

## RETAIL & OFFICE FOR LEASE

# WIREWORKS

224-230 N Florida Ave, Lakeland, FL 33801



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	110 - 4,342 SF
<b>LEASE RATE:</b>	Call for details
<b>BUILDING SIZE:</b>	10,198 SF
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	C-6 (Commercial)
<b>MARKET:</b>	Tampa / St Petersburg
<b>SUBMARKET:</b>	Lakeland MSA
<b>TRAFFIC COUNT:</b>	22,000 on N Florida Ave

### [CLICK HERE TO VIEW VIDEO](#)

### PROPERTY OVERVIEW

This prime corner property offer frontage retail on N Florida Ave and office space on W Pine St. The building has 22+ parking spaces, was completely updated in 2019 and has 22,000 average cars per day on N Florida Ave with monument sign available.

The property is located Downtown Lakeland, within a few minutes from the Business and Medical District, Interstate-4 and many local eateries and entertainment venues. It is located in the growth of Lakeland with 300+ new apartment units, future mix use development and a new 180 acres Bonnet Springs Park.

### PROPERTY HIGHLIGHTS

- Frontage retail on N Florida Ave and office space on W Pine St
- Few minutes from the Business and Medical District, Interstate-4 and many local eateries and entertainment venues
- Strong demographics with a daytime population of 88,201 within 3 miles
- Near 300+ new apartments and a new 180 acres Bonnet Springs Park

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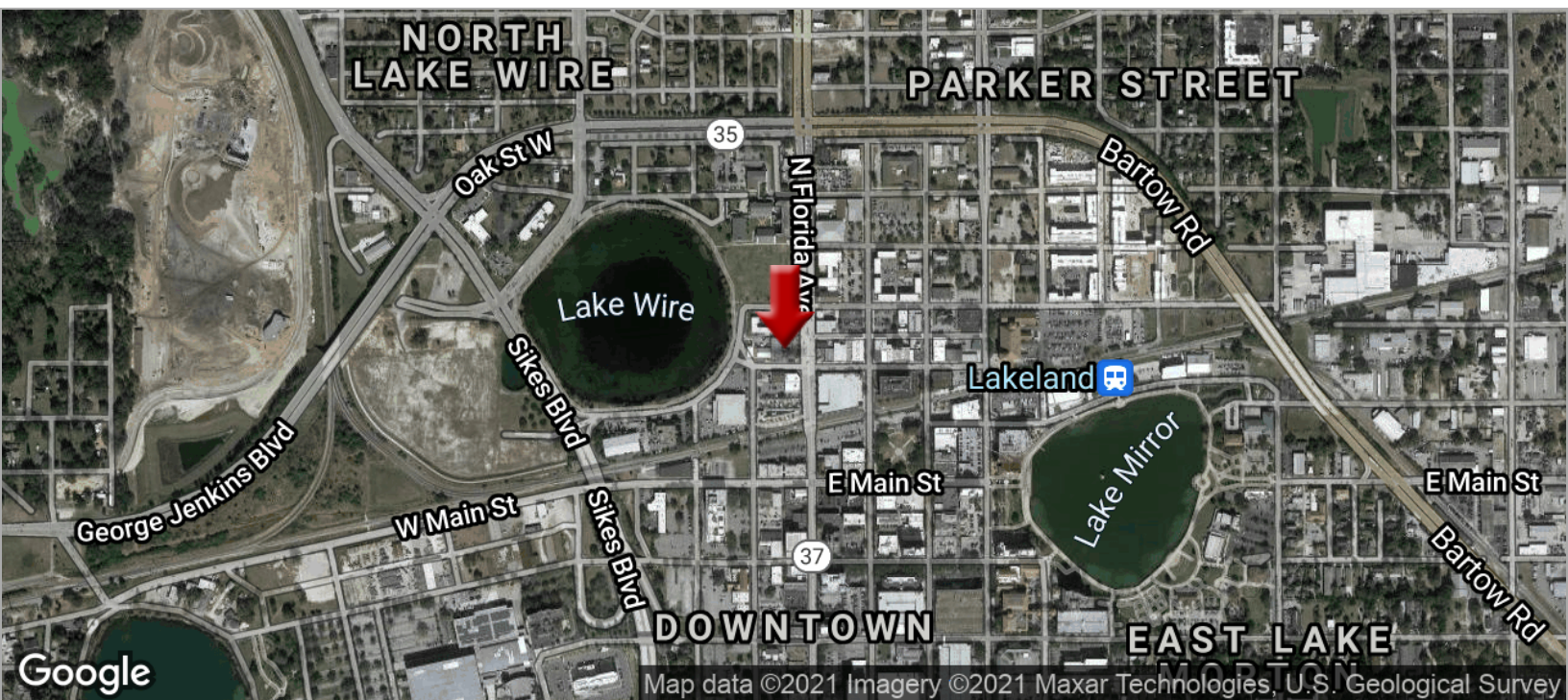
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## LOCATION MAPS

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## SITE PLAN

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### LEGEND

Unavailable

### LEASE INFORMATION

Lease Type: - Lease Term: Negotiable  
Total Space: 1,764 - 4,342 SF Lease Rate: Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
230	-	1,500 SF	NNN	-	-
107-A	-	1,250 SF	NNN	-	-

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# AREA OVERVIEW

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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.

### DOWNTOWN LAKELAND

Downtown Lakeland is more than just storefronts focused on entertaining weekend warriors. It's a thriving mecca of businesses who keep life operating smoothly for those who loved Lakeland so much that they chose to stay. You can find everything from quaint shops to international cuisine to salons, fitness centers, and museums.

Approximately 7,000 individuals work in Downtown Lakeland every day. Many stay Downtown after hours to eat, shop, and play. We have over 40 restaurants and bars, 20 retail stores, 7 salons and spas, and a handful of other places to get fit, have fun, and dance the night away.

Every First Friday evening, we close the streets and welcome more than 5,000 visitors to Downtown to enjoy a Classy Car Show, a Makers Market, and exhibitors offering fun and family-friendly activities. Every Saturday morning, we host local growers and artisans at our Downtown Farmers Curb Market.

### NEW BONNET SPRINGS PARK (2021)

Local philanthropists are developing a new 180+ acre, privately funded urban park within walking distance of Lake Wire. Proposed plans for Bonnet Springs Park include nature trails, an amphitheater, multiple playground areas, historically-themed areas, tree adventure park, botanical gardens, bike paths, public art displays and much more. The park is slated to open by 2021.

More info at <http://bonnetspringspark.com/>



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## AERIAL PHOTOS

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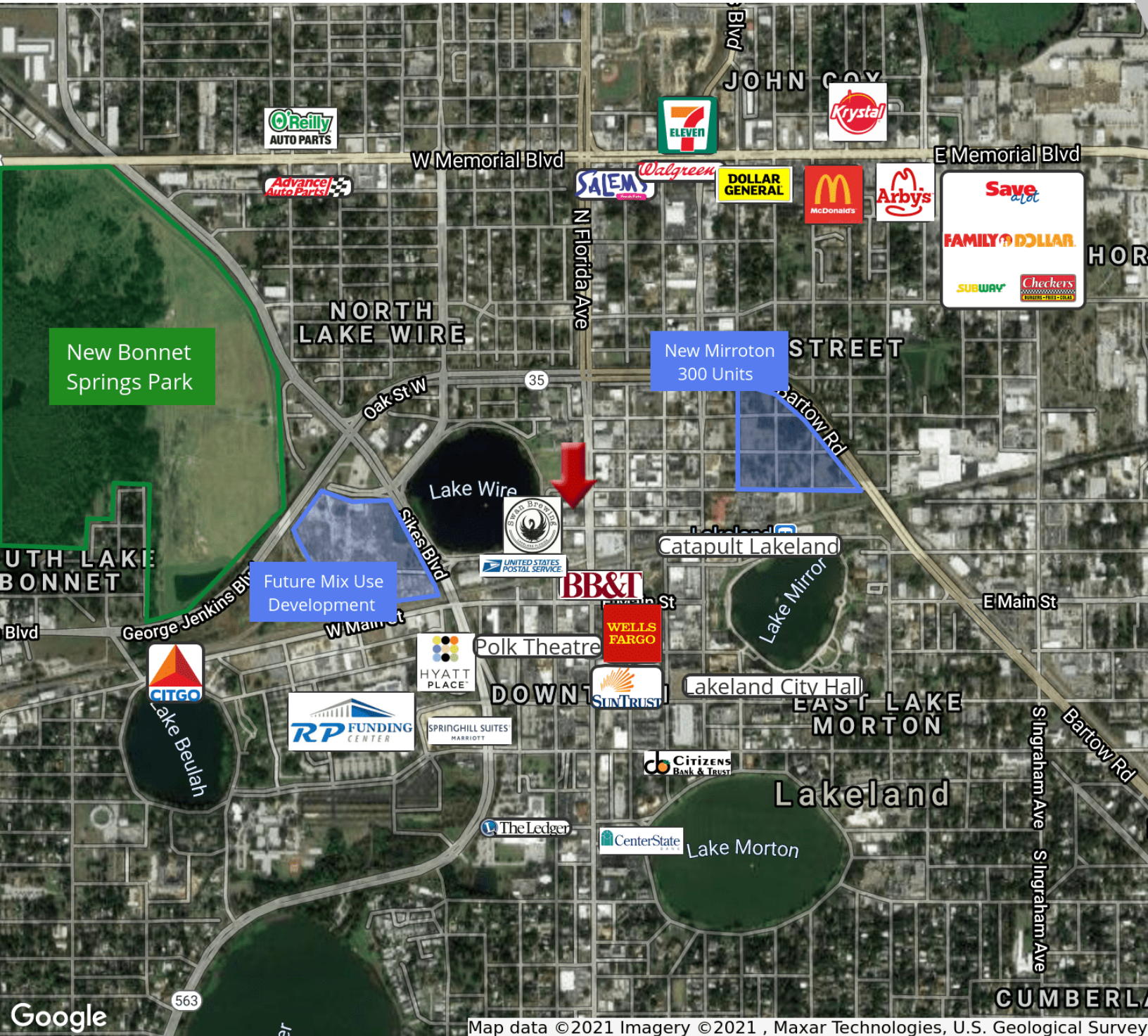
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## RETAILER MAP

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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,455	66,361	134,959
Median age	34.3	37.3	38.5
Median age (male)	31.1	34.7	36.2
Median age (Female)	36.4	38.9	40.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,073	26,473	53,649
# of persons per HH	2.3	2.5	2.5
Average HH income	\$37,861	\$49,376	\$54,838
Average house value	\$140,446	\$157,674	\$170,674
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	14.2%	15.1%	14.1%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	58.5%	64.5%	71.4%
Black	33.4%	25.8%	19.1%
Asian	0.1%	0.6%	1.4%
Hawaiian	0.1%	0.0%	0.0%
American Indian	0.3%	0.3%	0.3%
Other	3.3%	6.2%	5.9%

\* Demographic data derived from 2010 US Census

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# ADVISOR BIO

224-230 N Florida Ave, Lakeland, FL 33801



### ALEX DELANNOY, MICP

Senior Advisor

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### PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

### MEMBERSHIPS

CCIM Candidate  
Manufacturing & Supply Chain of Mid Florida  
NAIOP Member of Central Florida  
Lakeland & Winter Haven Chamber of Commerce  
National & Lakeland Realtor Association

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