



## PROPERTY DESCRIPTION

This 1,986 SF two-story office building is centrally located between Downtown and South Lakeland in the vibrant Dixieland District. This very walk-able area with lunch restaurants, coffee shops, a post office, a bakery, bars, shops, a wine bar and services close by. Front signage is visible from South Florida Ave with an average daily traffic count of 29,000. This building was built in 1938 and renovated in 2026 offering updated features while keeping its original historic charm.

The first floor has a large open space suitable for multiple workspaces, large reception / waiting area, one private office, a kitchen and one restroom. The second floor has 3 offices, and a full bathroom with shower. There is also plenty of storage capabilities along with a basement that can be utilized. This office space is zoned C-2 allowing professional offices for attorneys, therapists, medical offices, or some retail.

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 strongest demographics and buying power in Lakeland.

## OFFERING SUMMARY

Lease Rate:	Call 863-250-2502 for pricing
Building Size:	1,986 SF
Built / Renovated:	1938 / 2026
Lot Size:	0.18 Acres
Signage:	Available
Parking:	Approx. 8
Traffic Count:	29,000 AADT
Zoning:	C-2 (Office)

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	60,802	139,056	282,369
Total Population	156,639	368,008	755,243
Average HH Income	\$80,052	\$87,097	\$90,569

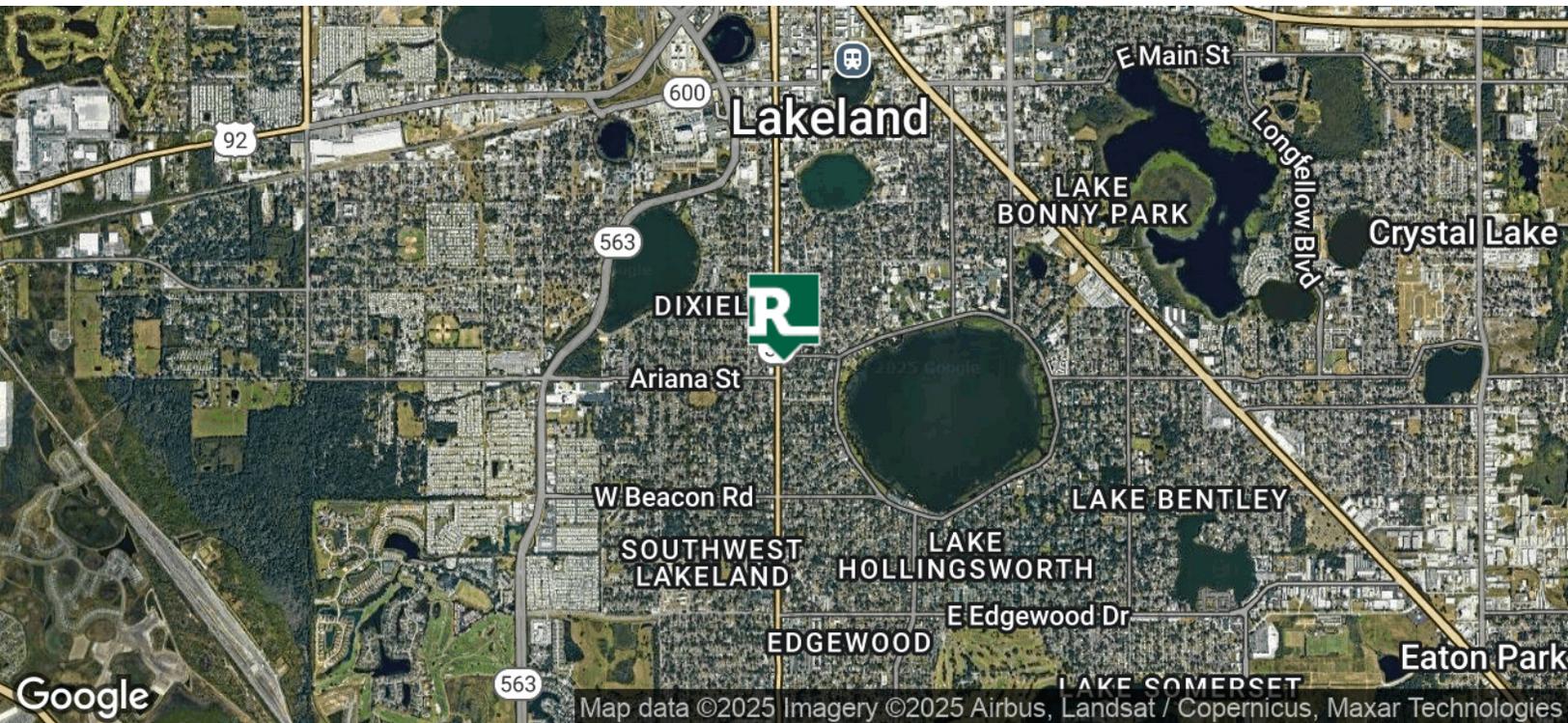
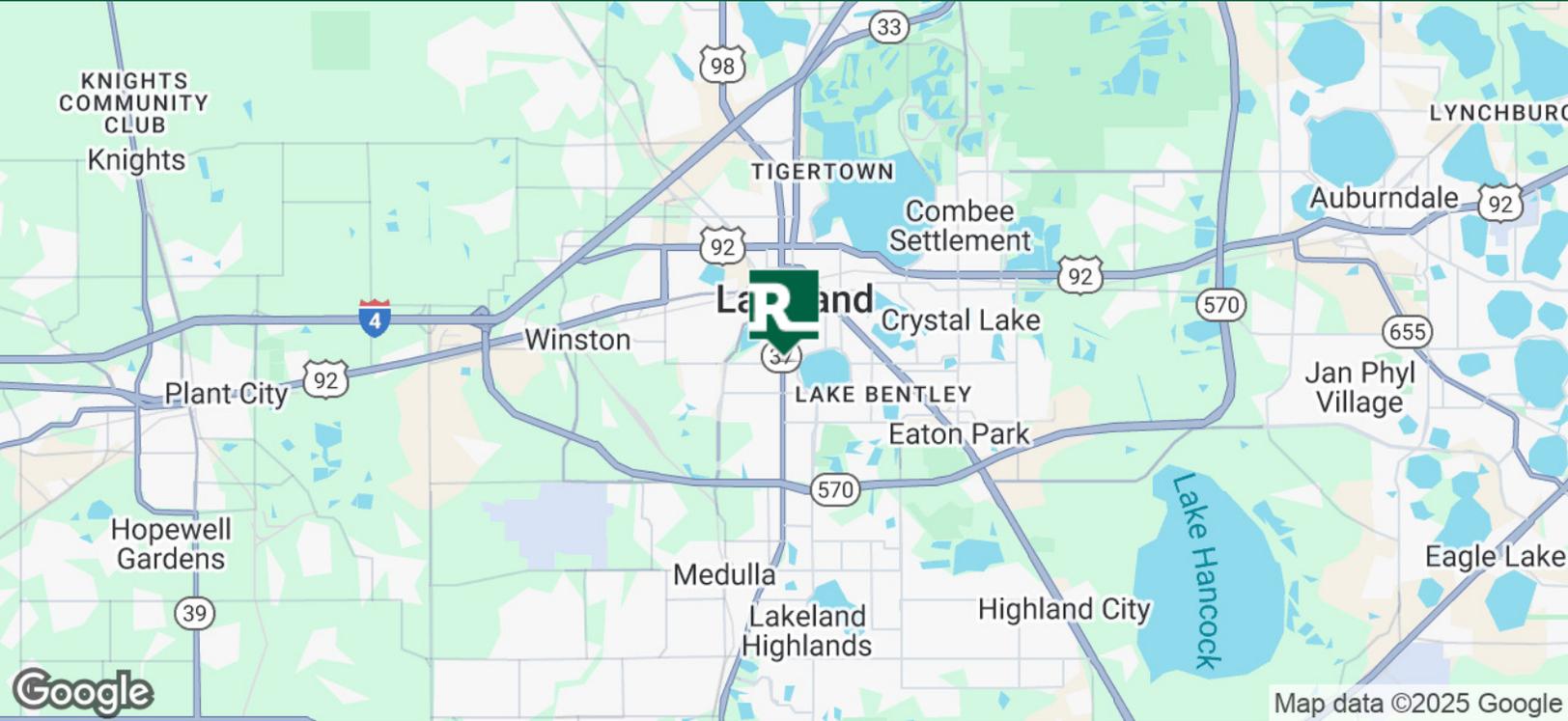
ALEX DELANNOY, SIOR

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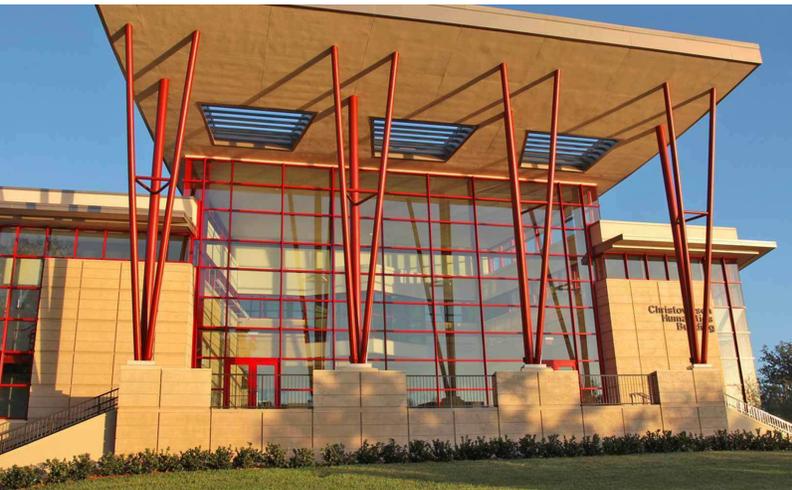


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### CITY OF LAKELAND

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.

### LAKE HOLLINGSWORTH & FLORIDA SOUTHERN UNIV

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.

### DIXIELAND DISTRICT

Dixieland CRA is a 72.61 acre commercial corridor with a collection of vintage retail shops. Featuring a budding restaurant scene and coffeehouses where the creatives go to connect and collaborate, Dixieland is the gateway to Downtown's Arts & Entertainment Center.

With its own unique vibe, this district, with origins dating back to 1907, offers something different from other areas in the county. Fresh, funky, vintage, thrifty, artistic, eclectic and majestic are all words that come to mind when thinking about Dixieland. If you've been before, you'll understand how these adjectives fit.

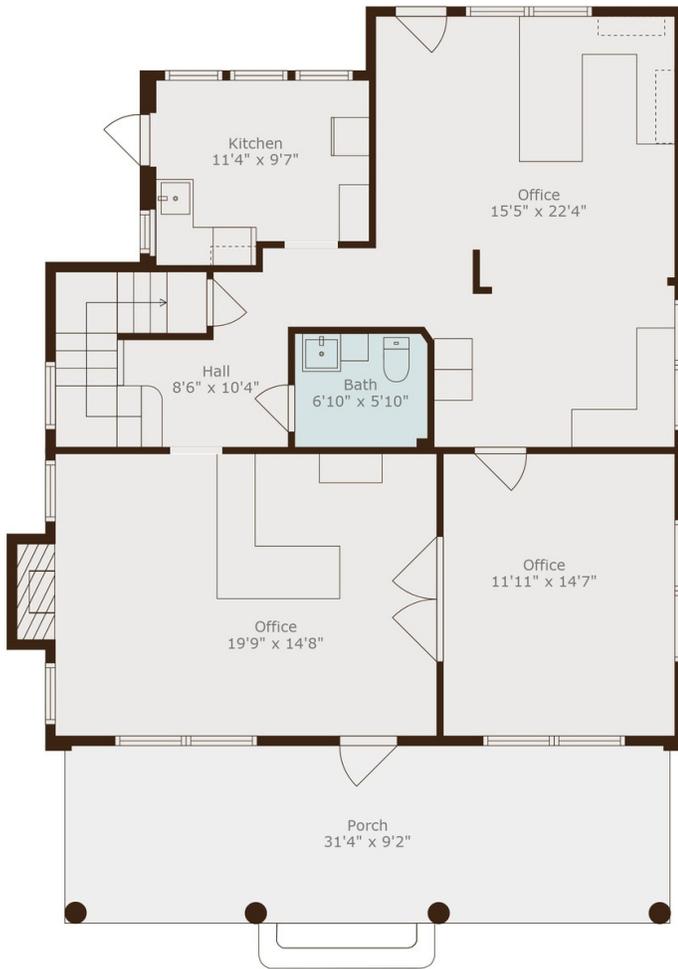
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Floor 1



Floor 2

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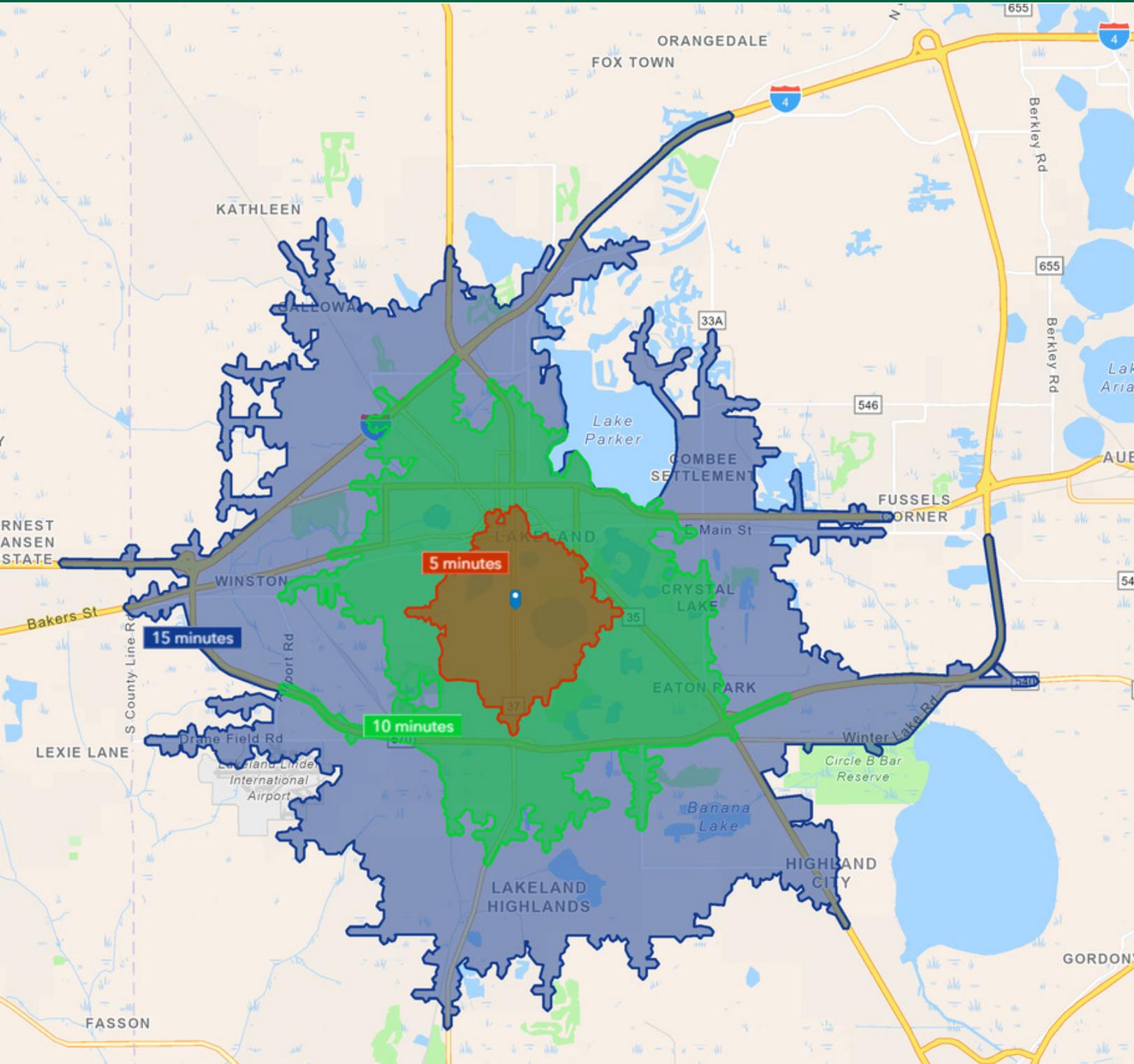


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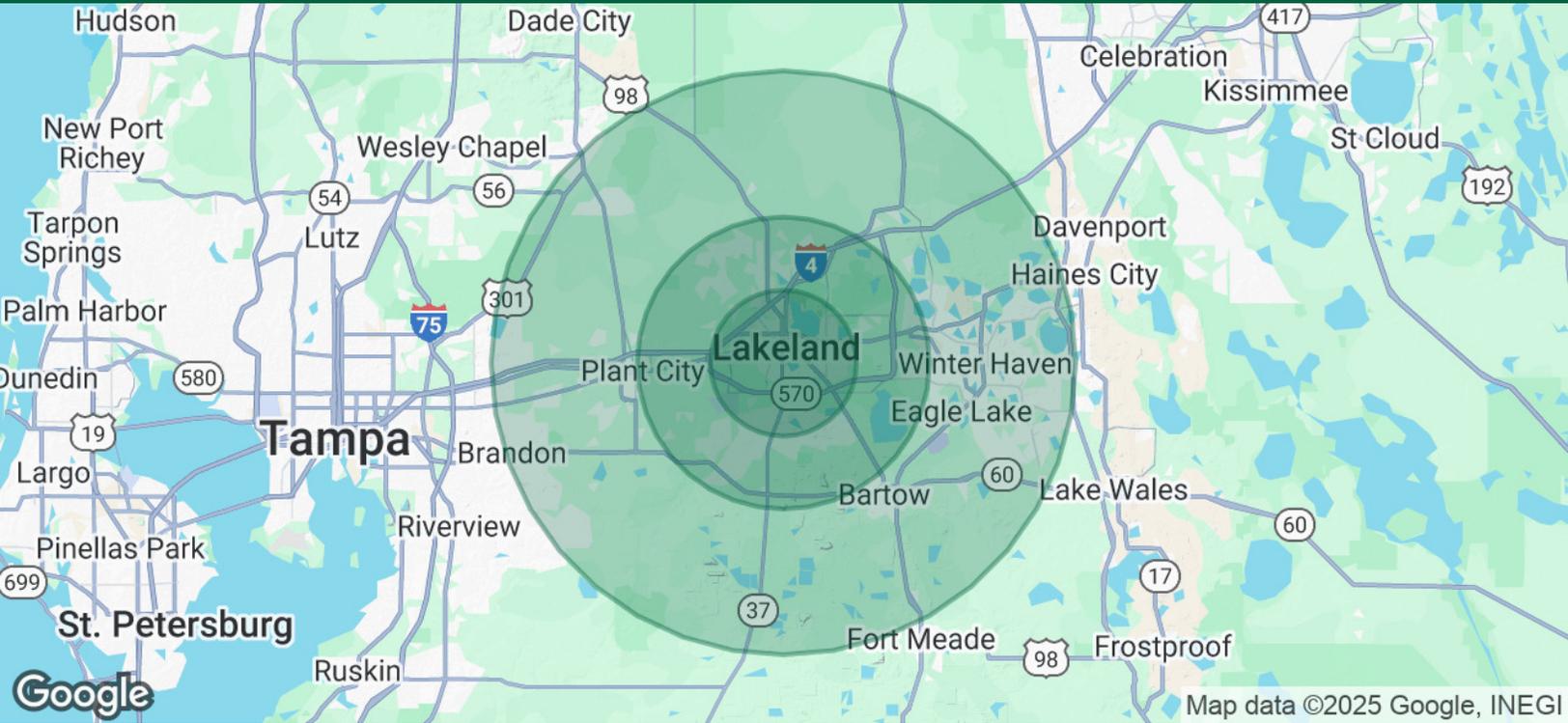


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## POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	156,639	368,008	755,243
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	60,802	139,056	282,369
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$80,052	\$87,097	\$90,569
Average House Value	\$259,381	\$281,883	\$304,714

## TRAFFIC COUNTS

South Florida Ave	29,000/day
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Demographics data derived from AlphaMap

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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  
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  
National Realtor Association  
Lakeland Realtor Association

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