



### VIDEO

#### PROPERTY DESCRIPTION

Located right off Interstate 4 at the County Line Road exit, this 12,700 SF free standing flex space offers exceptional visibility and easy access in the heart of Central Florida's logistics corridor. Zoned I-2 (Industrial), it includes five grade level doors with office space, 46 parking spaces, with signage on the building and 26,000 cars per day on County Line Rd.

Suite 5345 is a total of 2,146 SF, including 1,546 SF of office and 600 SF of warehouse. The office includes a reception, open training or conference room, 2 private offices, 2 restrooms, and a kitchenette breakroom. The warehouse is 12' clear with ceiling grid, and one grade level door (15'x10).

Suite 5349 is a total of 4,148 SF of office / flex, including 8 private offices, 2 large open spaces that could be utilized as shared workspace or training area, a reception area, IT room, breakroom, 2 restrooms and 230 SF of warehouse with one grade level door (11'x10).

#### OFFERING SUMMARY

Lease Rate:	Call 863-250-9010 for pricing
Units Available:	2
Available SF:	2,146 - 4,148 SF
Lot Size:	1.76 Acres
Parking / Ratio:	46 spaces - 3.72 / 1,000 SF
Signage Available:	Yes
Traffic:	26,000/day AADT
Zoning:	I-2 (Industrial)

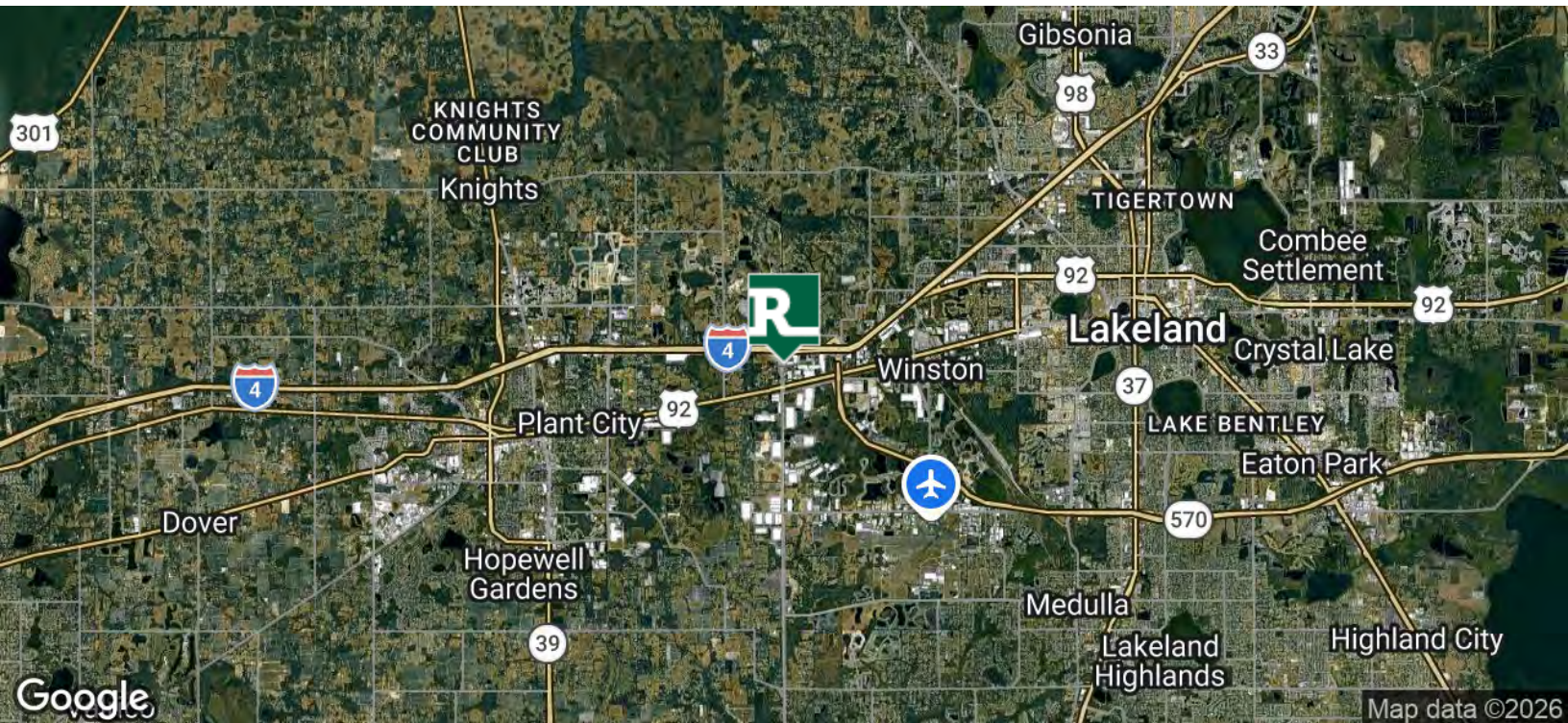
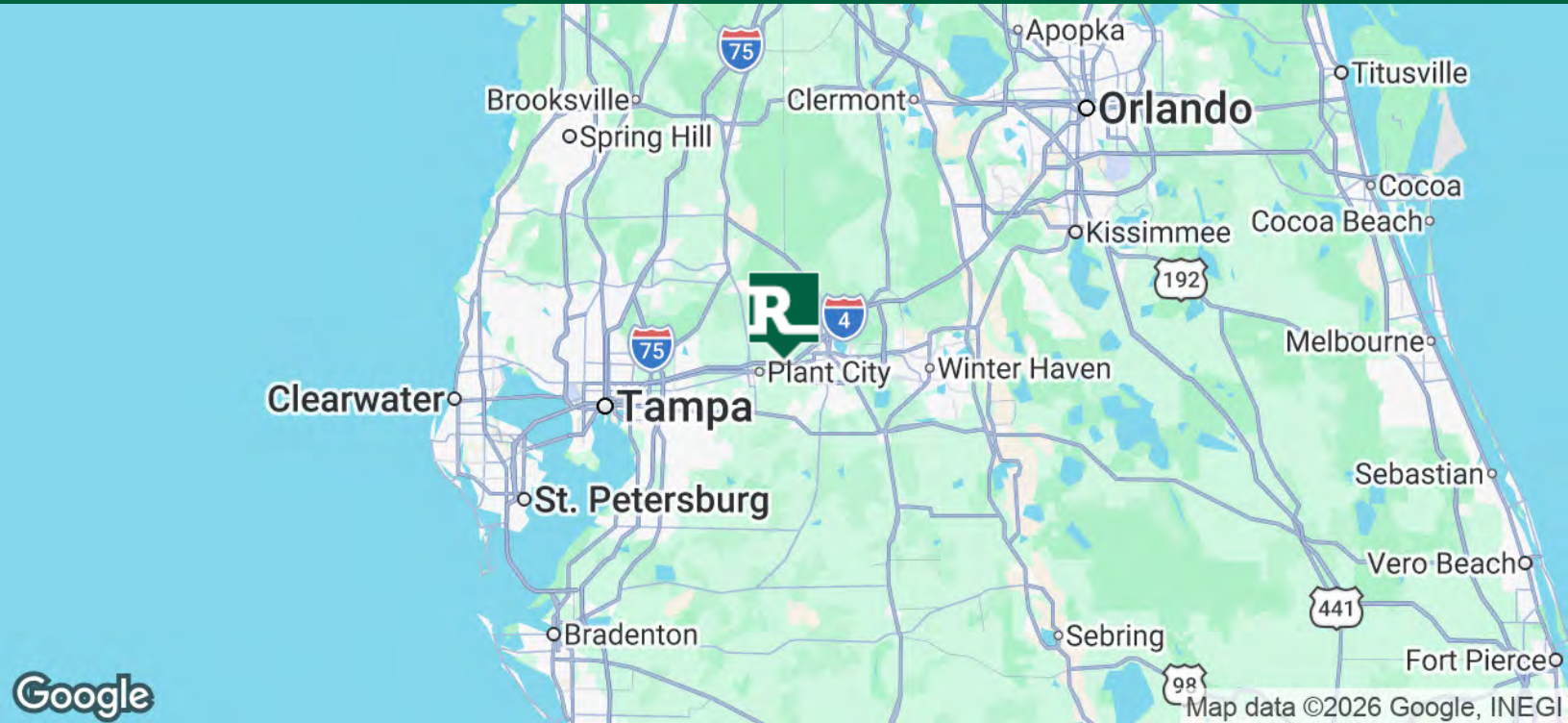
DEMOGRAPHICS	15 MILES	30 MILES	45 MILES
Total Households	183,312	802,105	1,687,691
Total Population	501,601	2,145,774	4,396,918
Average HH Income	\$93,020	\$99,000	\$99,373

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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 geographical 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.



### LARGEST EMPLOYERS IN LAKELAND NEARBY

Headquartered within 3 miles from the subject property in Lakeland, Publix is Florida's largest private employer. In 2018, they announced it would hire 700 employees to fill their 190,000 square foot office, bringing their total employment in Lakeland to over 8,000.

On top of their current corporate offices located within a few miles of the subject property, Geico recently expanded their regional office by another 50,000 square feet. This expansion resulted in a \$12 million capital investment of 500 new High-Skill, High-Wage jobs, bringing their Lakeland Employment to 3,700.



### AMAZON FULFILLMENT AND PRIME AIR HUB

In 2014, Amazon constructed and opened a new 1,000,000+ square foot fulfillment center located on County Line Road with 900+ employees, since Amazon continued to choose Lakeland and not only quadrupled their size in Polk County, but relocated their Amazon Air HUB in 2020 to Lakeland International Airport from Tampa with a new 285,000 square feet facility creating thousands of jobs.

In 2021, they announced an expansion that will more than double their capacity making it the largest Amazon facility in the Southeast in 2022 with another 464,000 square feet and hundreds of new jobs.

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Central Florida's  
Warehouse Specialist

# FLEX / OFFICE BUILDING NEAR I-4

5345-5351 GREAT OAK DRIVE, LAKELAND, FL 33815

FOR LEASE



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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,146 - 4,148 SF	Lease Rate:	Call 863-250-9010 for pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
5345	Available	2,146 SF	NNN	Suite 5345 is a total of 2,146 SF, including 1,546 SF of office and 600 SF of warehouse. The office includes a reception, open training or conference room, 2 private offices, 2 restrooms, and a kitchenette breakroom. The warehouse is 12' clear with ceiling grid, and one grade level door (15'x10).
5349	Available	4,148 SF	NNN	Suite 5349 is a total of 4,148 SF of office / flex, including 8 private offices, 2 large open spaces that could be utilized as shared workspace or training area, a reception area, IT room, breakroom, 2 restrooms and 230 SF of warehouse with one grade level door (11'x10).

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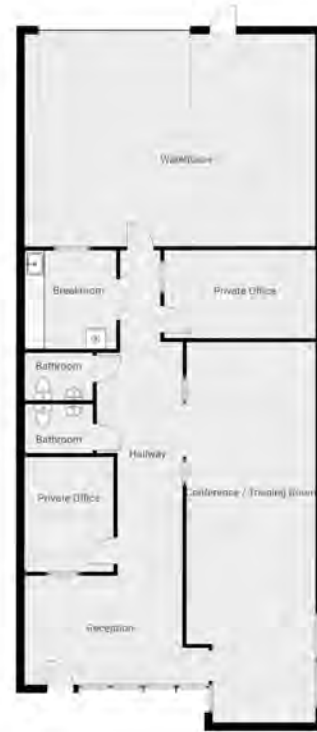
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### SUITE 5345

- Total of 2,146 SF available
- 1,546 SF of office
- 600 SF of warehouse
- 2 private offices
- Open training / conference room
- 2 restrooms
- Kitchenette
- One grade level door (15'x10')



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### SUITE 5349

- Total of 4,148 SF of office
- Reception area
- 8 private offices
- One large open spaces (shared workspace or training area)
- Storage / closets
- Break room
- IT room
- 2 restrooms
- 230 SF of warehouse
- One grade level door (11'x10)



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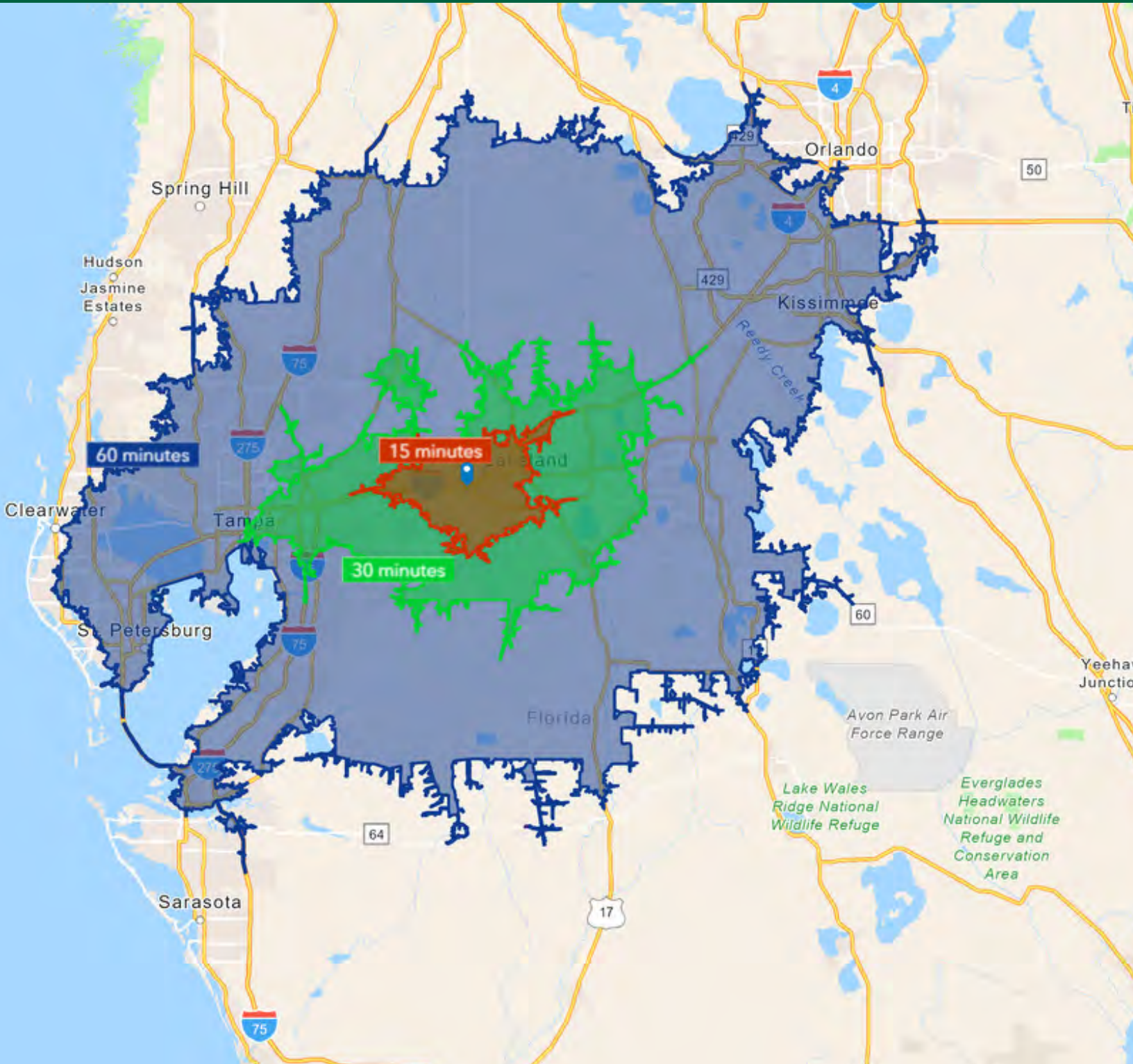


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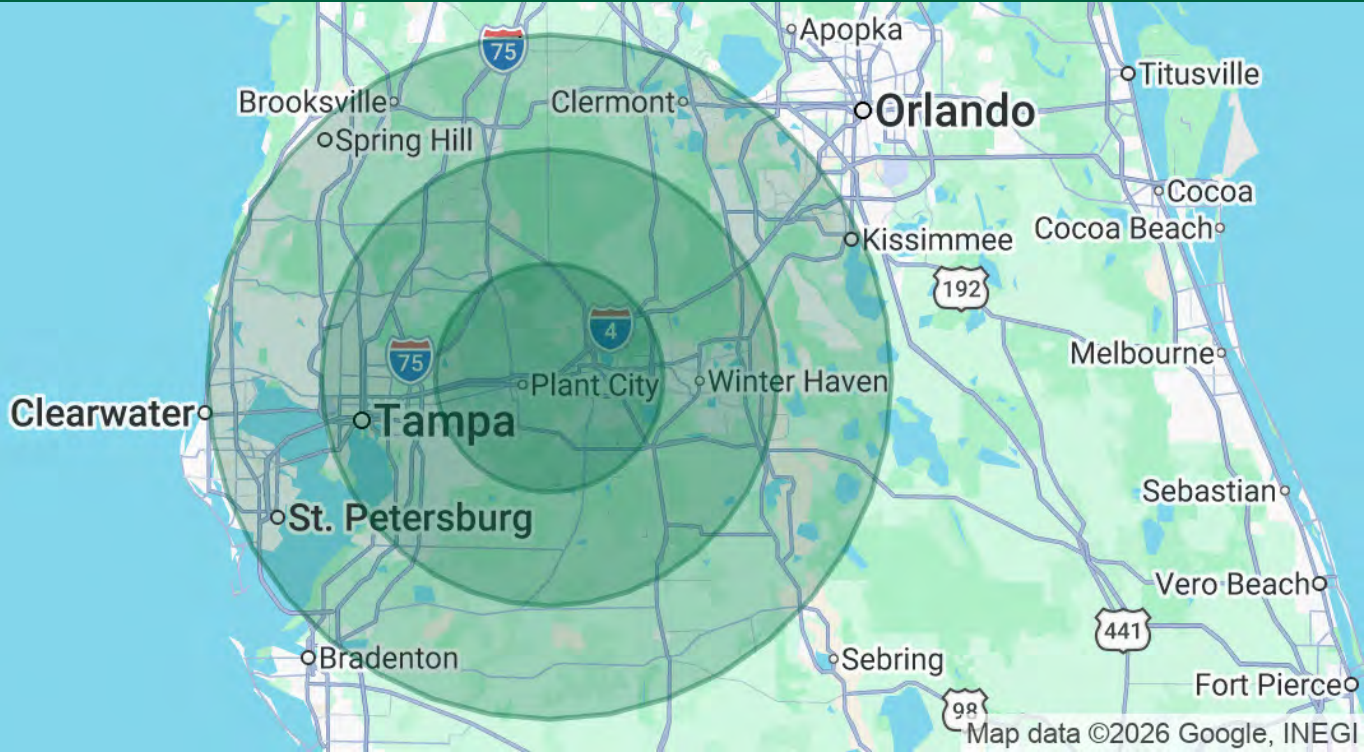


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### POPULATION

	15 MILES	30 MILES	45 MILES
Total Population	501,601	2,145,774	4,396,918
Average Age	40.9	39.6	41.6
Average Age (Male)	39.3	38.7	40.8
Average Age (Female)	42.1	40.5	42.4

### HOUSEHOLDS & INCOME

	15 MILES	30 MILES	45 MILES
Total Households	183,312	802,105	1,687,691
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$93,020	\$99,000	\$99,373
Average House Value	\$272,295	\$332,361	\$339,392

### TRAFFIC COUNTS

AADT (County Line Road)	26,000/day
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*2023 American Community Survey (ACS)*

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### ABBAS "AJ" JAFFER, MICP

Brokerage- Senior Advisor

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### PROFESSIONAL BACKGROUND

Abbas (AJ) Jaffer joined the Brokerage Properties and Services team in March of 2025, bringing with him extensive experience in industrial development and strategic business growth. Prior to this role, he served as the Vice President of Business Development for the Lakeland Economic Development Council (LEDC) for nearly three years. In this capacity, AJ played a key role in attracting high-skill, high-wage industries to Lakeland, working as a trusted partner for prospects, brokers, and developers. He managed the entire regulatory development process for the City and County, overseeing projects from their conceptual stages through to occupancy, and offering ongoing support throughout their life cycle.

Before his tenure with the LEDC, AJ held various positions within the City of Lakeland – Community and Economic Development Department over the course of eight years, including roles in the Building Inspection Division, Business Tax, Planning and Zoning, and Economic Development divisions. His experience in both the private and public sectors has given him a unique ability to bridge the gap between government and business interests, making him a valuable asset in every project he tackles.

In recognition of his dedication to the community, AJ was honored with the Entrepreneur Champion Award in 2024 by Catapult Lakeland. This prestigious award celebrates an individual or organization that has made a significant impact on supporting and mentoring entrepreneurs as they navigate the challenges of starting and growing businesses in Lakeland.

### EDUCATION

Bachelor of Science in Business Administration from Polk State College.

Lipsey School of Real Estate - Masters in Commercial Property Designation (MiCP)

### MEMBERSHIPS

Manufacturing & Supply Chain Alliance of Mid Florida (MSCA), Member

Commercial Real Estate Development Association (NAIOP) Tampa Bay, Developing Leader

Catapult Lakeland, Entrepreneur Champion Award

Makerspace, Advisory Board Member

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### ALEX DELANNOY, SIOR

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  
Lipse y School of Real Estate - Commercial MICP Designation

### MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair  
Certified Commercial Investment Member Institute (CCIM), Candidate  
Manufacturing & Supply Chain of Mid Florida  
NAIOP Member of Central Florida  
National Realtor Association  
Lakeland Realtor Association

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