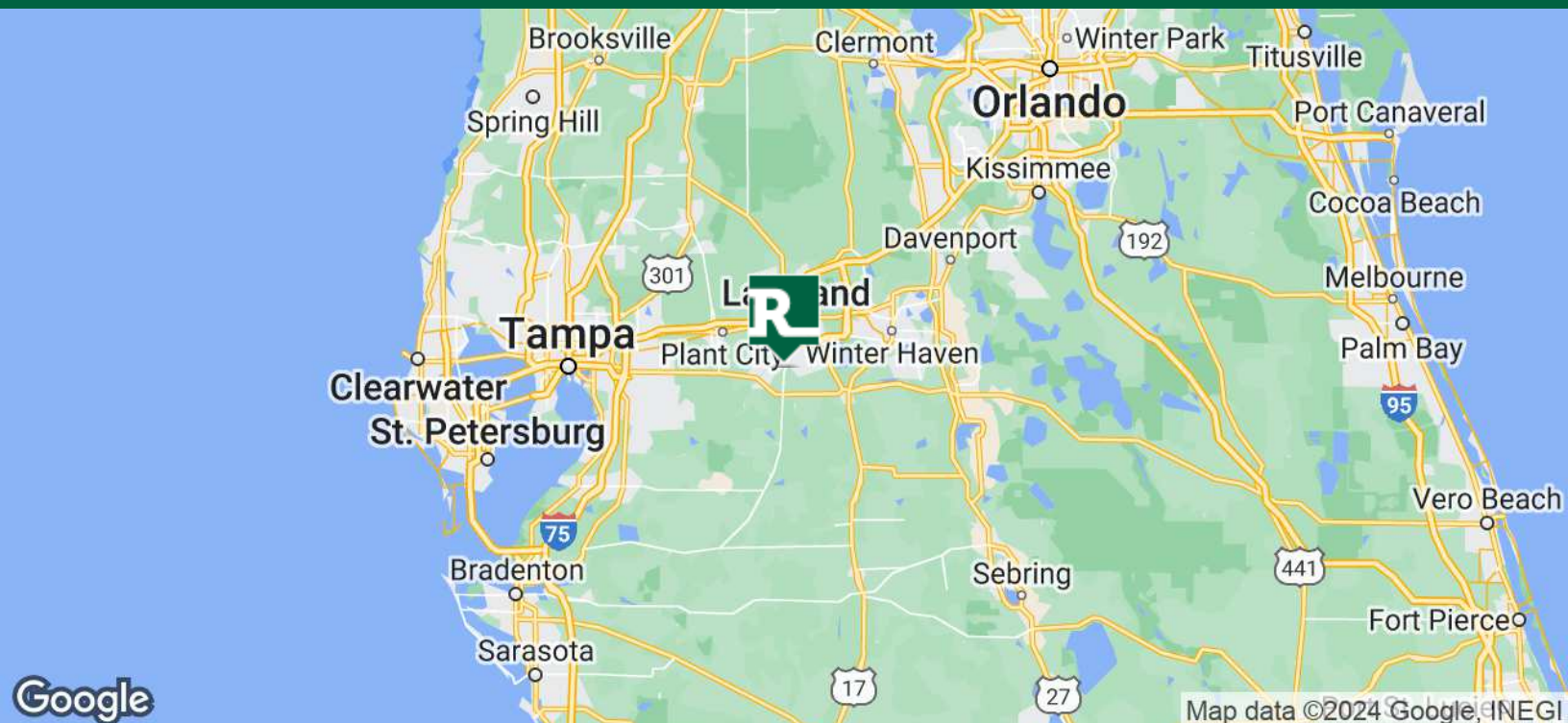
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### CITY OF LAKELAND

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

### RETAIL MARKET OVERVIEW

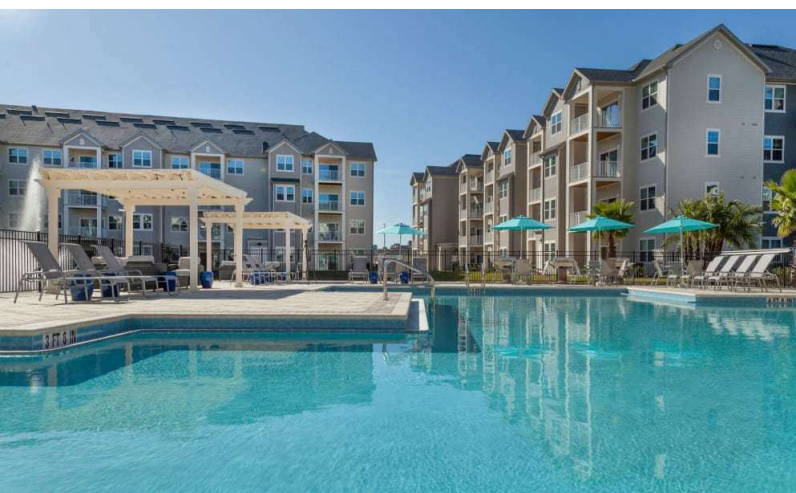
Retail rents in the Lakeland Market were rising at a 5.4% annual rate during the second quarter of 2022, and have posted an average annual gain of 2.7% over the past three years. In addition to 970,000 SF that has delivered over the past three years (a cumulative inventory expansion of 3.1%), there is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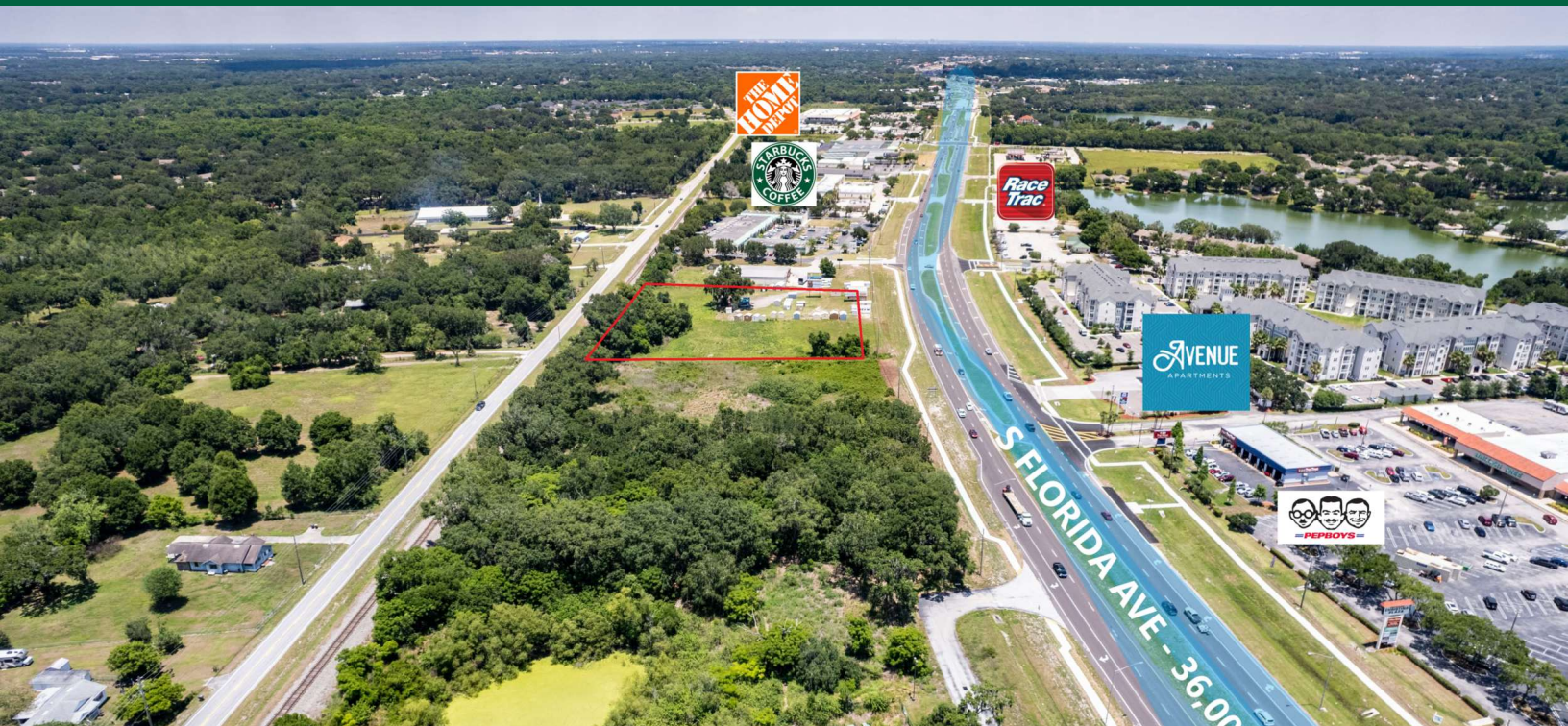
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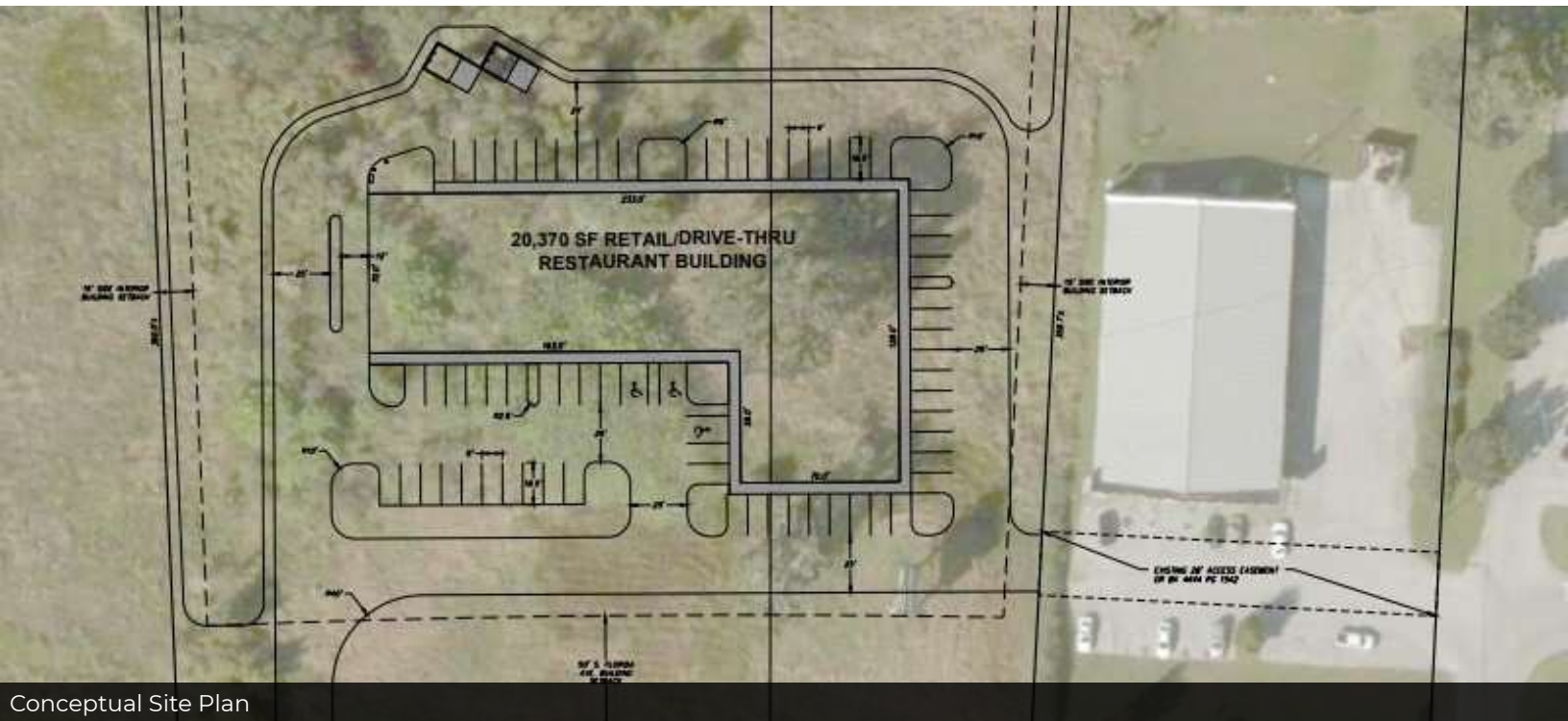
### Land Use and Zoning

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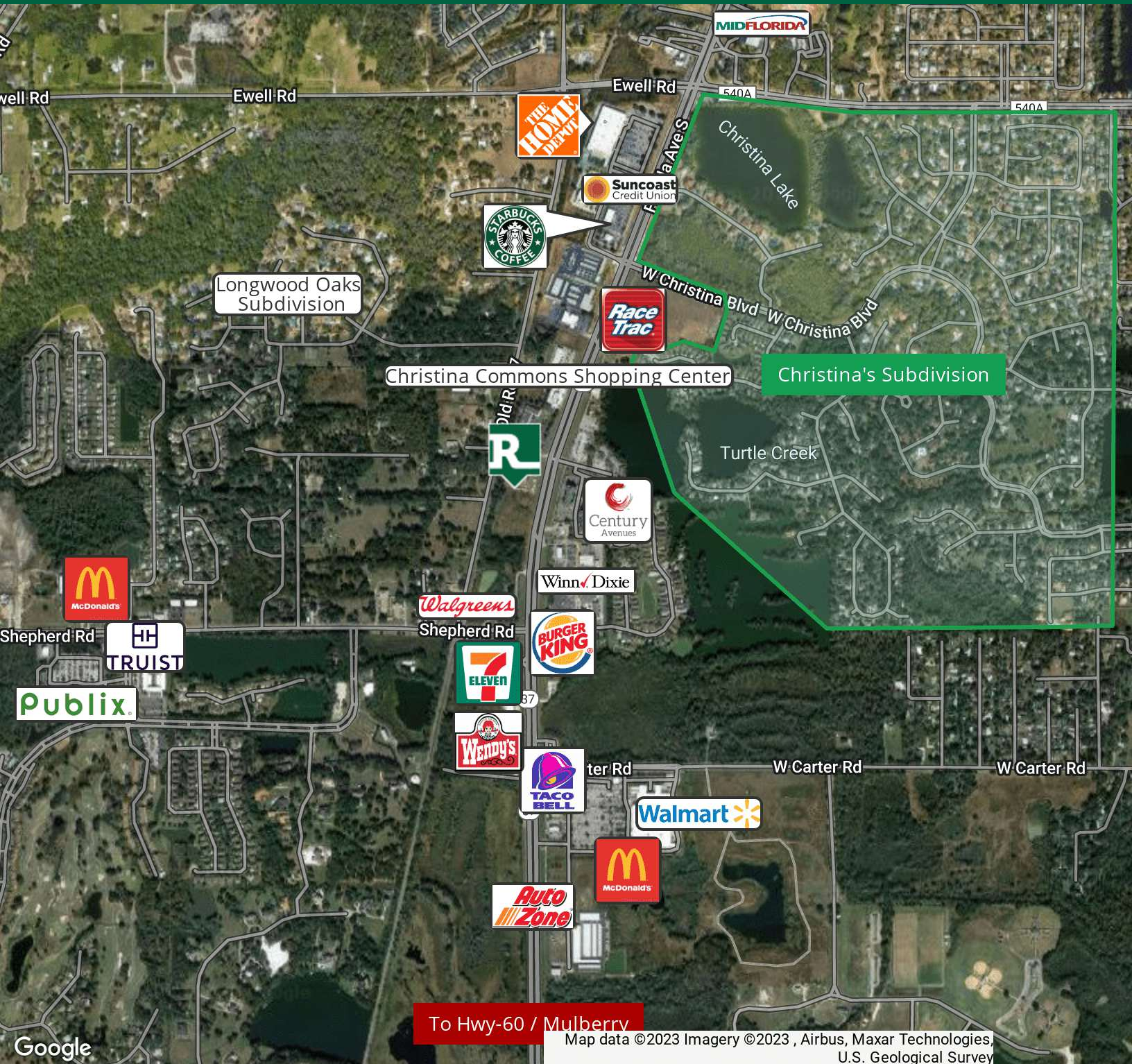
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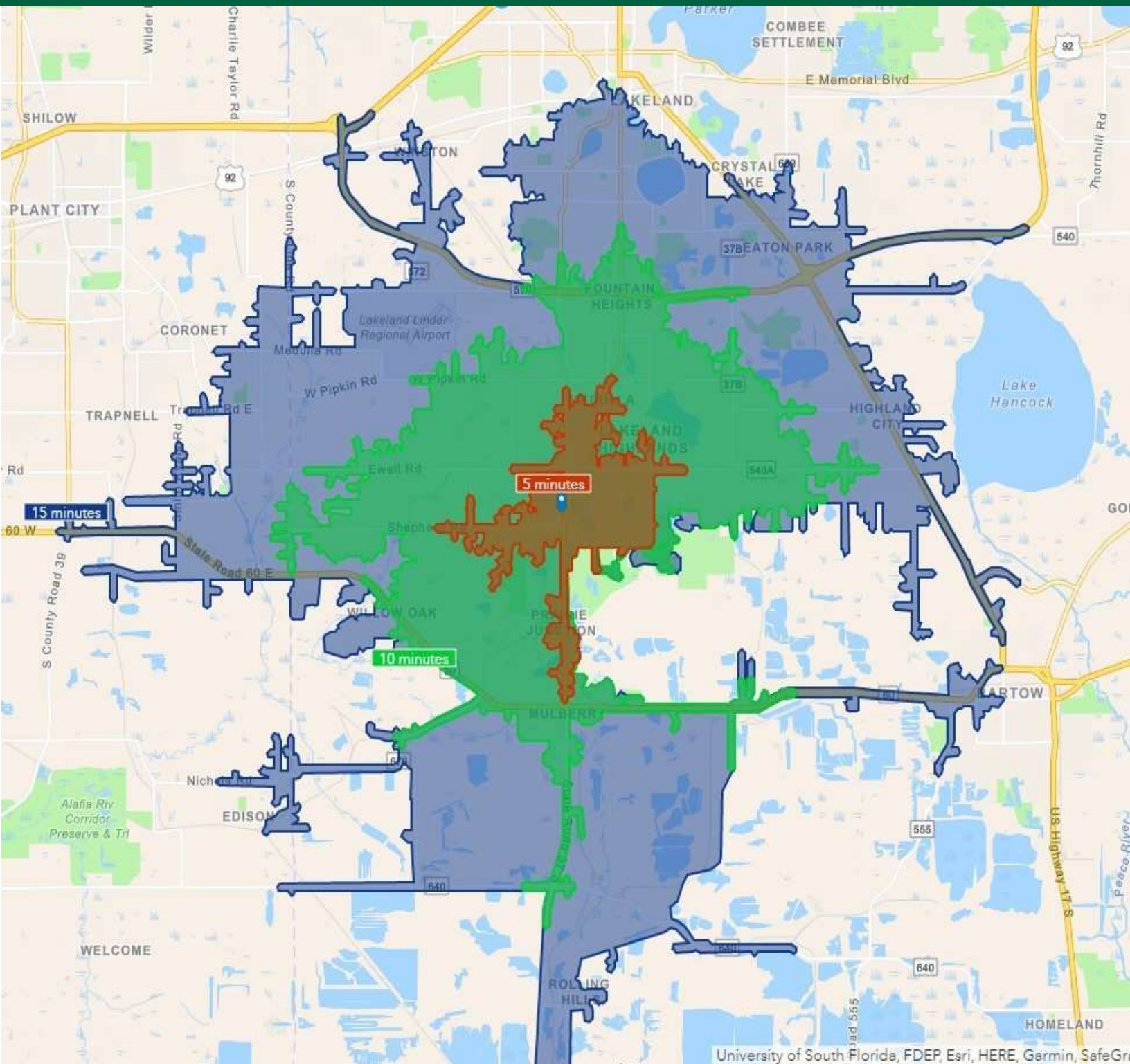
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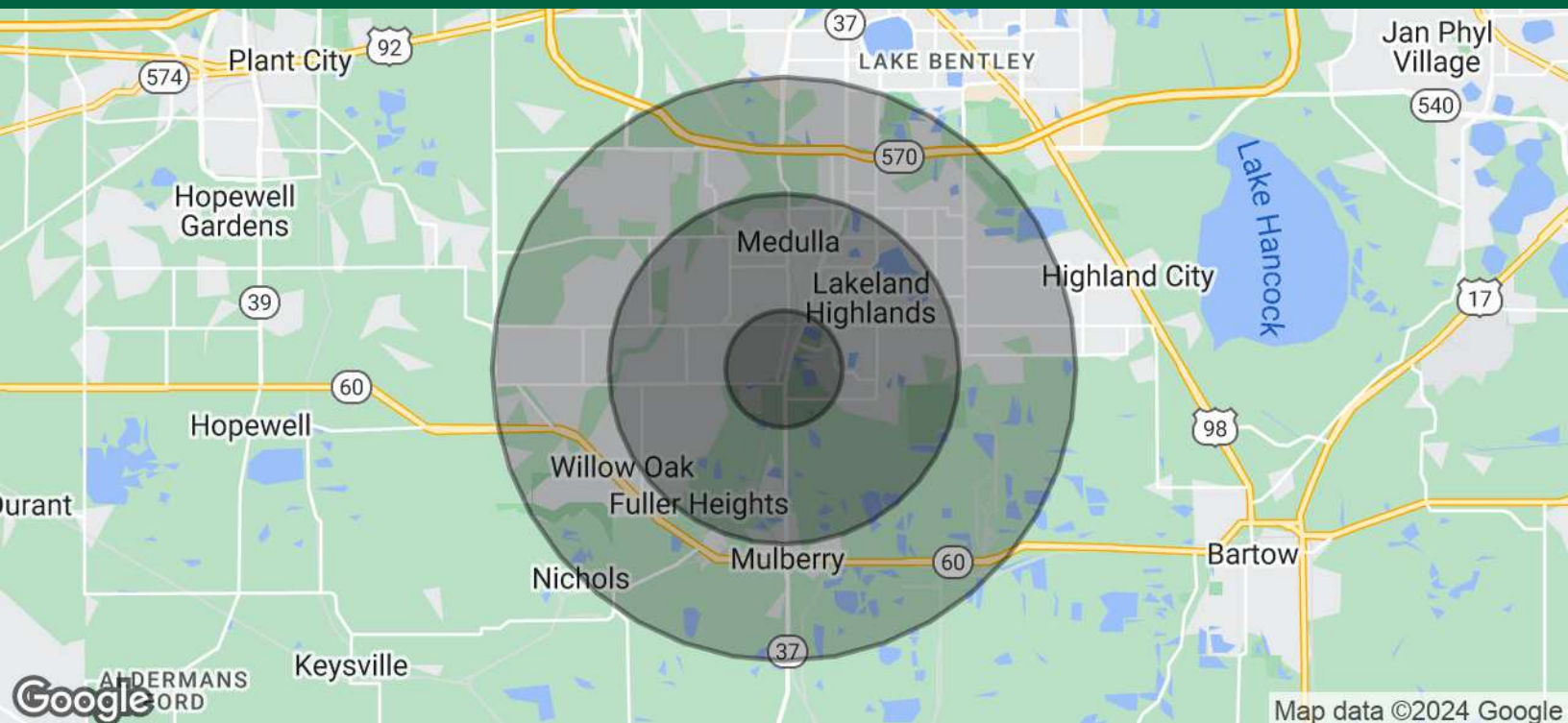
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,635	33,538	84,291
Average Age	40.7	39.1	39.3
Average Age (Male)	38.1	38.5	38.2
Average Age (Female)	42.5	40.3	40.6

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, MICP

Vice President of Brokerage

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### MATT RUTHVEN, CCIM

Vice President of Leasing

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### BIOGRAPHY

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 events, activities, and became a thriving business.

### BIOGRAPHY

Matt Ruthven joined the company in 1998. As the Vice President of Leasing, his responsibilities include leasing, maintenance and development. He works daily with brokers, prospects and clients to develop and maintain relationships that provide warehouse solutions.

Matt is married to his wife, Lisa, and they have three daughters. Matt is an active member of First Presbyterian Church. In his spare time he enjoys golfing, hunting, and spending time with his family.

### COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with a total capacity of over 5 million square feet. Our properties are located along the I-4 corridor between Tampa to Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional or state-wide distribution across Florida. The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage 90 buildings with decisions made quickly to allow your business to move forward and grow. We also represent an additional 30 properties to provide additional flexibility for Central Florida businesses. Our customers can expand with us at any time during their lease term. Our unique scale and new development focus allow us to easily accommodate your business' growth. Whether you need 1,000 square feet or 200,000 square feet, we are ready to be your long-term real estate partner in Central Florida.

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