

FOR SALE

LAND ON HWY 27 IN LAKE WALES

1940 TILLMAN DR, LAKE WALES, FL 33859

ABBAS "AJ" JAFFER, MICP ALEX DELANNOY, SIOR

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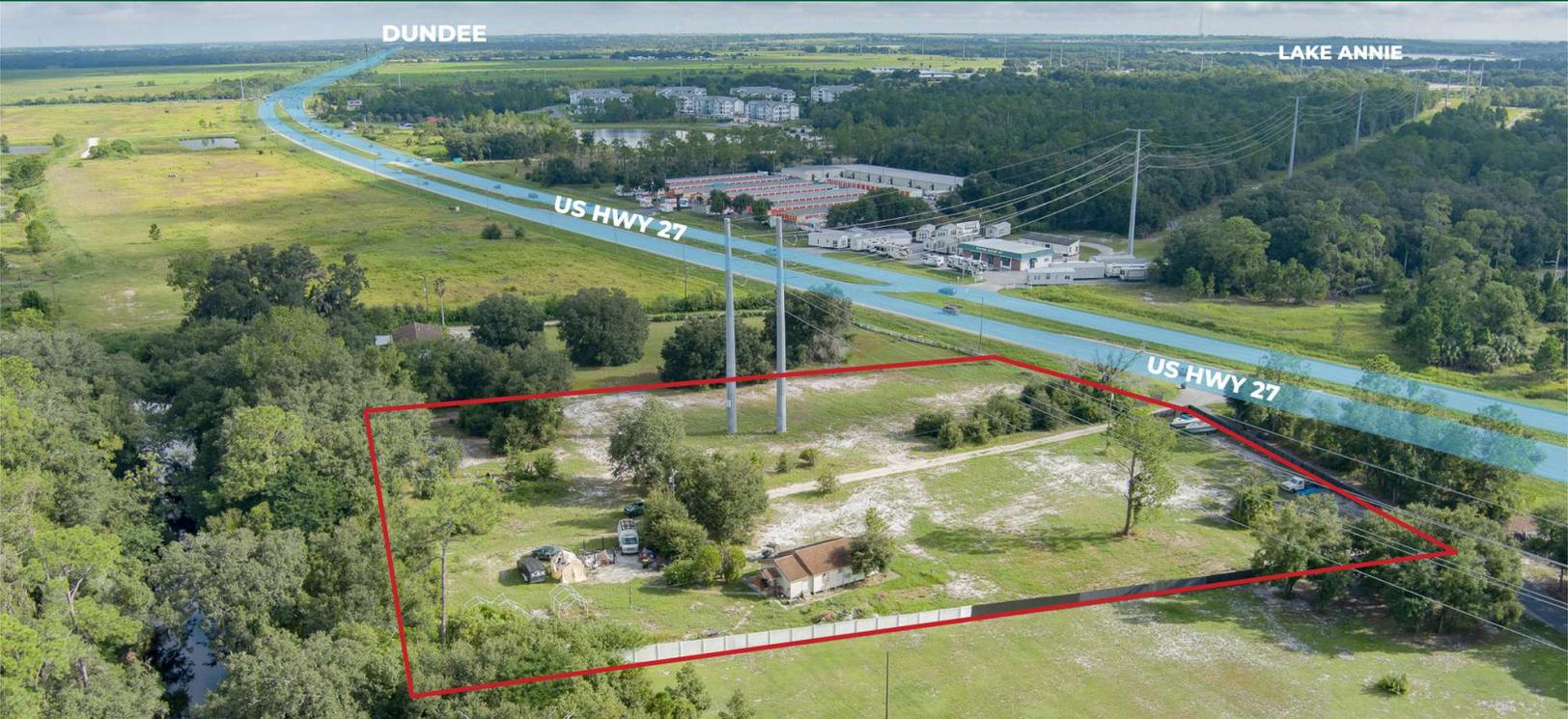
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1940 TILLMAN DR

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This site sits on 3.36 acres located off Hwy 27 in Lake Wales, it has quick access to I-4 (Tampa & Orlando), Hwy 60 (Fort Myers & Miami/South Florida). Orlando and Tampa are within 60 minutes driving distance. Included on the property is a 728 SF air conditioned single story home with 2 bedrooms and 1 restrooms. The site is fully fenced in, providing security and functionality.

This property is currently zoned for Rural (A/RR). The district allows agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor house, group living facilities, and community facilities.

With its prime location and surrounding growth, this site is a perfect redevelopment opportunity. A land use change could allow other uses such as office, commercial, industrial development to better align with the surrounding uses.

OFFERING SUMMARY

Sale Price:	Call 863-250-9010 for pricing
Number of Units:	1
Lot Size:	3.36 Acres

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	139,445	512,854	1,953,922
Total Population	370,712	1,425,063	5,218,626
Average HH Income	\$78,091	\$85,269	\$97,216

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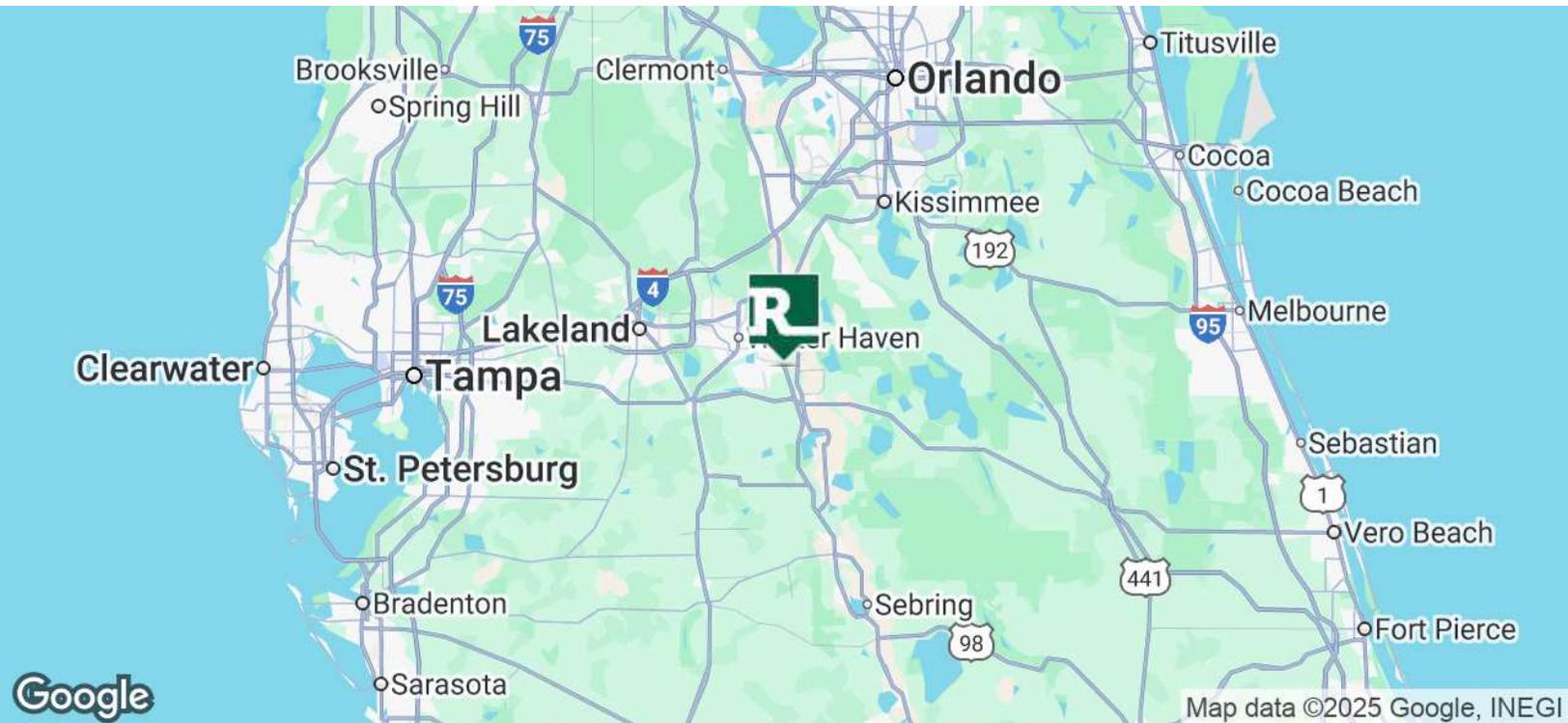
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LOCATION MAP



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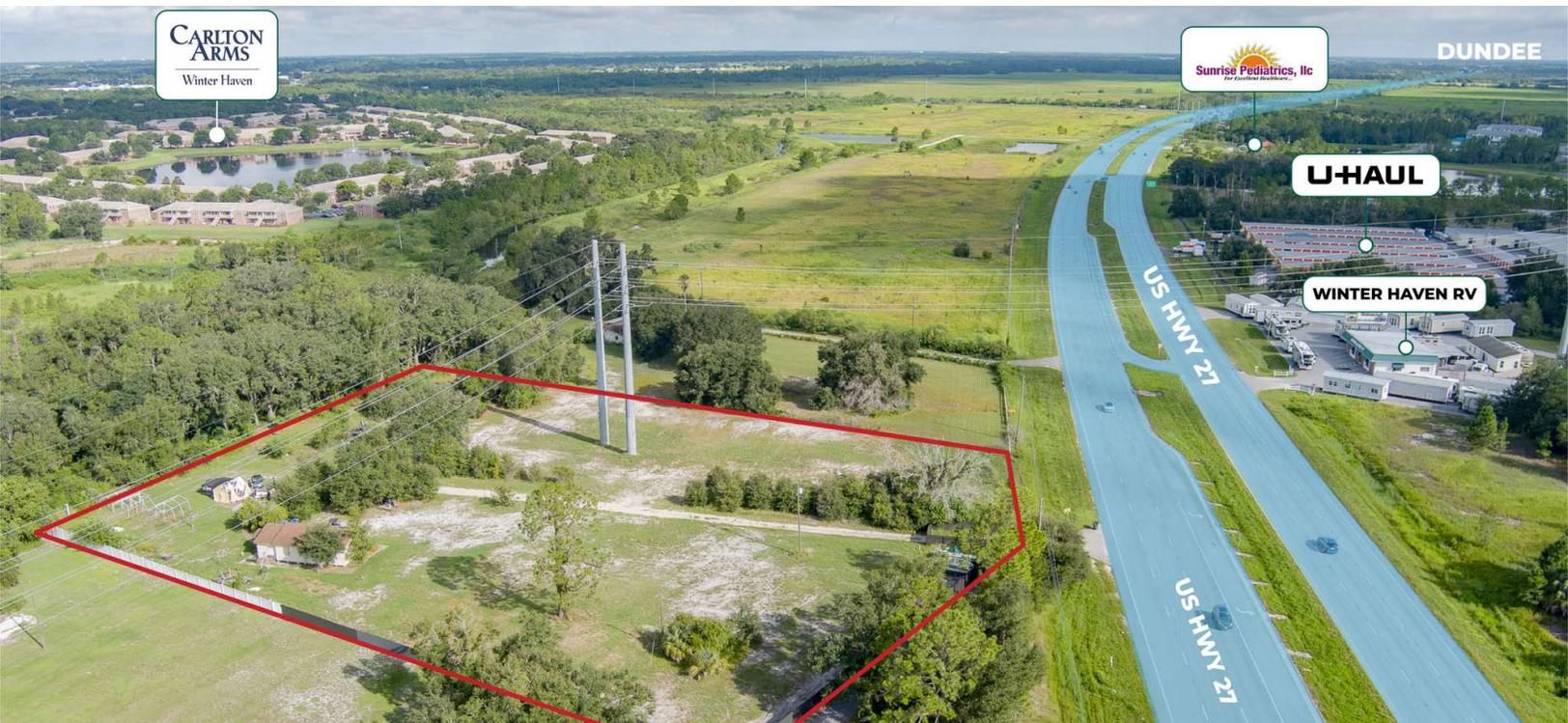
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AERIAL PHOTOS



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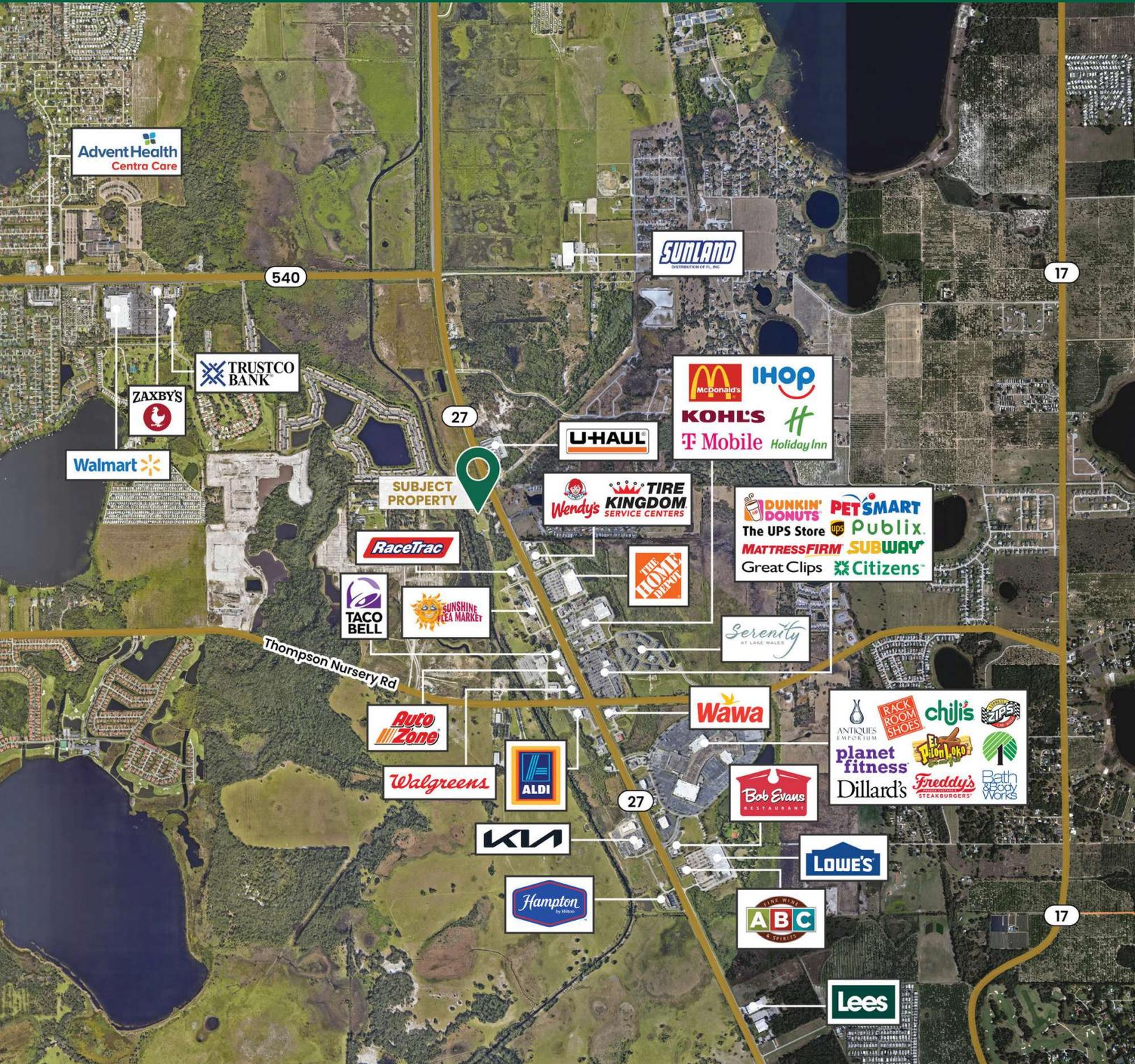
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1940 TILLMAN DR

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google, INEGI

POPULATION	15 MILES	30 MILES	60 MILES
Total Population	370,712	1,425,063	5,218,626
Average Age	43	41	41
Average Age (Male)	42	40	40
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	139,445	512,854	1,953,922
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$78,091	\$85,269	\$97,216
Average House Value	\$276,539	\$316,283	\$367,382

Demographics data derived from AlphaMap

LAKELAND IS AN IDEAL LOCATION FOR DISTRIBUTION

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



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We build more than warehouses
We Build Relationships!



ABBAS "AJ" JAFFER, MICP

Brokerage- Senior Advisor

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Direct: **863.686.3173** | Cell: **863.250.9010**

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

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
National Realtor Association
Lakeland Realtor Association

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