



E EDGEWOOD DR



PROPERTY DESCRIPTION

Ruthven Center II is a 32,000 SF retail or office strip-center in Lakeland, FL. Units range in size from 1,600 SF to 4,800 SF. Located on E Edgewood Dr. with 18,000 annual average daily traffic count. Just off of Hwy 98 for easy access.

Prospective customers are close, 58,000 persons live in a 3 miles radius of the Center and 226,000 within a 15 minute drive. The center has high visibility and is within close proximity to the Polk Parkway.

PROPERTY HIGHLIGHTS

- Located in a fast growing area
- High shopping center traffic and signage available
- 58,000 persons live in a 3 miles radius of the Center and 226,000 within a 15 minute drive
- Traffic count is 18,000 cars per day
- Double doors in back of each store with alley access for drivers

OFFERING SUMMARY

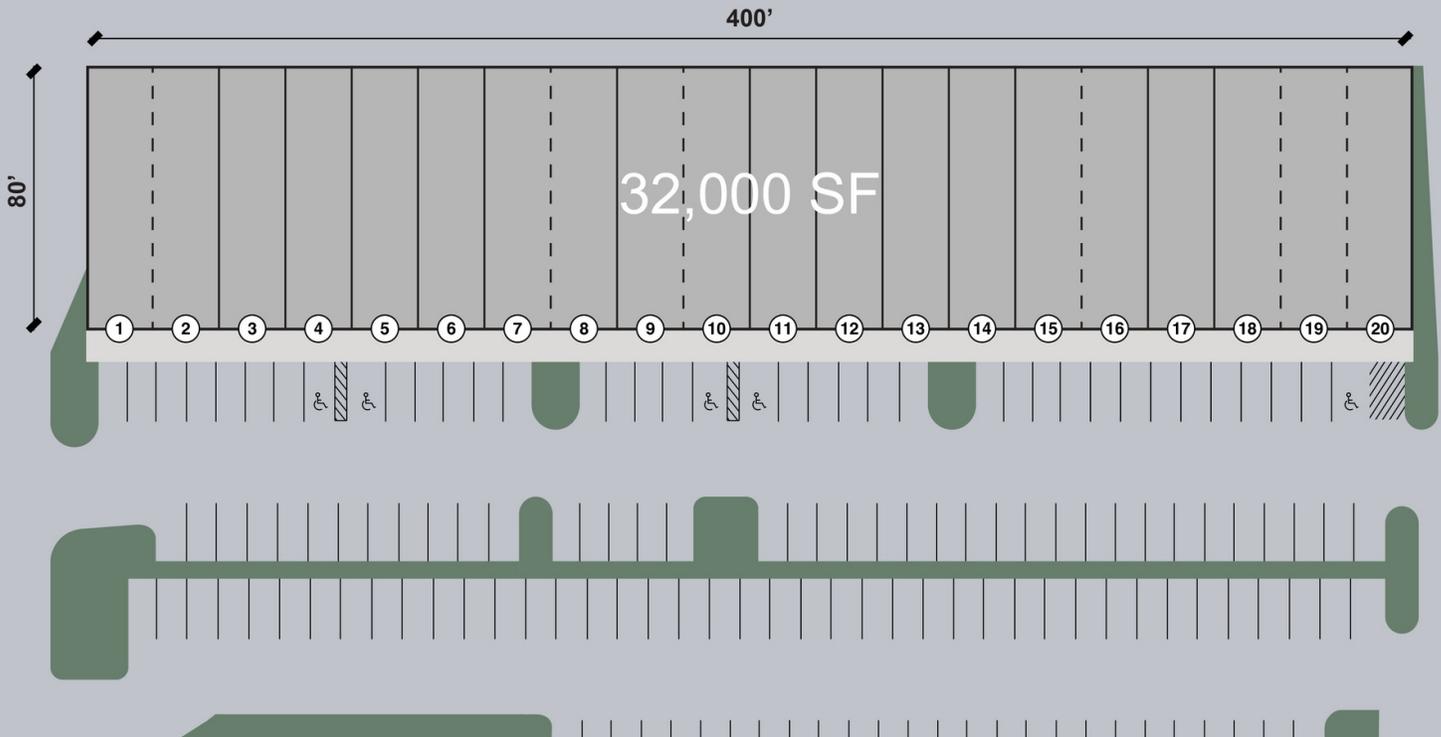
Units Size:	1,600 - 4,800 SF
Building Size:	32,000 SF
Car Parking Spaces:	150 (4.7/1,000 SF)
AADT:	18,000 Cars/Day
Electric:	120/240V, 1-Phase
Zoning:	C-2 (Commercial)
Utilities:	City Water / Sewer

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	23,897	56,625	141,018
Total Population	63,578	147,583	367,541
Average HH Income	\$84,200	\$87,038	\$86,948

LAKELAND IS AN IDEAL LOCATION FOR DISTRIBUTION

11 million people within 100 miles
21 million people within 200 miles

Need Warehouse Space?
Call the Ruthvens!



COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with an inventory of over 5 million square feet. Our properties are located along the I-4 corridor between Tampa and Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional and state-wide distribution across Florida.

The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage over 90 buildings with decisions made locally to allow your business to move forward and grow. 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 warehouse partner in Central Florida.

LEASING CONTACTS



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LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

11 million people within 100 miles
21 million people within 200 miles

We build more than warehouses
We Build Relationships!