



### PROPERTY DESCRIPTION

High traffic 1.88 acres site of O-3 (office with partial retail) zoned parcel at the corner of County Line Rd and Great Oak Dr and at the entrance of the Lakeland Regional Industrial Park, right off of I-4.

The site has 29,000 cars/day on County Line Rd with 300± ft of frontage, utilities on site, not mapped in flood zone or national wetland and located in the city of Lakeland.

Large daytime employment (Publix, Amazon, Ikea, Ace, Lowes and many other call centers and industrial distribution/manufacturing) and residential growth surrounding the property with hotel, fast food, coffee and other retail users located nearby.

Property is located in the growing city of Lakeland, FL on County Line Rd right at the I-4 exit, near distribution center, manufacturing and residential growth within minutes of Pipkin Rd and the new Publix shopping center.

### OFFERING SUMMARY

|                            |                          |
|----------------------------|--------------------------|
| Sale Price:                | \$1,300,000              |
| Lot Size:                  | 1.88 Acres               |
| \$/SF                      | \$15.87/SF               |
| Zoning:                    | O-3 (Office with retail) |
| Traffic:                   | 29,000 cars per day      |
| Frontage on S Florida Ave: | ±300'                    |
| Utilities:                 | Available on Site        |
| Market:                    | Tampa / St Petersburg    |
| Submarket:                 | Lakeland MSA             |

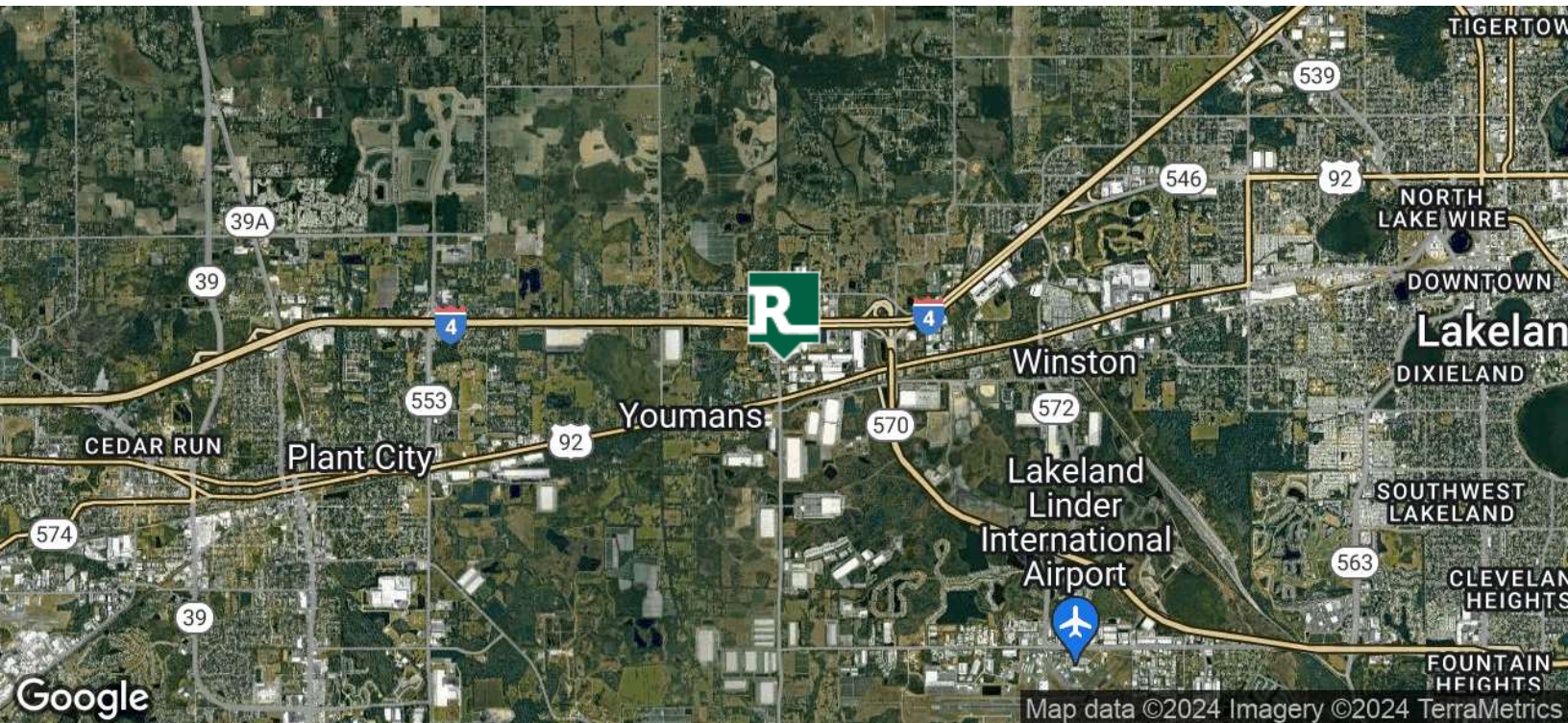
| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 400      | 18,373   | 107,867  |
| Total Population  | 1,185    | 50,215   | 289,319  |
| Average HH Income | \$59,922 | \$56,155 | \$60,608 |

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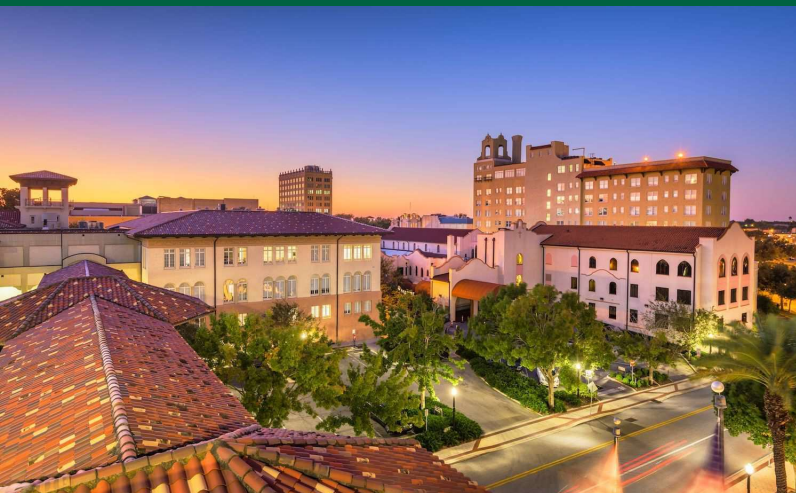
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### CITY OF LAKELAND

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 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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### ZONING DESCRIPTION

Moderate Impact Office District (O-3)

The intent of the O-3 District is to permit those office uses which meet regional needs for office headquarters and other large-scale office space. The uses permitted generate relatively low traffic volumes per unit of floor area; however, they are developed at a scale which makes them substantial traffic generators.

This district is most appropriate for sites which:

- 1) are located along thoroughfares which have rights-of-way sufficiently wide to permit separate turning and acceleration/deceleration lanes; and
- 2) are separated from single-family residential development by natural features or other less intensive land uses.

### POTENTIAL USES UNDER CURRENT ZONING:

- Office uses, general, medical, R&D (Permitted)
- Off-Street parking surface (Permitted)
- Light retail, banks, gym, spa, dance (Permitted)
- Medical Marijuana Dispensing (Permitted)
- Office support retail & services uses (Permitted)
- Restaurant carry out/delivery (Permitted)
- Restaurant low turn-over (Permitted)
- Restaurant high turn-over (Permitted)
- Church (Permitted)
- Day care (Permitted)
- Broadcast tower and wireless (Permitted)

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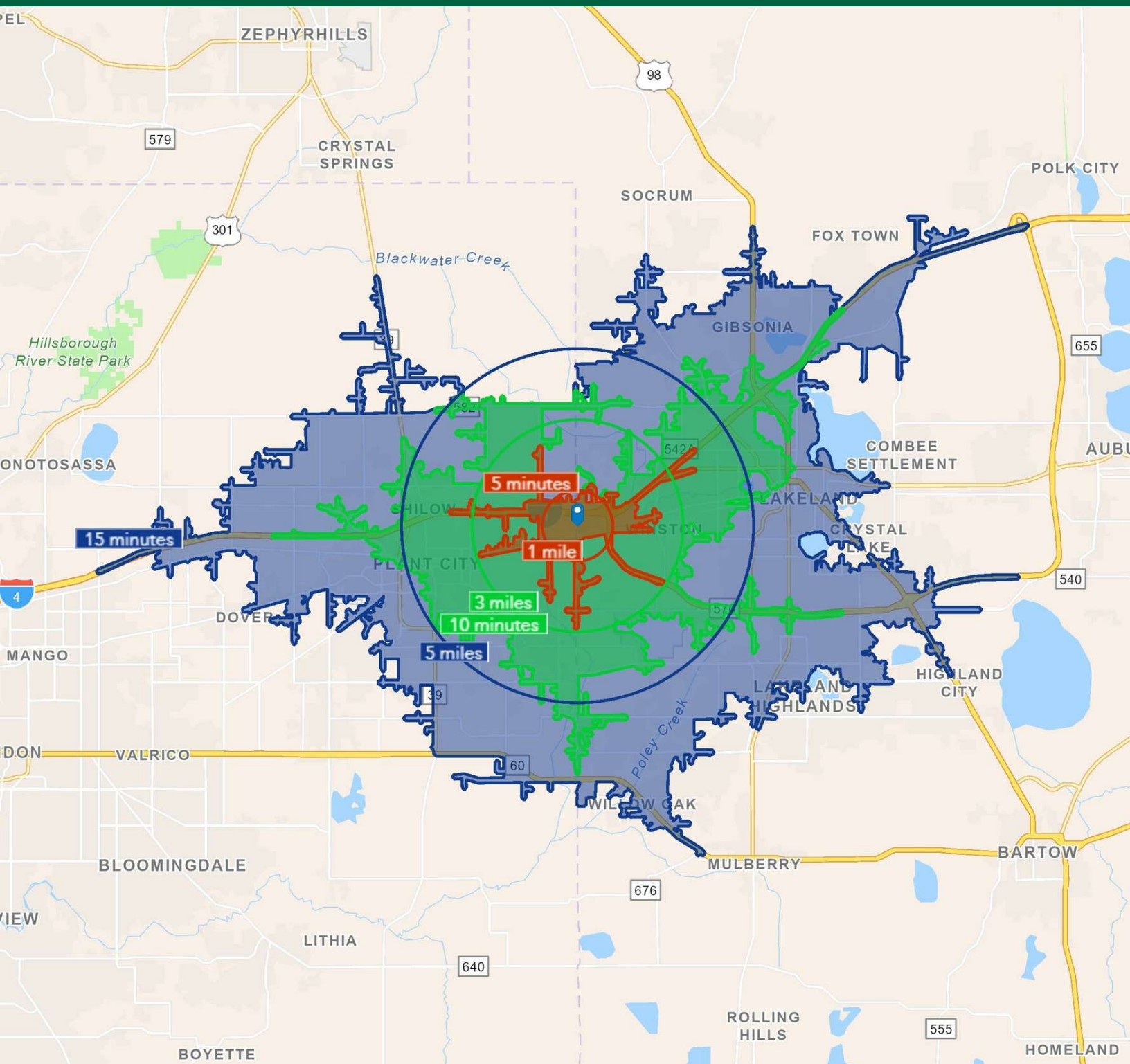
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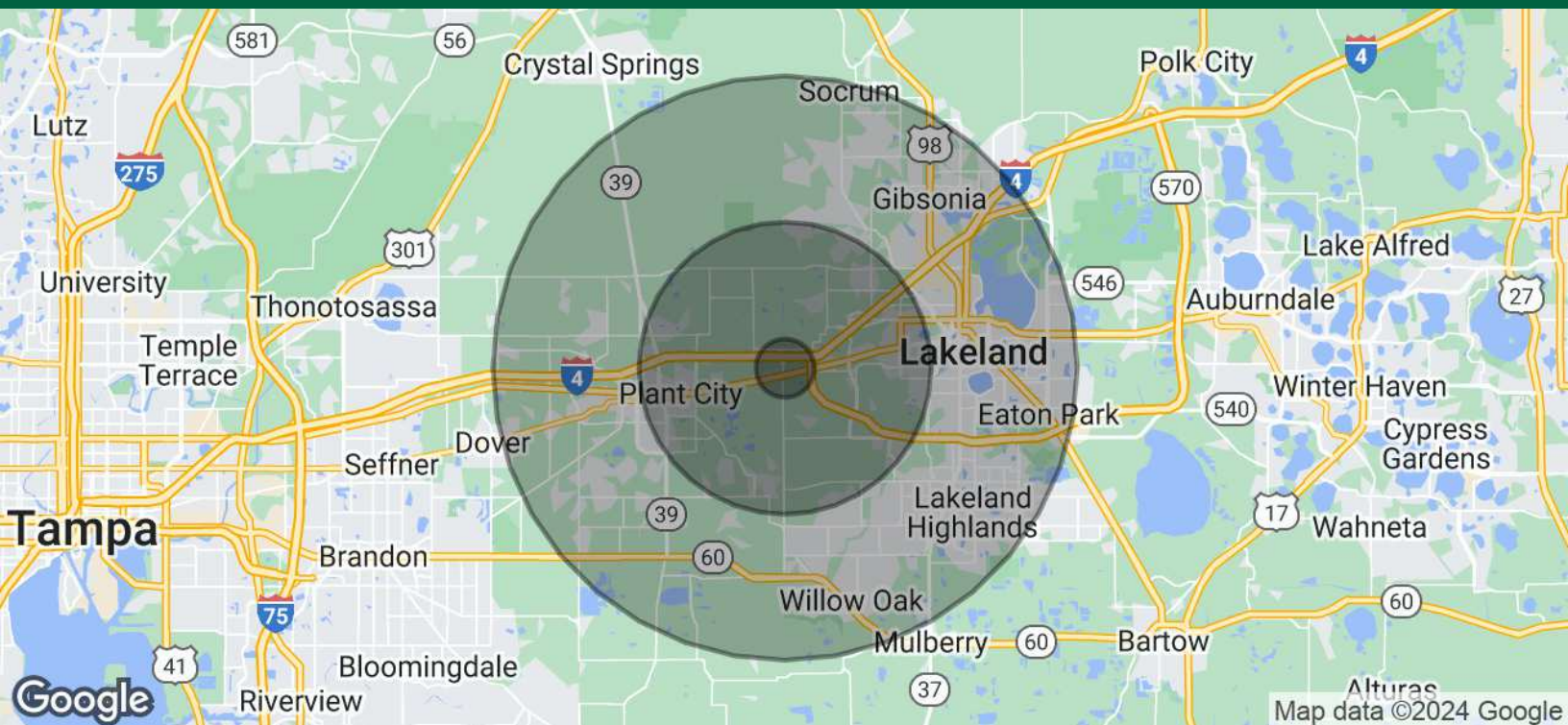
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,185  | 50,215  | 289,319  |
| Average Age          | 34.0   | 37.9    | 37.6     |
| Average Age (Male)   | 30.3   | 35.5    | 36.0     |
| Average Age (Female) | 35.2   | 40.0    | 38.9     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 400       | 18,373    | 107,867   |
| # of Persons per HH | 3.0       | 2.7       | 2.7       |
| Average HH Income   | \$59,922  | \$56,155  | \$60,608  |
| Average House Value | \$184,275 | \$153,232 | \$184,785 |

| TRAFFIC COUNTS |            |
|----------------|------------|
| County Line Rd | 29,000/day |

\* Demographic data derived from 2020 ACS - US Census

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### ALEX DELANNOY, MICP

Vice President of Brokerage

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### 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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