



### PROPERTY DESCRIPTION

In the heart of the trendiest district, Dixieland Historic, in Lakeland, Waller Lofts is a 5,800 SF office/retail building near Lake Hollingsworth and Florida Southern College. Traffic of 23,500 AADT, signage on both sides, parking of 22 spaces on site plus city owned parking across from Park St. This property is part of a 4 property portfolio and can be sold separate or together, contact Seller Rep for more information and rent roll.

This historic building has been completely restored by high end remodeling specialist. Suite 101 is leased to a hair salon, suite 102 is leased to general office, suite 103 is a general office leased to a wellness counselor and suite 201 is an upstairs professional office space with high vaulted ceilings, open space, offices, conference room, bathroom and kitchen.

Very walkable area with lunch restaurants, coffee, post office and services blocks away. Easy access to Downtown Lakeland, Polk Parkway and US-98. Only a few minutes from Florida Southern college designed by famous architect Frank Lloyd Wright with 2,500+ students and right next to Lake Hollingsworth with one of the highest demographics in Lakeland.

### OFFERING SUMMARY

Sale Price:	\$1,728,000
Number of Units:	4
Lot Size:	0.33 Acres
Building Size:	5,688 SF
Year Built / Renovated:	1925 / 2009
Parking:	22 on site + public
Zoning:	C-2 (Commercial)
Traffic:	23,500 AADT
Rent roll:	Click gold button below on "view property website"

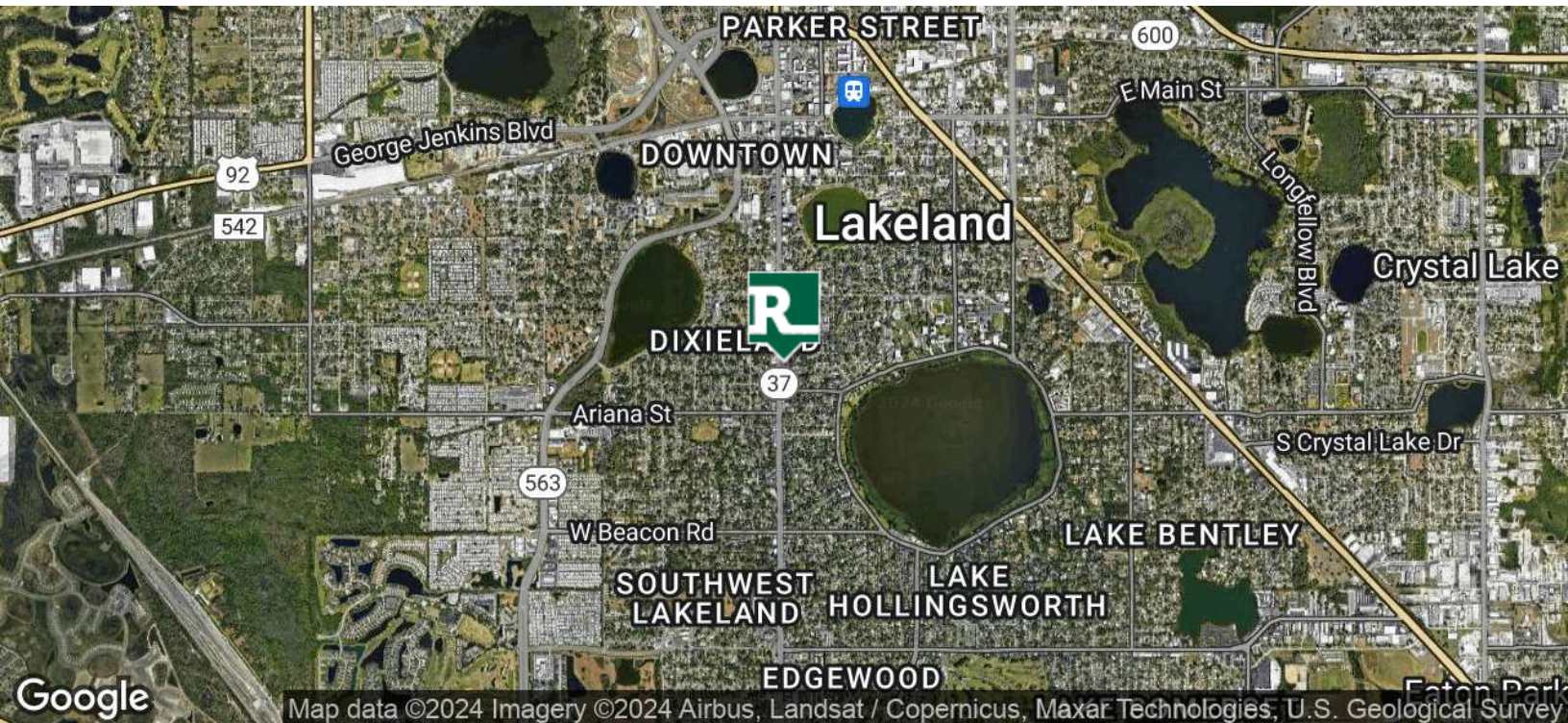
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,935	28,534	53,699
Total Population	10,947	69,715	137,123
Average HH Income	\$51,136	\$54,747	\$57,782

### 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.

### LAKE HOLLINGSWORTH & FLORIDA SOUTHERN

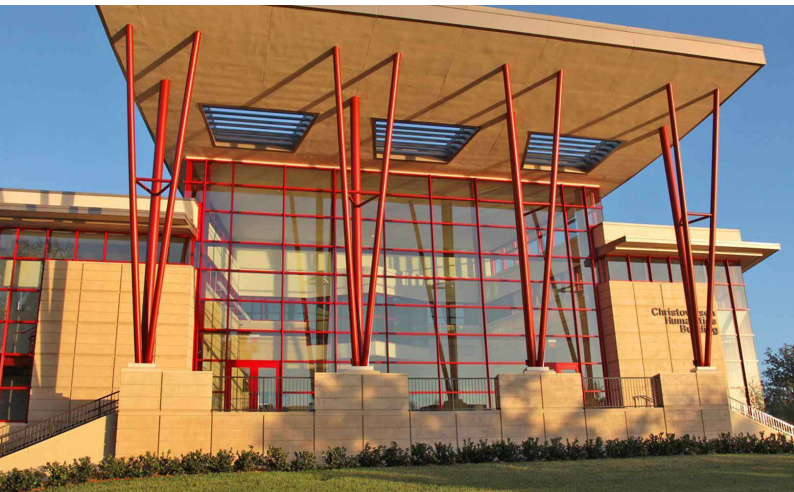
Lake Hollingsworth is a lake located near the center of the City of Lakeland, Florida. Its area is 350 acres. Lake Hollingsworth Drive and a path for biking and walking known as the Lake-To-Lake Trail are located along the entire circumference of the lake.

Florida Southern College is located on the north side of the lake, and from the path, an observer can see several of the buildings on campus designed by famed architect Frank Lloyd Wright. In 2015, the student population at FSC consisted of 2,500 students along with 130 full-time faculty members. The college offers 50 undergraduate majors and pre-professional programs.

### SOUTHGATE PUBLIX SHOPPING CENTER

The Southgate Shopping Center, its trademark parabolic arch now freshly painted, is a landmark in Lakeland. Not only does it house the Southgate Publix, it's also a cinematic icon. Its appearance in Tim Burton's 1990 movie Edward Scissorhands cemented the shopping center and its arch as a Lakeland landmark and a cultural icon.

The shopping center was built in 1957 and housed Publix's flagship store. The concept of the shopping center was still relatively new at the time, and Publix founder George Jenkins saw immense potential in the style. Southgate wasn't the first shopping center to be built in Florida, but it was certainly the first to be built in Lakeland and it remains

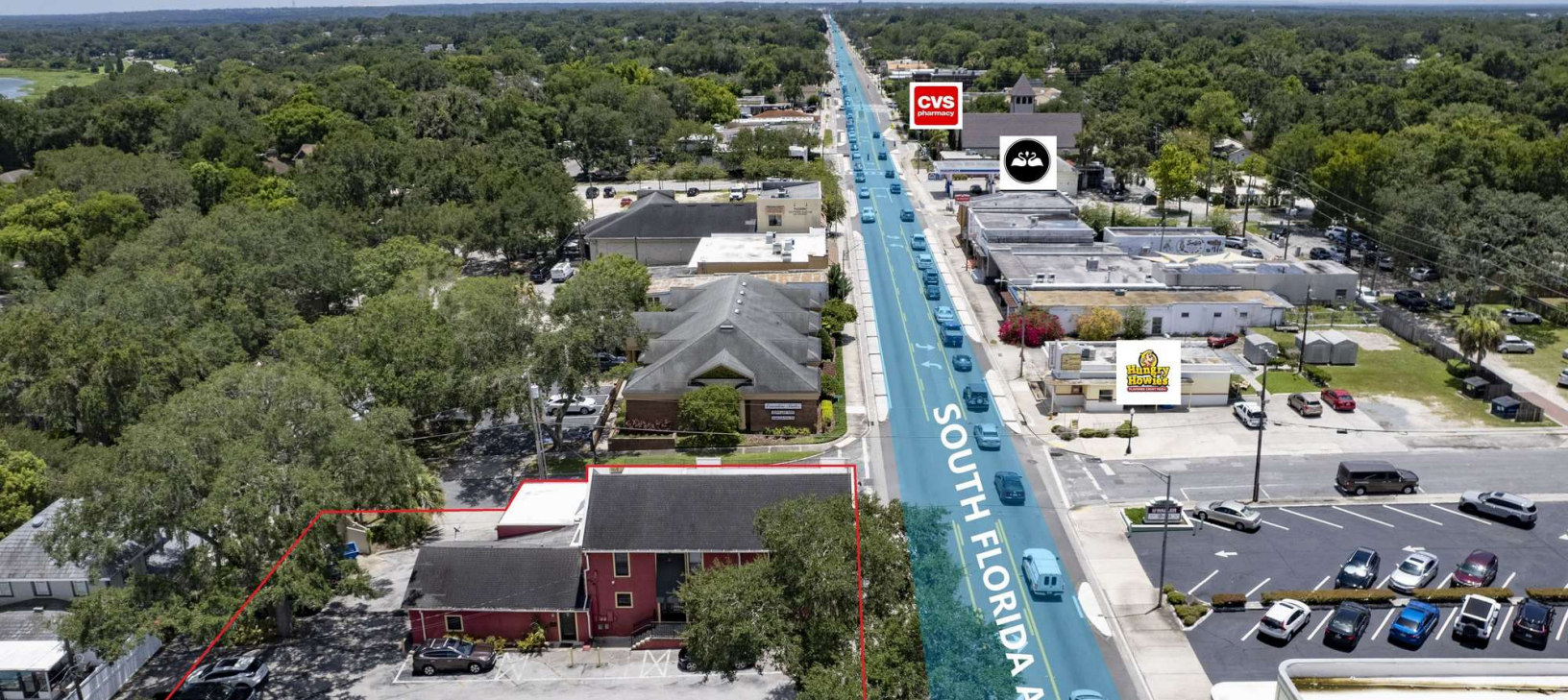
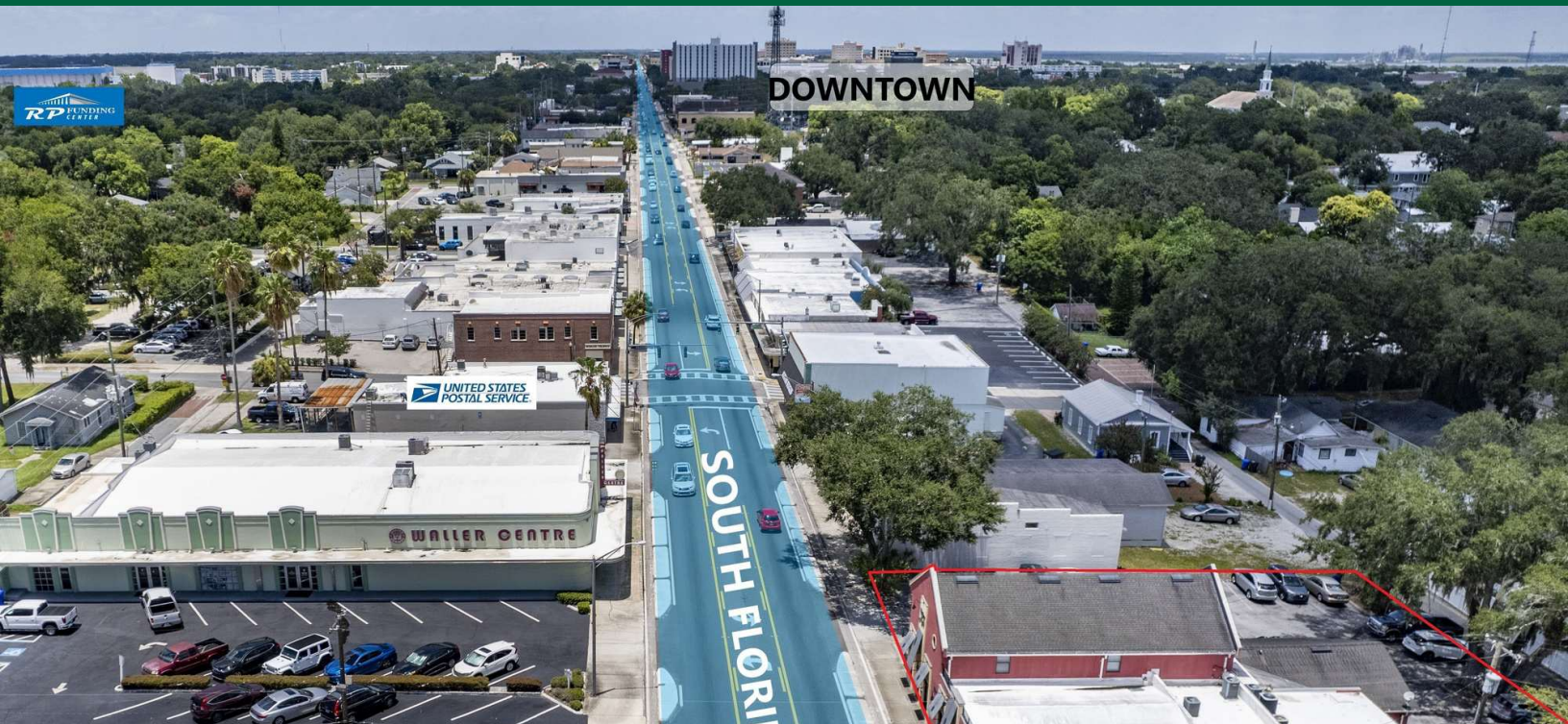


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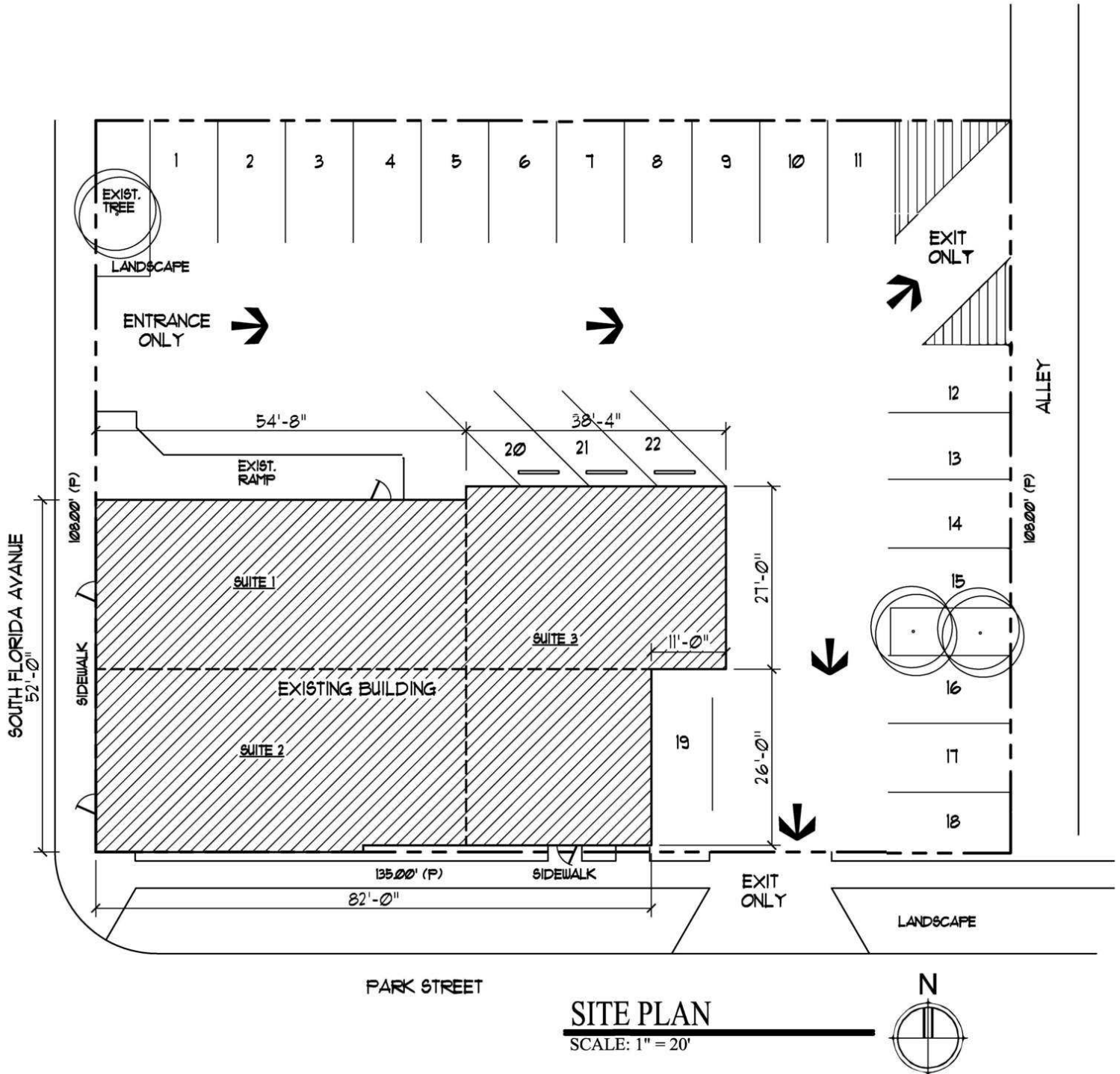


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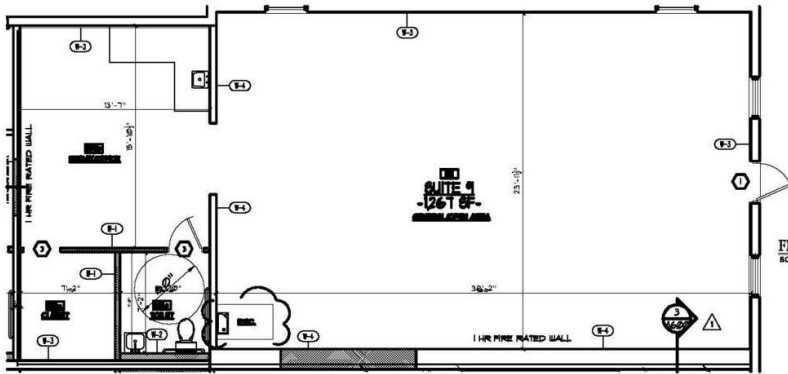




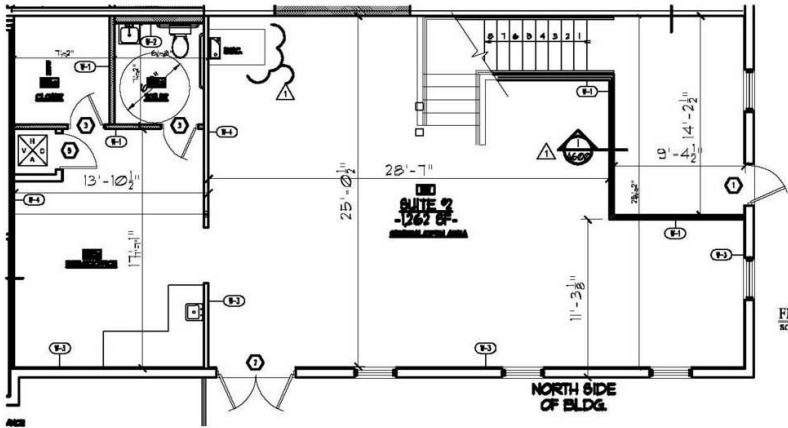
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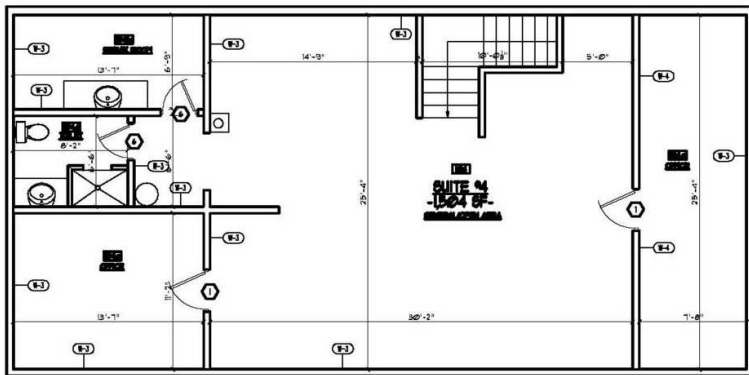
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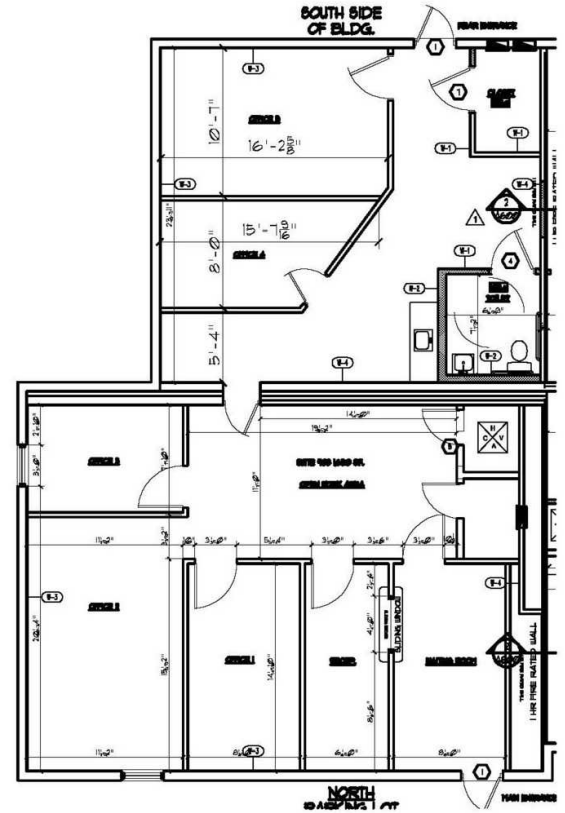
FLOOR PLAN - SUITE #1  
SCALE: 1/4" = 1'-0"



FLOOR PLAN - SUITE #2  
SCALE: 1/4" = 1'-0"



FLOOR PLAN - SUITE #4  
SCALE: 1/4" = 1'-0"



FLOOR PLAN - SUITE #3  
SCALE: 1/4" = 1'-0"

REVISION DATE:

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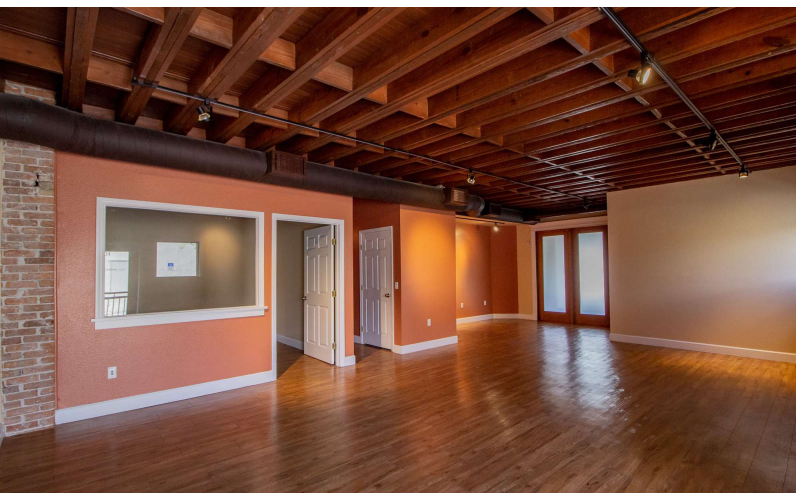




# WALLER LOFTS - HISTORIC OFFICE / RETAIL

1074 SOUTH FLORIDA AVENUE, LAKELAND, FL 33803

FOR SALE



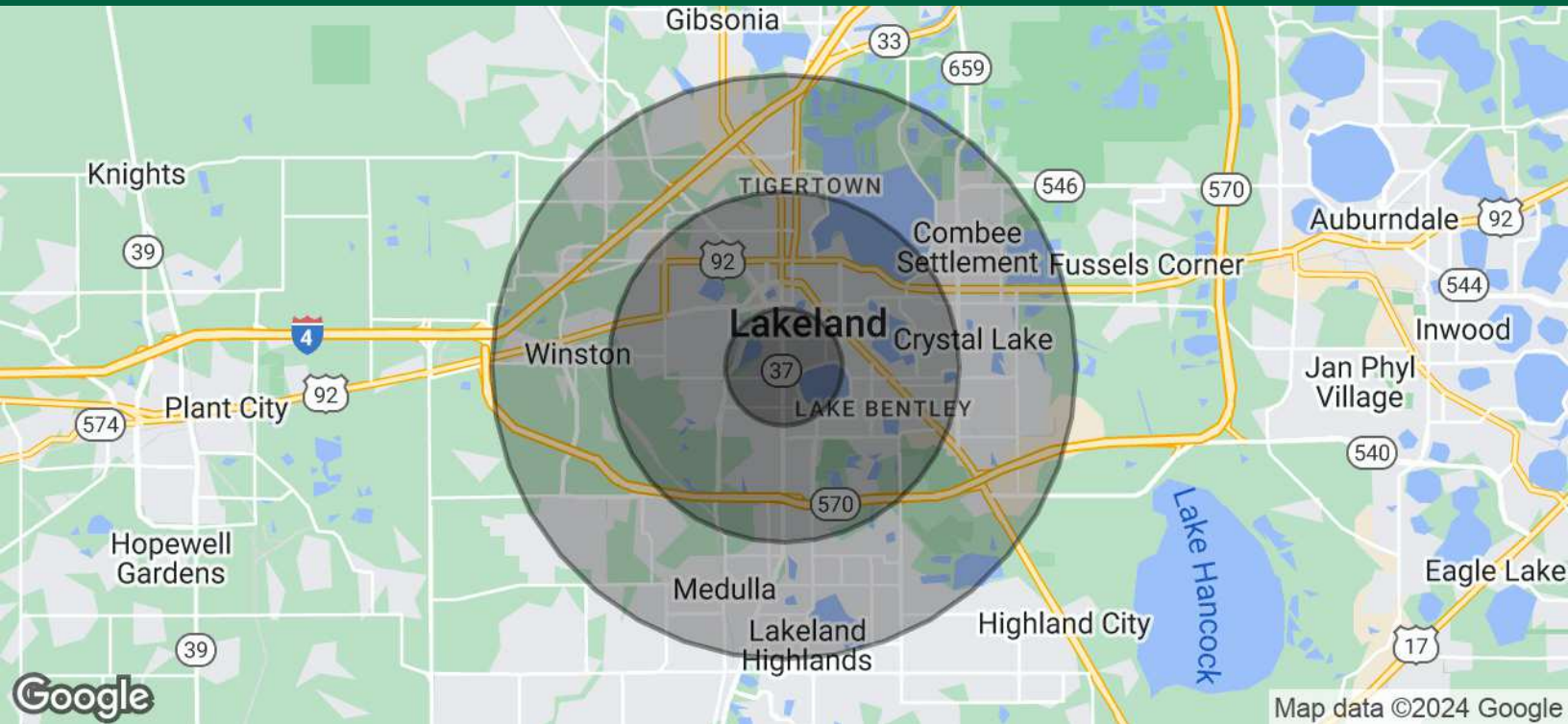
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,947	69,715	137,123
Average Age	39.1	38.1	38.3
Average Age (Male)	37.7	35.8	36.1
Average Age (Female)	39.3	39.4	39.9

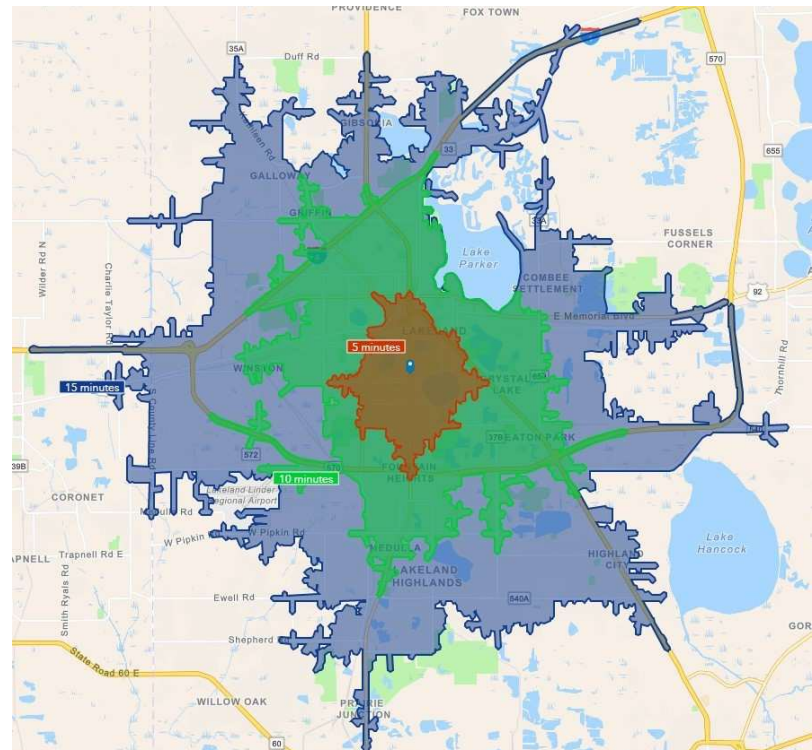
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,935	28,534	53,699
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$51,136	\$54,747	\$57,782
Average House Value	\$194,702	\$171,567	\$185,790

### TRAFFIC COUNTS

S Florida Ave/E Park St 27,000/day

\* Demographic data derived from 2020 ACS - US Census



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### ALEX DELANNOY, MICP

Vice President of Brokerage

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**Direct:** 863.686.3173 | **Cell:** 863.250.2502

### 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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