



## VIDEO

### PROPERTY DESCRIPTION

This 13,024 SF former auto repair/auto body shop on Recker Hwy in Winter Haven is available for lease. Features a 1,500 SF office/reception and restrooms, 4 grade level doors with 14' clear height in the warehouse, 3ph 480V, with 40+ parking spaces and fenced back area. Pylon sign available on Recker with 17,200 cars per day.

Renovation in 2021 included parking lot and building paint. The land use is LCC (Linear Commercial Corridors), "land use district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways", refer to Land Use Development Code or call a planner on call for additional details.

Strategically located in Winter Haven on Recker Hwy near Spirit Lake Rd and Polk Parkway, the property provides easy access to major highways in Central Florida connecting you to major destinations. Reach I-4 within 17 minutes; Tampa and Orlando within 60 minutes; and over 7.5M in population within 60 miles.

### OFFERING SUMMARY

Lease Rate:	Call (863) 250-9010 for pricing
Available SF:	13,024 SF
Lot Size:	0.7 Acres
Access:	4 Grade-Level
Power:	3 ph
Year Built / Renovated:	1978 / 2021
Signage:	Monument + Building
Zoning:	LCC (Linear Commercial Corridors)

### DEMOGRAPHICS 15 MILES 30 MILES 60 MILES

Total Households	215,090	446,240	2,908,651
Total Population	564,203	1,211,675	7,353,399
Average HH Income	\$83,139	\$87,504	\$98,848

ABBAS "AJ" JAFFER, MICP ALEX DELANNOY, SIOR

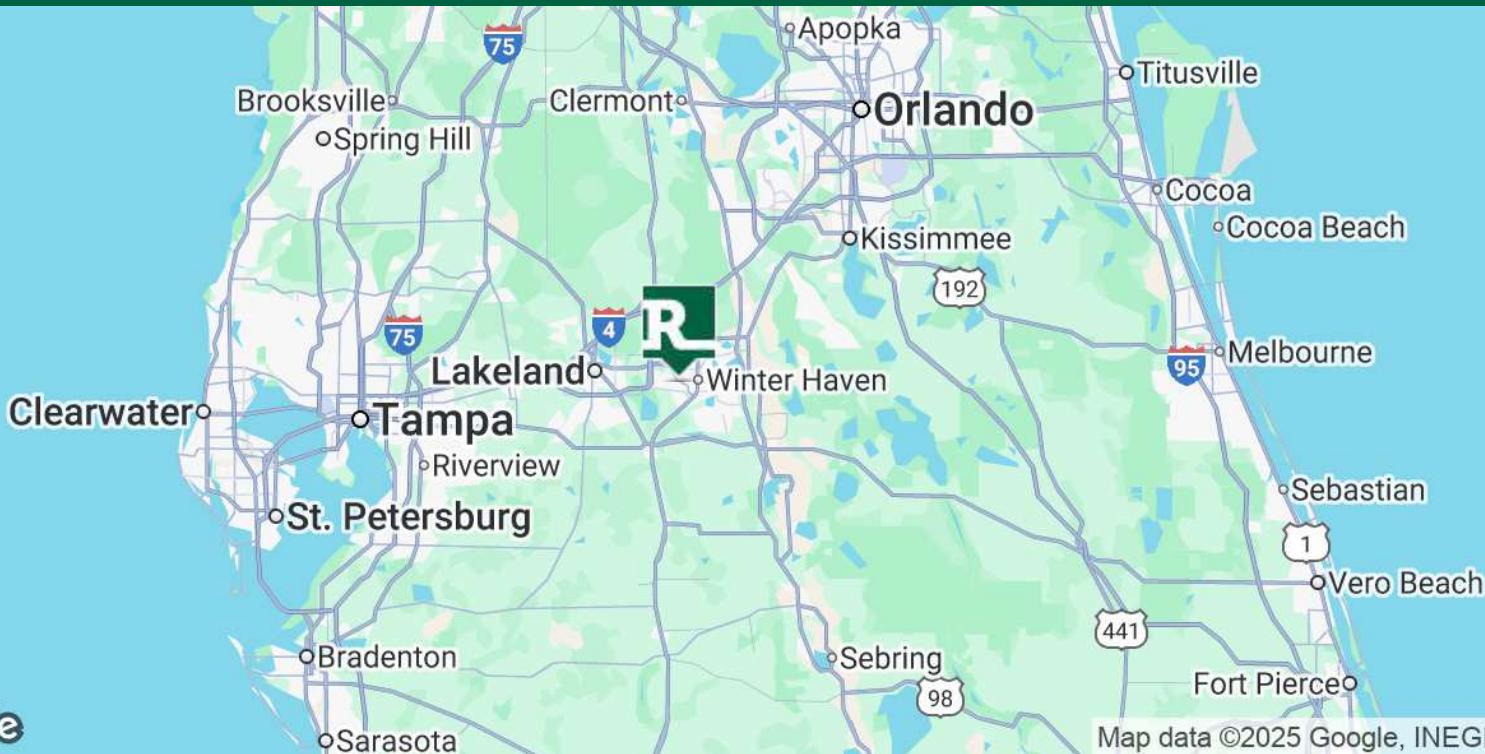
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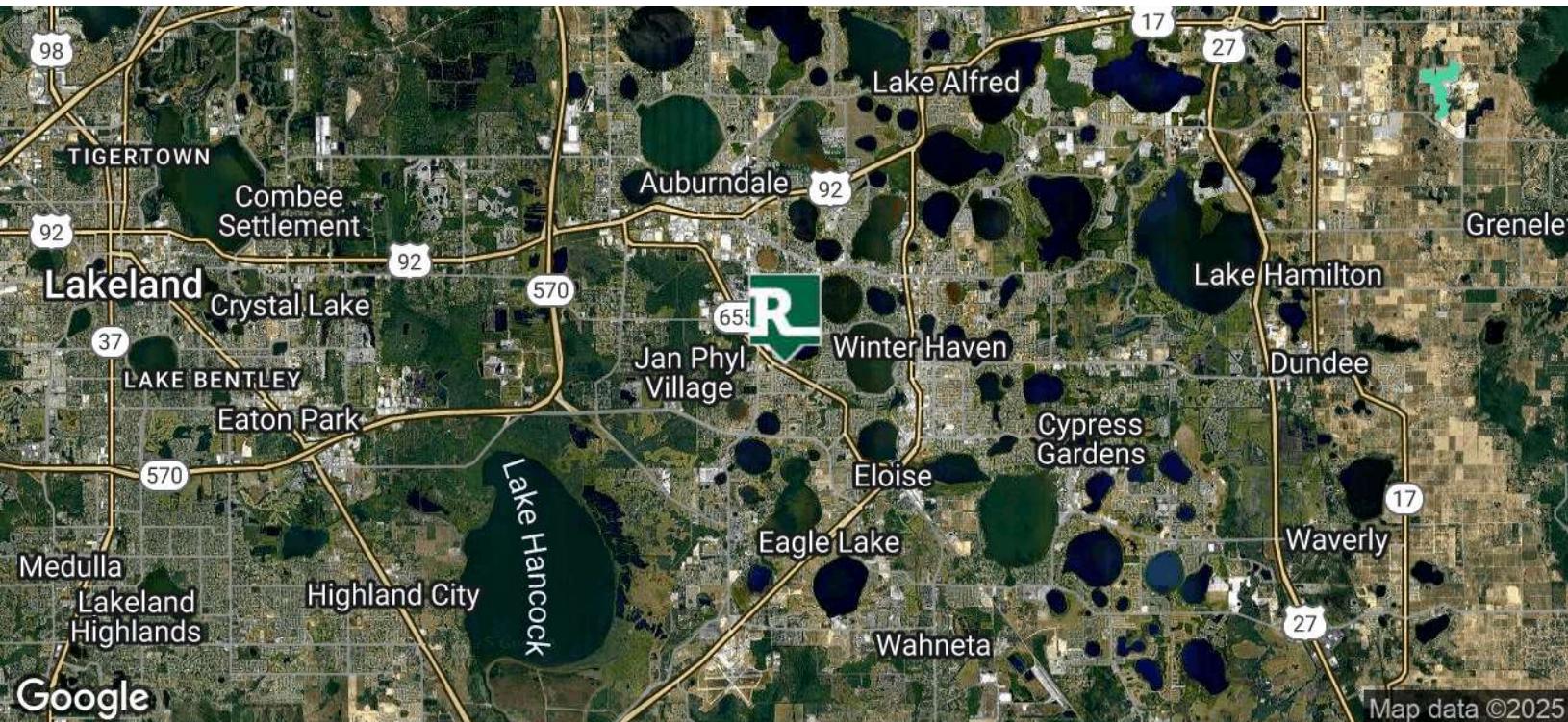
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Central Florida's  
Warehouse Specialist

FOR LEASE



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## AVAILABLE SPACES

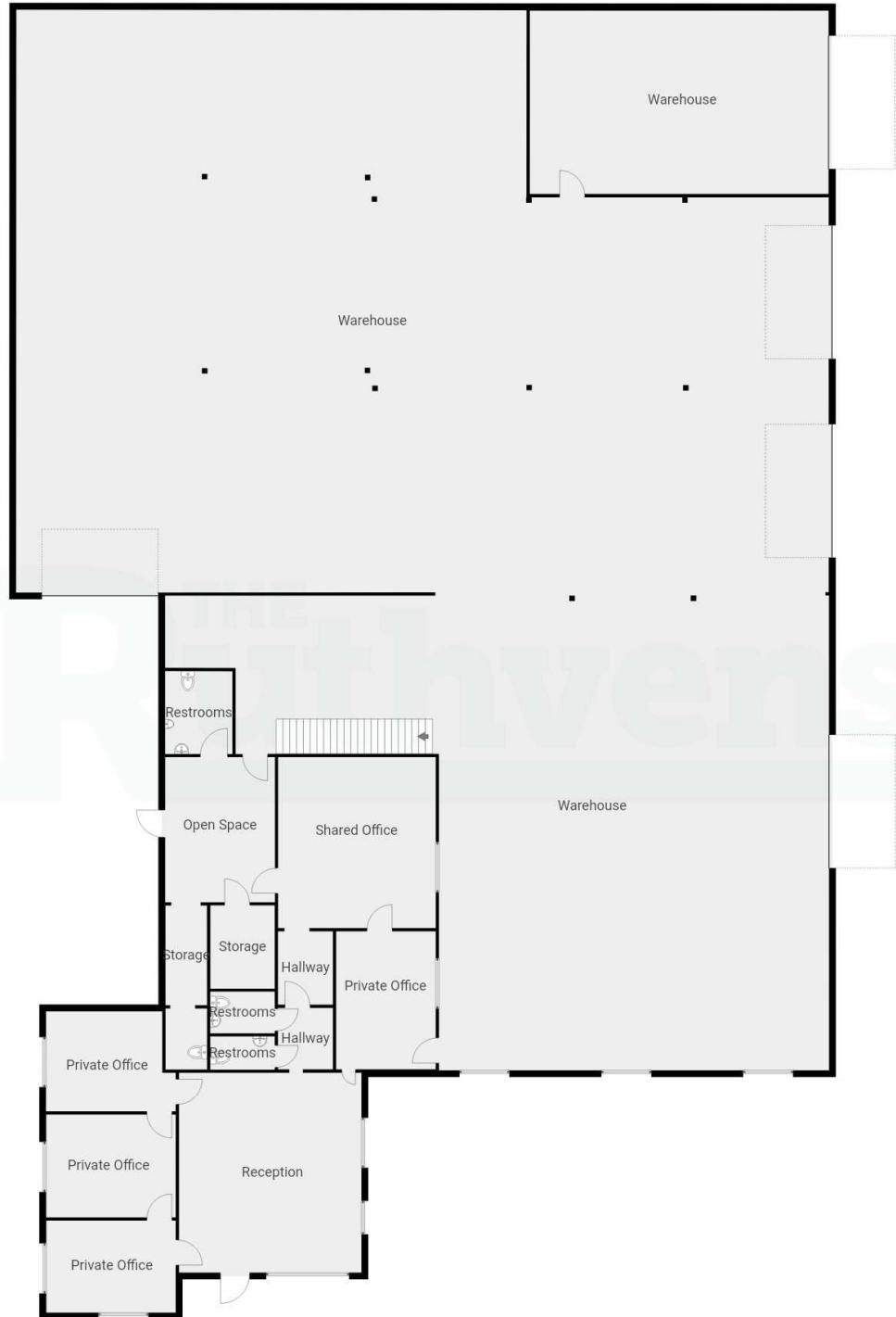
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3427	Available	13,024 SF	NNN	Call (863) 250-9010 for pricing - \$undefined	Building 100 is 13,024 SF and features a 1,500 SF office/reception and restrooms, 4 grade level doors with 14' clear height in the warehouse, 3ph 480V, with 40+ parking spaces and fenced back area.

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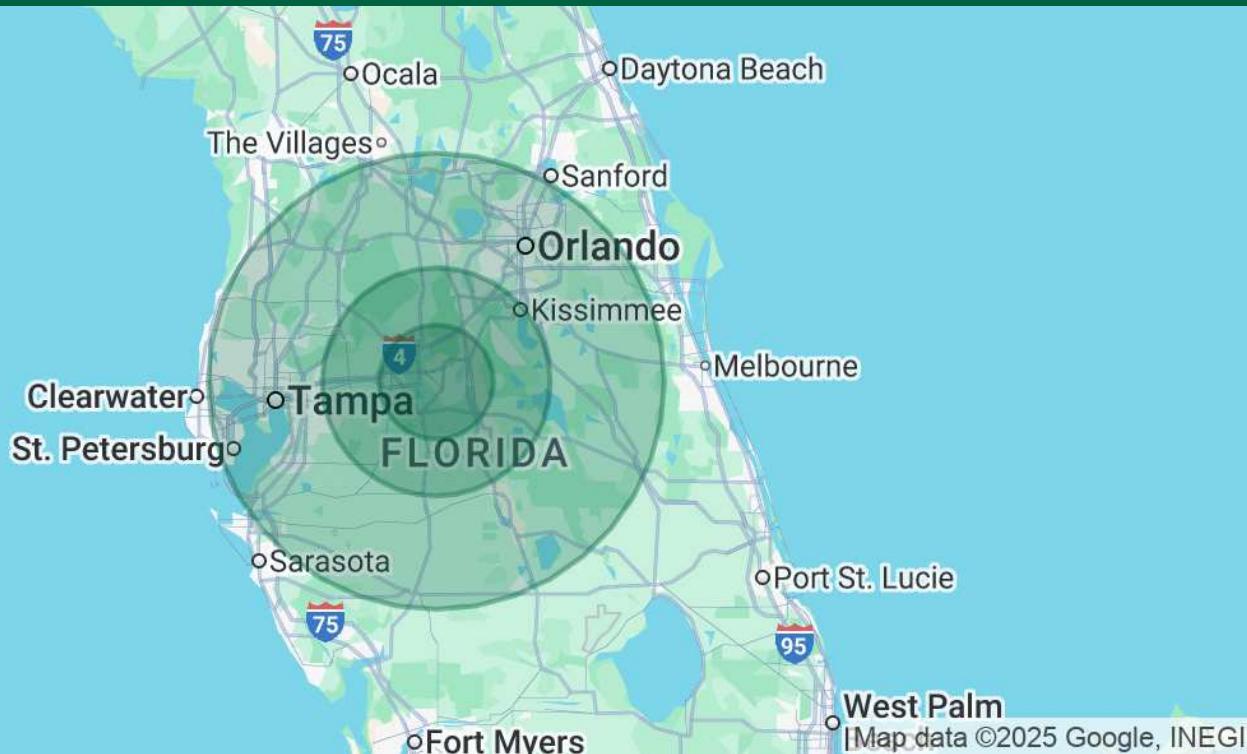
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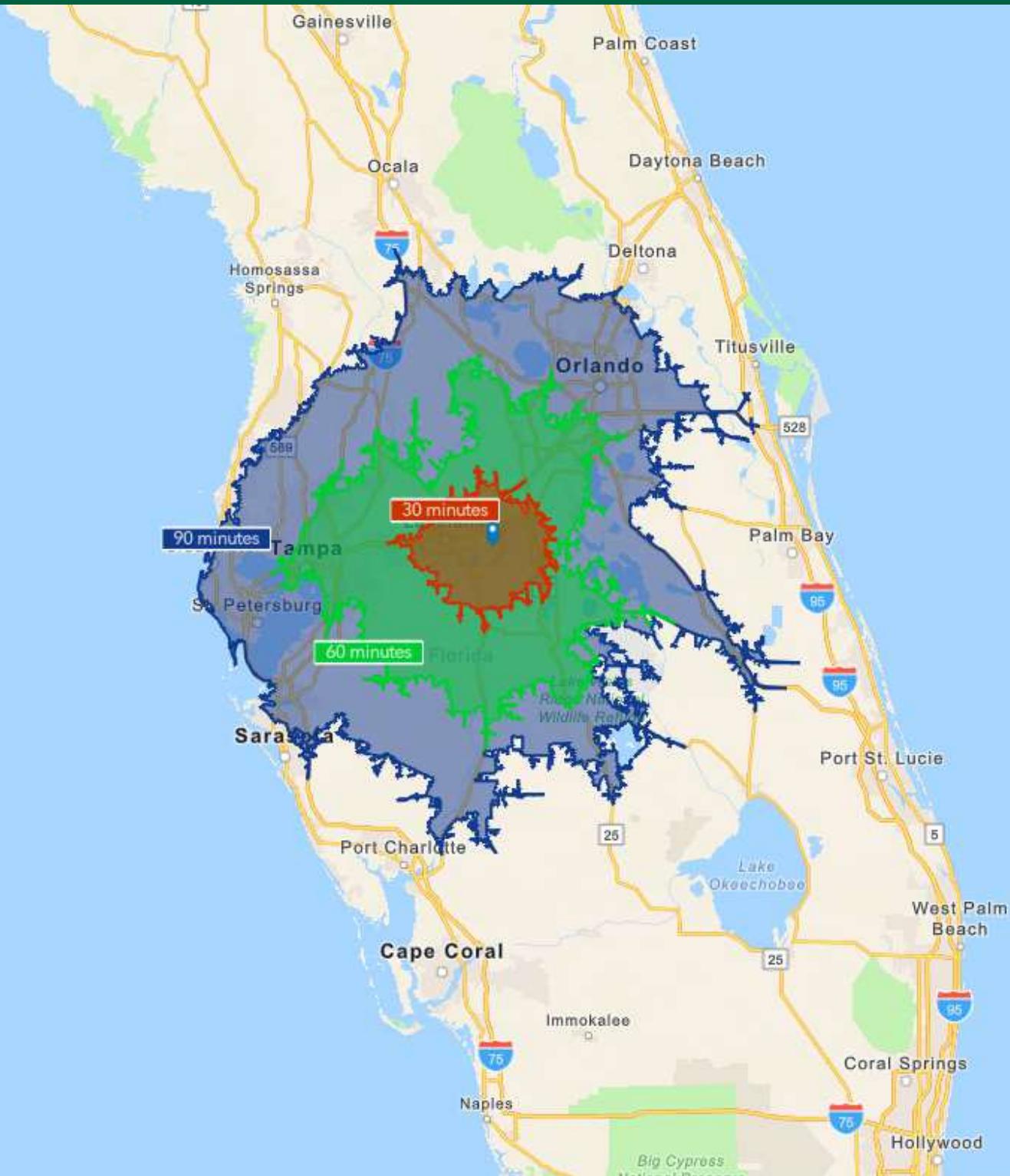
POPULATION	15 MILES	30 MILES	60 MILES
Total Population	564,203	1,211,675	7,353,399
Average Age	42	41	43
Average Age (Male)	41	41	42
Average Age (Female)	43	42	44

HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	215,090	446,240	2,908,651
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$83,139	\$87,504	\$98,848
Average House Value	\$280,057	\$309,001	\$385,169

#### TRAFFIC COUNTS

Recker Hwy	17,200/day
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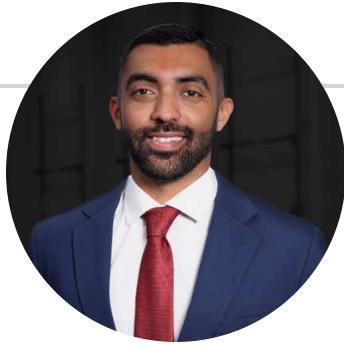


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## ABBAS "AJ" JAFFER, MICP

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

**ABBAS "AJ" JAFFER, MICP**   **ALEX DELANNOY, SIOR**

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## ALEX DELANNOY, SIOR

Vice President of Brokerage

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Direct: **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  
National Realtor Association  
Lakeland Realtor Association

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