



PROPERTY DESCRIPTION

Total of 850 SF of office available located in Eagle Lake, Florida. The office has a reception, open area, 3 private offices, a shared breakdown and restroom. Zoned LCC (Linear Commercial Corridor), and 6 parking spaces available on site.

Strategically located in Polk County between Tampa & Orlando, near major highways, close to the interstate and 3 miles from CSX Terminal and quick access to major roads like US-92, I-4, and Highway 60, making it easy to reach Tampa, Orlando, Fort Myers, and other parts of South Florida. Most cities in Polk County, including Lakeland, Bartow, Haines City, Polk City, Lake Wales, Mulberry, and Plant City, are all within a 30-minute drive.

360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	Call 863-250-2502 for pricing
Number of Units:	2
Available SF:	850 SF
Lot Size:	0.38 Acres
Building Size:	3,660 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	98,457	275,194	451,256
Total Population	255,433	729,987	1,224,411
Average HH Income	\$82,755	\$83,397	\$87,322

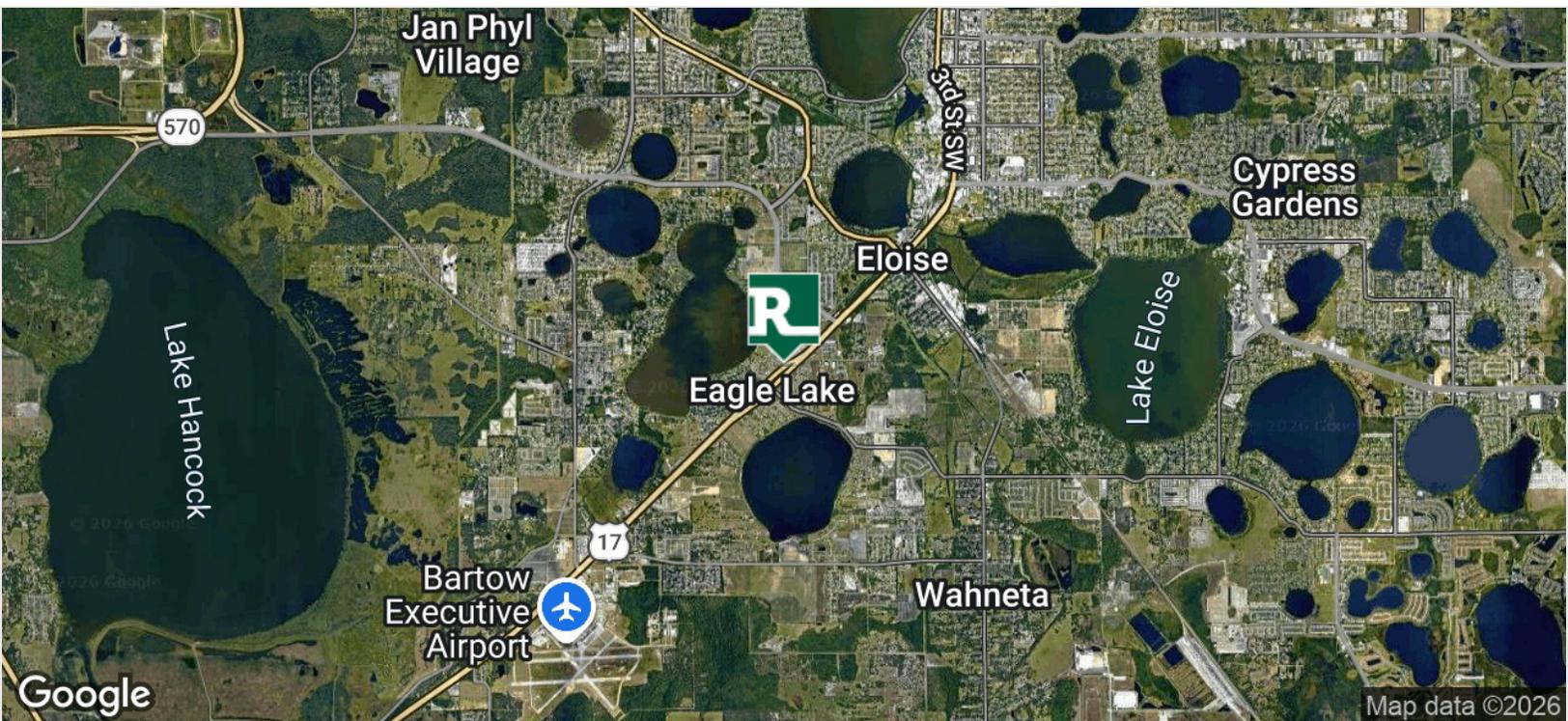
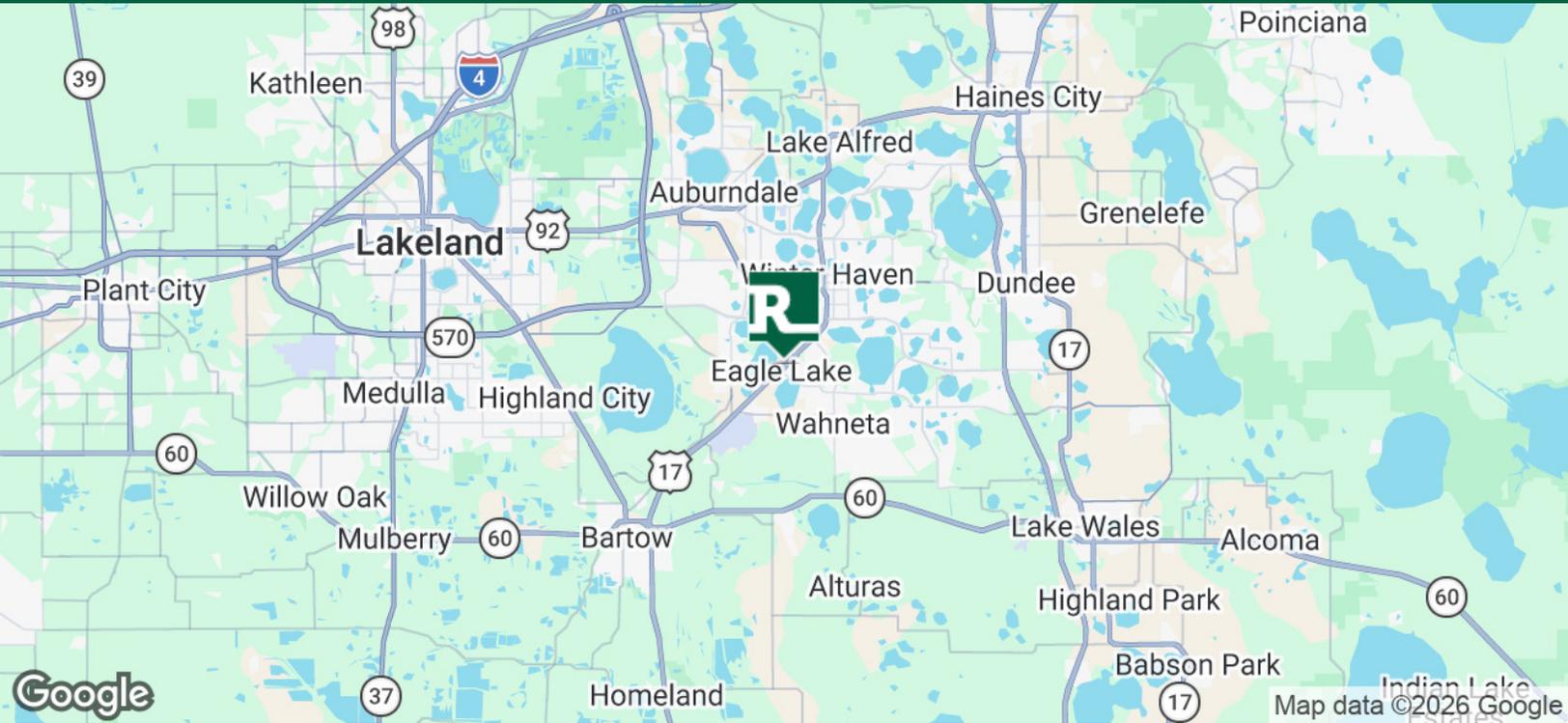
ALEX DELANNOY, SIOR
863.250.2502
adelannoy@ruthvens.com

ABBAS "AJ" JAFFER, MICP
863.250.9010
ajaffer@ruthvens.com



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ALEX DELANNOY, SIOR

863.250.2502

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	850 SF

Lease Term:	Negotiable
Lease Rate:	Call 863-250-2502 for pricing

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
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Suite 1625	850 SF	NNN	Total of 850 SF of office available located in Eagle Lake, Florida. The office has a reception, open area, 3 private offices, a shared breakdown and restroom. Zoned LCC (Linear Commercial Corridor), and 6 parking spaces available on site.
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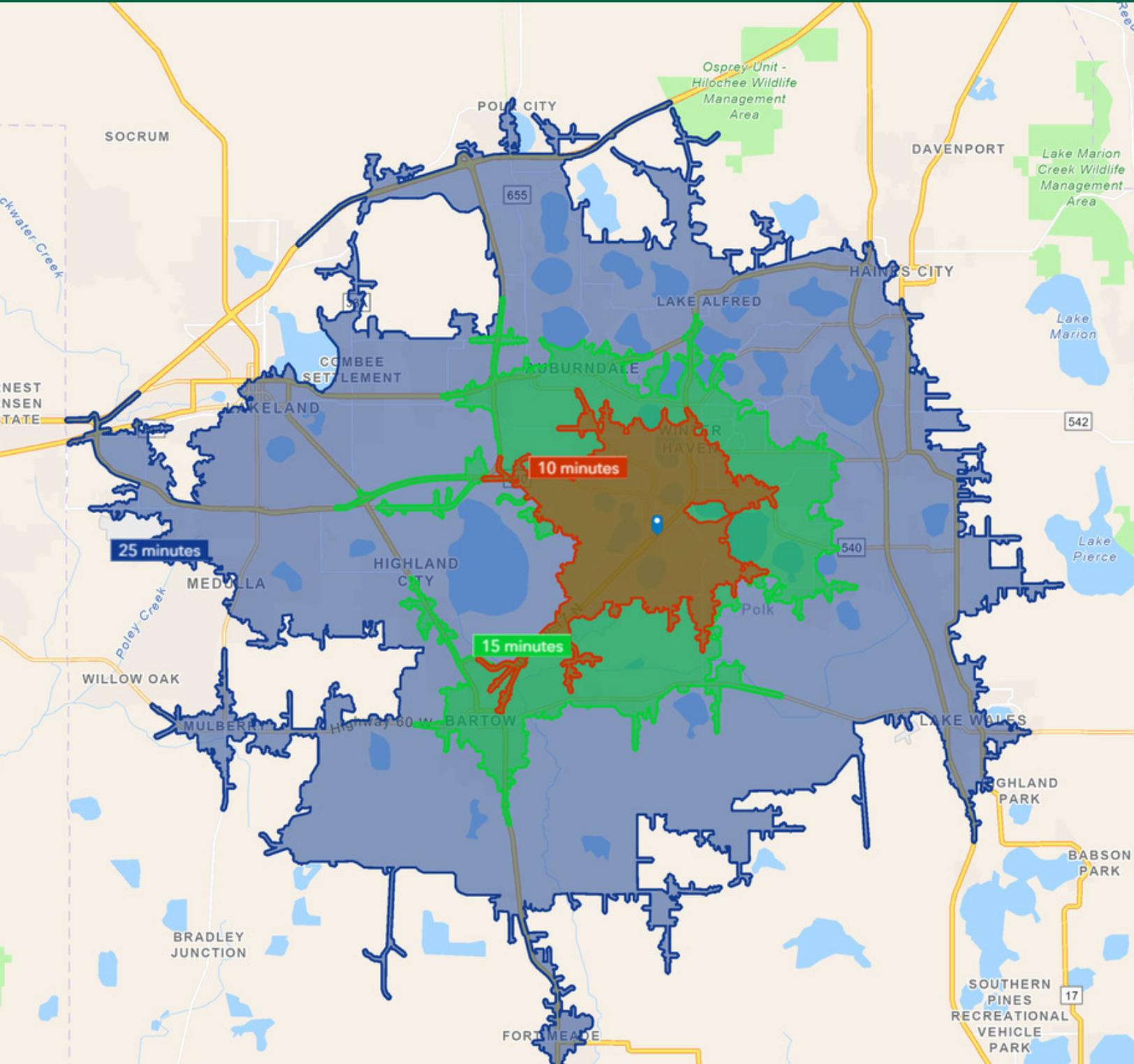
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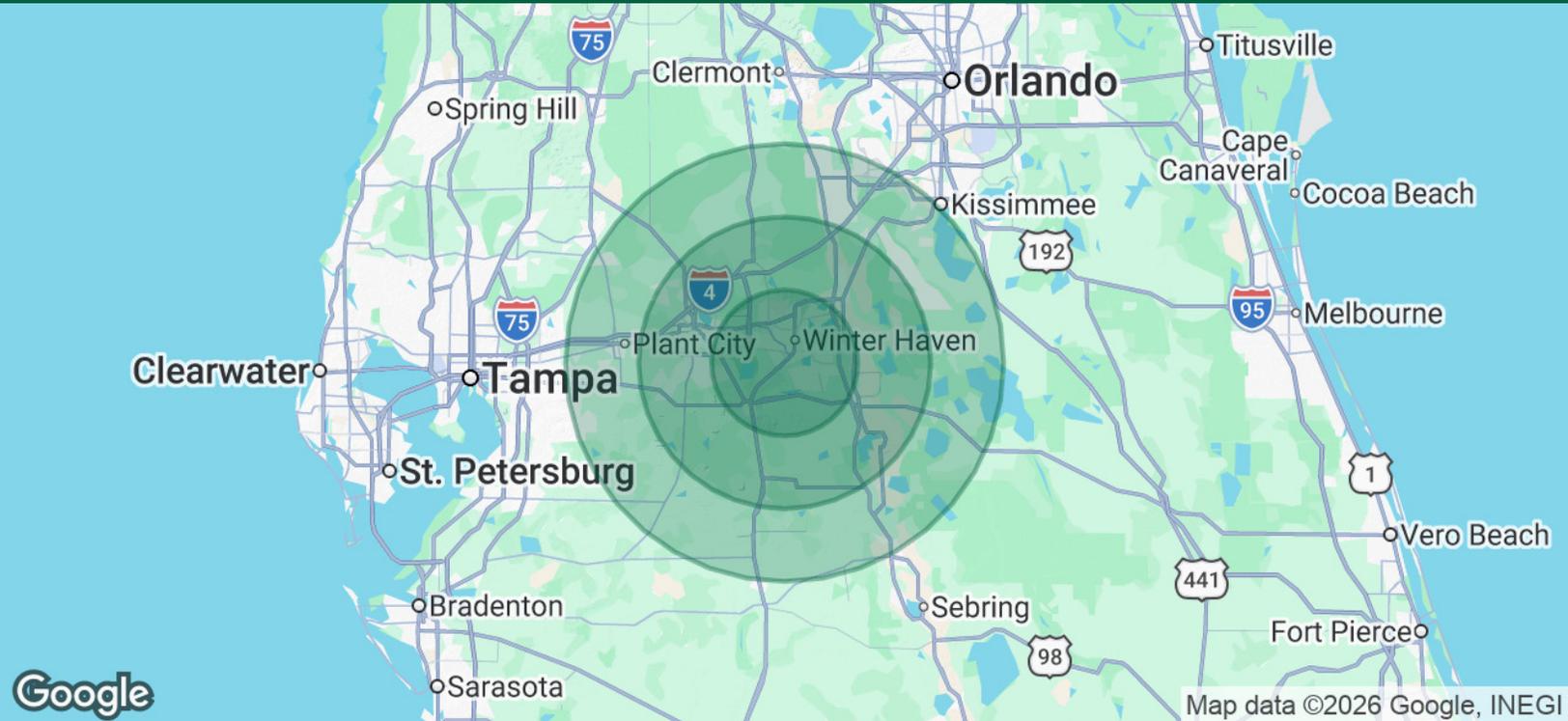
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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	255,433	729,987	1,224,411
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	98,457	275,194	451,256
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$82,755	\$83,397	\$87,322
Average House Value	\$271,585	\$282,373	\$308,435

Demographics data derived from AlphaMap

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ALEX DELANNOY, SIOR

Vice President of Brokerage

adelannoy@ruthvens.com

Direct: **863.250.2502** | 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

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

The Ruthvens, Inc.
41 LAKE MORTON DRIVE
LAKELAND, FL 33801
863.686.3173

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863.250.2502

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