

OFFICE FOR SALE

PARKWAY CORPORATE CENTER OFFICE

4223 S Pipkin Rd, Lakeland, FL 33811



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	2.01 Acres
YEAR BUILT:	2008
BUILDING SIZE:	12,000 SF
BUILDING LAYOUT:	Office / Open Space
PARKING:	57+ Spaces
ZONING:	PUD Industrial (I-1)
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland / Winter Haven MSA

PROPERTY OVERVIEW

KW Commercial is presenting this Class A office space of 12,000 SF with 57 parking spaces on a total of 2.01 acres in the Parkway Corporate Center near the Lakeland airport, Polk Parkway, Publix HQ, Amazon and in one of the "fastest growing cities" in the US.

This property also includes an 0.56 acre outparcel to add parking or another building and benefit of the common park retention pond and the impact fee mitigation. Job creation incentives might be available as well through the Lakeland Economic Development Council.

The office has a total of 20 private and shared offices, 3 conferences rooms, 5 restrooms, 3 breakrooms, 2 receptions and 2 large open area for shared workstations or cubicles (currently a total of 50+ cubicles). The office has high end finishes and has been well maintained by owner. The layout allows the building to be split to approximately 7,500 SF on the south side and 4,500 SF on the north side for an owner-user and to lease and generate income.

The current zoning is a PUD under light industrial (I-1) code within the city of Lakeland, allowable uses includes but are not limited to office uses, R&D, light industrial, showrooms, mini warehouse, retail building material sales, general storage, wholesale trade uses and others. Review land development code for full list and PUD available on the property website.

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

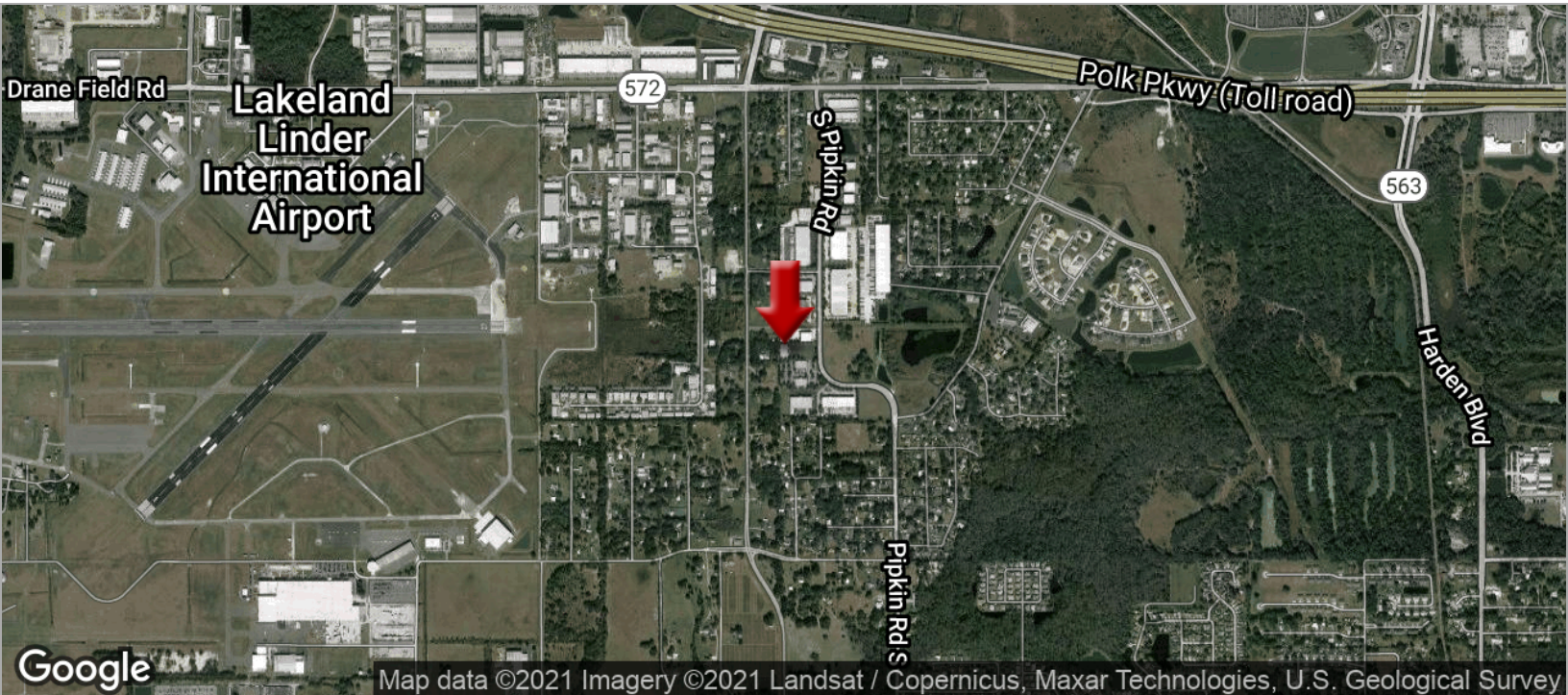
ALEX DELANNOY, MICP
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Each Office Independently Owned and Operated kwcommercial.com

LOCATION MAPS

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LOCATION DESCRIPTION

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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, Amazon, Florida Southern College and is the winter home to the Detroit Tigers.

LARGEST EMPLOYERS IN LAKELAND NEAR (PUBLIX & GEICO)

From one store in Winter Haven in 1930, Publix Super Markets has grown to over 885 supermarkets serving five southern states. Headquartered within two miles from subject property in Lakeland, Publix is Florida's largest private employer. In 2018, they announced it would hire those additional 700 employees to fill a 190,000 square foot office addition bringing their total employment in Lakeland to over 8,000.

On top of their current corporate offices located within a couple of miles of subject property, Geico recently expanded their regional office by another 50,000 square feet. The new building will accommodate more offices and training rooms. This expansion resulted in a \$12 million capital investment 500 new High-Skill, High-Wage jobs, bringing their Lakeland employment to 3,700.

AMAZON FULFILLMENT AND PRIME AIR HUB

In 2014, Amazon constructed and opened a new 1,000,000+ square foot fulfillment center located on County Line Road with 900+ employees, since then Amazon continued to chose Lakeland and not only quadruple their size in Polk County but relocated their Amazon Air HUB in 2020 to Lakeland International Airport from Tampa with a new 285,000 square feet facility creating thousands of jobs.

In 2021, they announce an expansion that will more than double their capacity making it the largest Amazon facility in the Southeast in 2022 with another 464,000 square feet and hundreds of new jobs.

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ADDITIONAL PHOTOS

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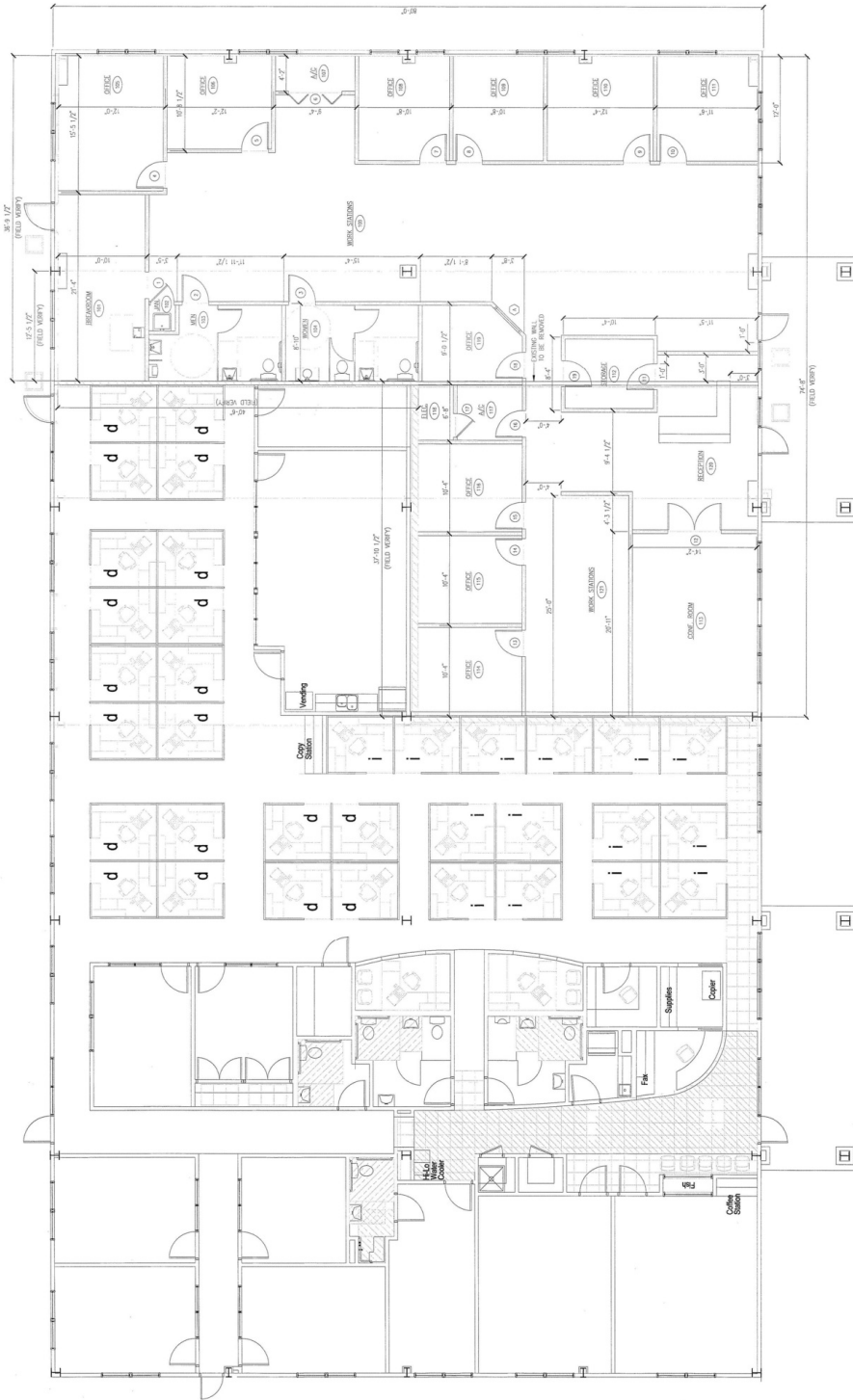
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FLOOR PLAN

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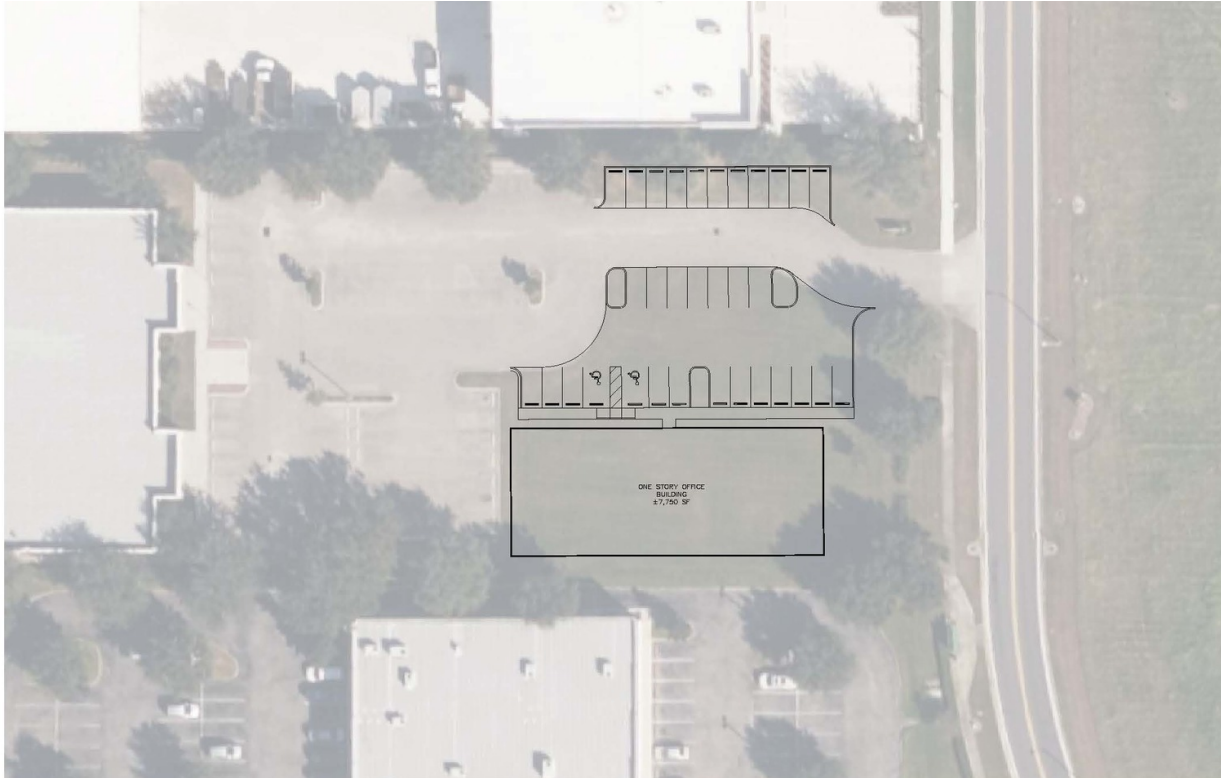
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ADDITIONAL LOT DETAILS

4223 S Pipkin Rd, Lakeland, FL 33811



Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, LLC
 18 SOUTH HASTINGS AVENUE, LAKELAND, FL 33801
 WWW.KIMLEY-HORN.COM | 813.202.0888

KHW PROJECT
 DATE: 08/24/2022
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]

CONCEPT PLAN

**S. PIPKIN RD.
 OFFICE BUILDING**

SHEET NUMBER
CSP 1

THIS CONCEPTUAL SITE PLAN IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE BUT NOT BE LIMITED TO: AERIAL PHOTOGRAPHS, PUBLIC RECORDS, AND INFORMATION PROVIDED BY THE PROPERTY OWNER. THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN THE PREPARATION OF THIS CONCEPTUAL SITE PLAN.

Conceptual site plan with 7,750 SF building and 32 parking spaces (4.12 space per 1000 SqFt) - Provided by Kimley Horn Lakeland



**Additional
 0.56 Acre Included**

Total of 0.56 acre included



Signage Available for additional building/tenant

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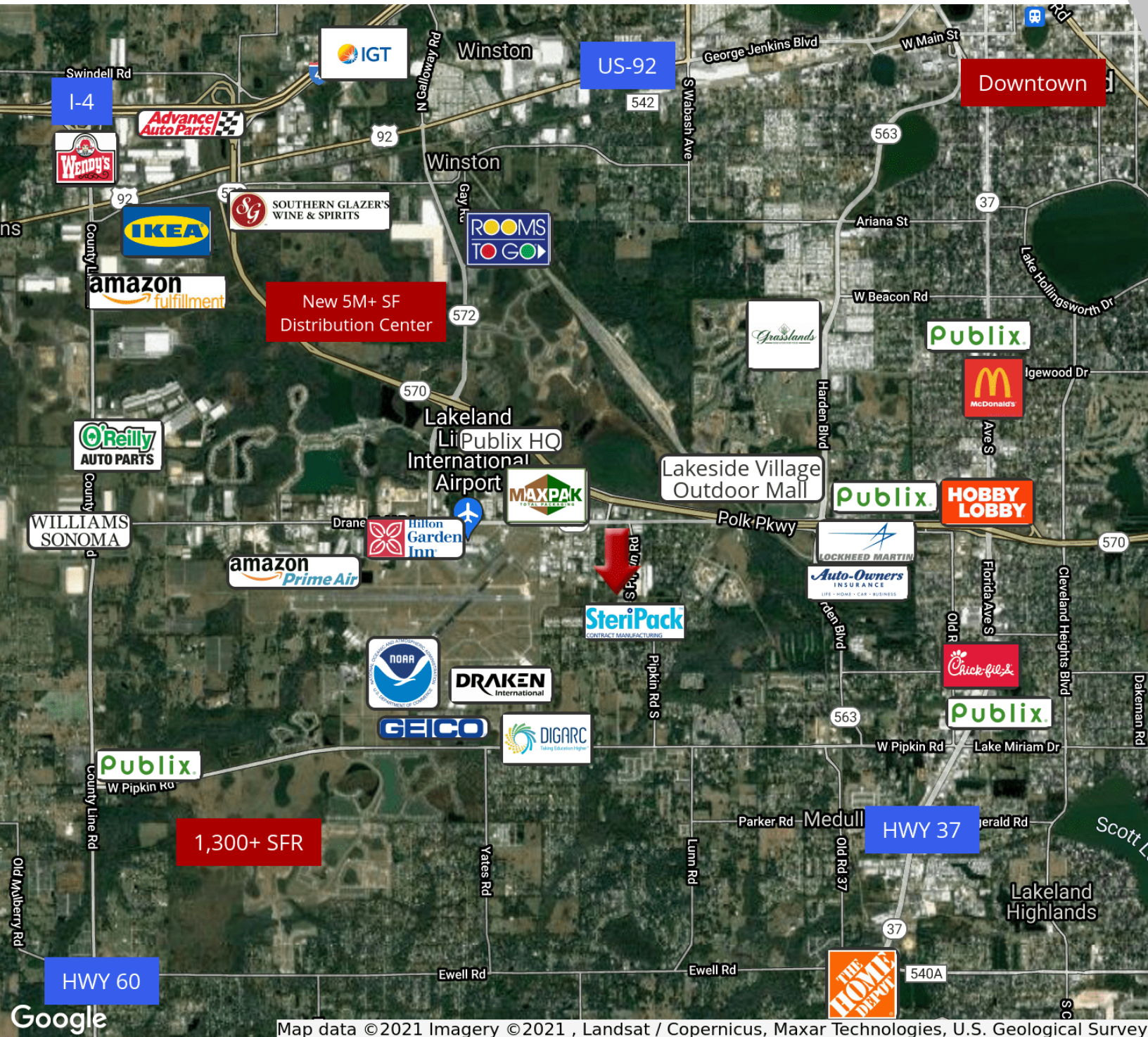
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RETAILER MAP

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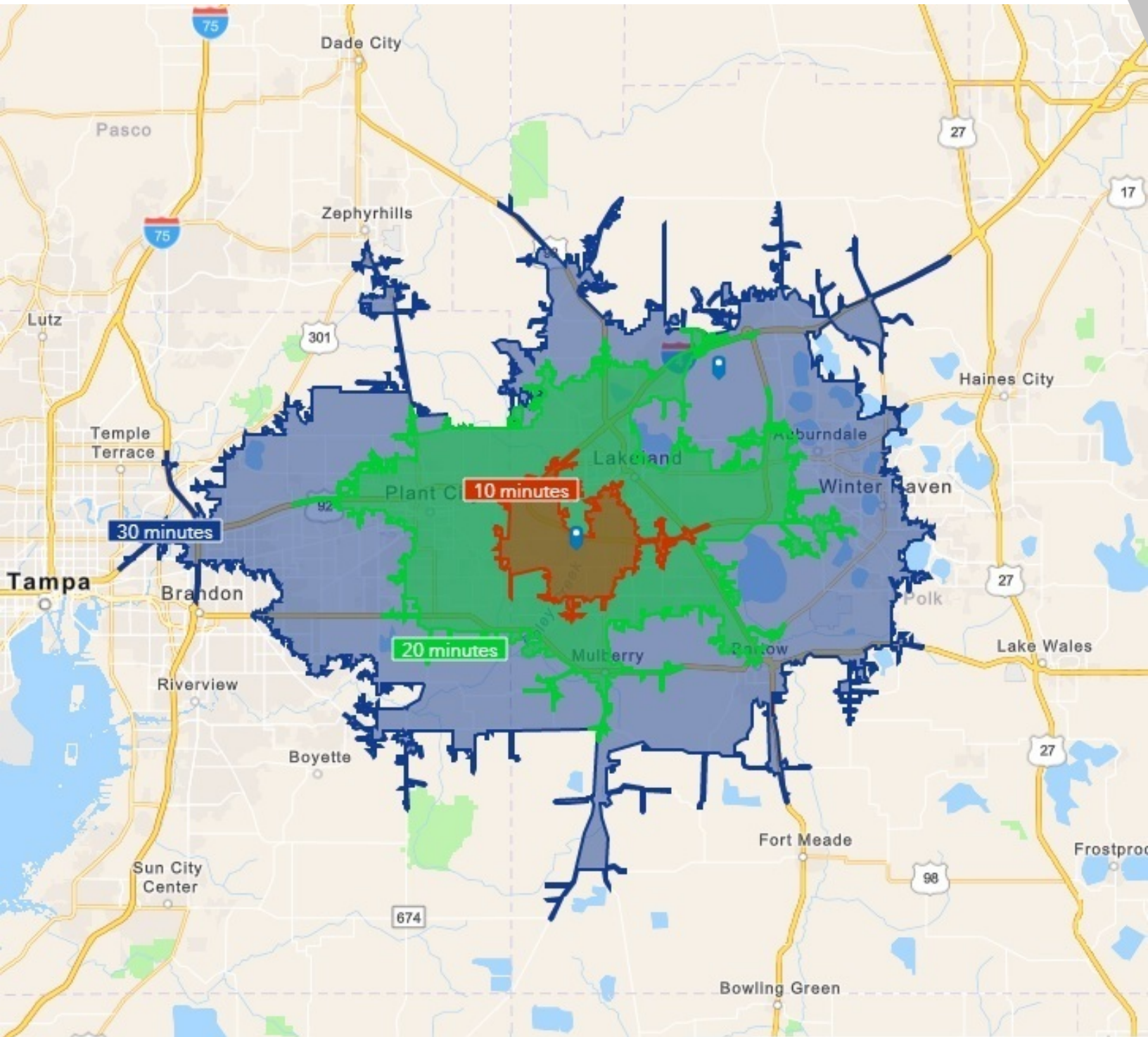
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DRIVING DISTANCE MAP

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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,765	108,489	283,746
Median age	41.7	39.9	37.8
Median age (male)	43.5	38.3	36.1
Median age (Female)	41.9	41.3	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	723	43,020	107,138
# of persons per HH	2.4	2.5	2.6
Average HH income	\$64,138	\$66,978	\$60,873
Average house value	\$226,290	\$200,523	\$181,938
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	13.7%	14.3%	15.5%
RACE (%)	1 MILE	5 MILES	10 MILES
White	88.8%	82.7%	77.3%
Black	5.4%	10.4%	14.2%
Asian	0.6%	1.5%	1.7%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.0%	0.4%	0.3%
Other	5.0%	3.5%	4.7%

* Demographic data derived from 2010 US Census

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ADVISOR BIO

4223 S Pipkin Rd, Lakeland, FL 33811



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Senior Advisor

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Direct: 863.224.6915

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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