

OFFICE FOR LEASE

SOUTH FLORIDA AVE CORRIDOR OFFICE BUILDING

1602 S Florida Ave, Lakeland, FL 33803



OFFERING SUMMARY

AVAILABLE SF:	3,000 SF
LEASE RATE:	Negotiable
SIGNAGE:	Available on SFA
PARKING:	22 spaces
BUILDING SIZE:	4,080 SF
RENOVATED:	2008
ZONING:	O-1 (Office)
MARKET:	Tampa/St Petersburg
SUBMARKET:	Lakeland-Winter Haven, FL
TRAFFIC COUNT:	30,500 on SFA

PROPERTY OVERVIEW

This recently renovated office building is centrally located between Downtown and South Lakeland. High traffic area with private parking. Sublease available on suite 2 with 3,000 SF to accommodate office use.

The suite 2 is well designed with individual offices all around and an open space with reception in the center for a total of 2 large corner offices, 6 standard offices, 1 conference room, 1 break room and 2 ADA bathrooms. Natural light and crown molding in all the offices.

Few minutes from Florida Southern college designed by famous architect Frank Lloyd Wright with 2,500+ students and within minutes of Lake Hollingsworth with one of the highest demographics in Lakeland.

PROPERTY HIGHLIGHTS

- 3,000 SF of renovated office space with plenty of parking
- High traffic on S Florida Ave, 30,000+ daily
- Easy access through S Florida Ave & Polk Parkway
- One of the highest demographic in Lakeland
- Located within walking distance of restaurant, services and Lake Hollingsworth

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

ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

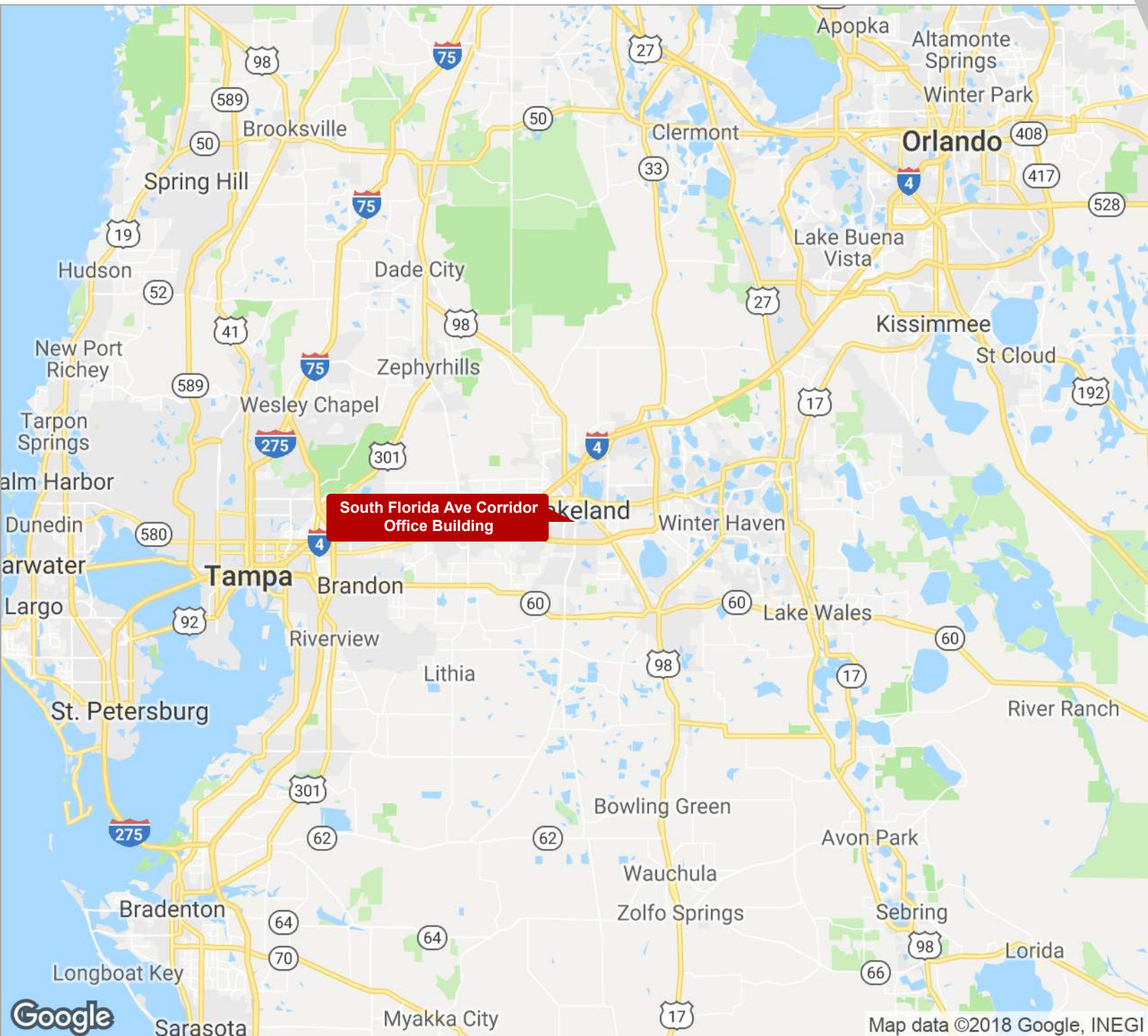
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

OFFICE FOR LEASE

REGIONAL MAP

1602 S Florida Ave, Lakeland, FL 33803



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

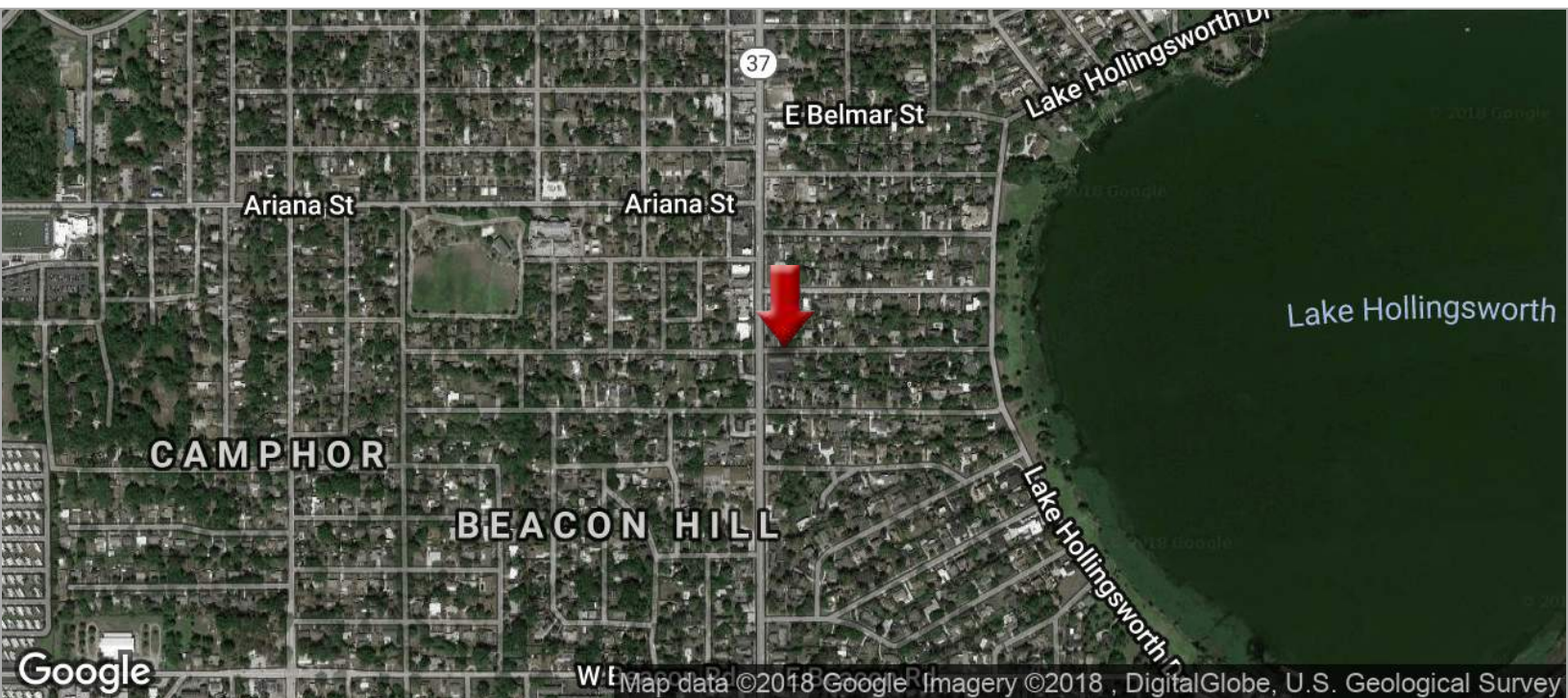
ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

LOCATION MAPS

1602 S Florida Ave, Lakeland, FL 33803



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

ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION OVERVIEW

1602 S Florida Ave, Lakeland, FL 33803



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 UNIVERSITY

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.

SOUTHGATE PUBLIX SHOPPING CENTER

The Southgate Shopping Center, its trademark parabolic arch now freshly painted, is a landmark in Lakeland. Not only does it house the Southgate Publix, it's also a cinematic icon. Its appearance in Tim Burton's 1990 movie Edward Scissorhands cemented the shopping center and its arch as a Lakeland landmark and a cultural icon.

The shopping center was built in 1957 and housed Publix's flagship store. The concept of the shopping center was still relatively new at the time, and Publix founder George Jenkins saw immense potential in the style. Southgate wasn't the first shopping center to be built in Florida, but it was certainly the first to be built in Lakeland and it remains a thriving center today.



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

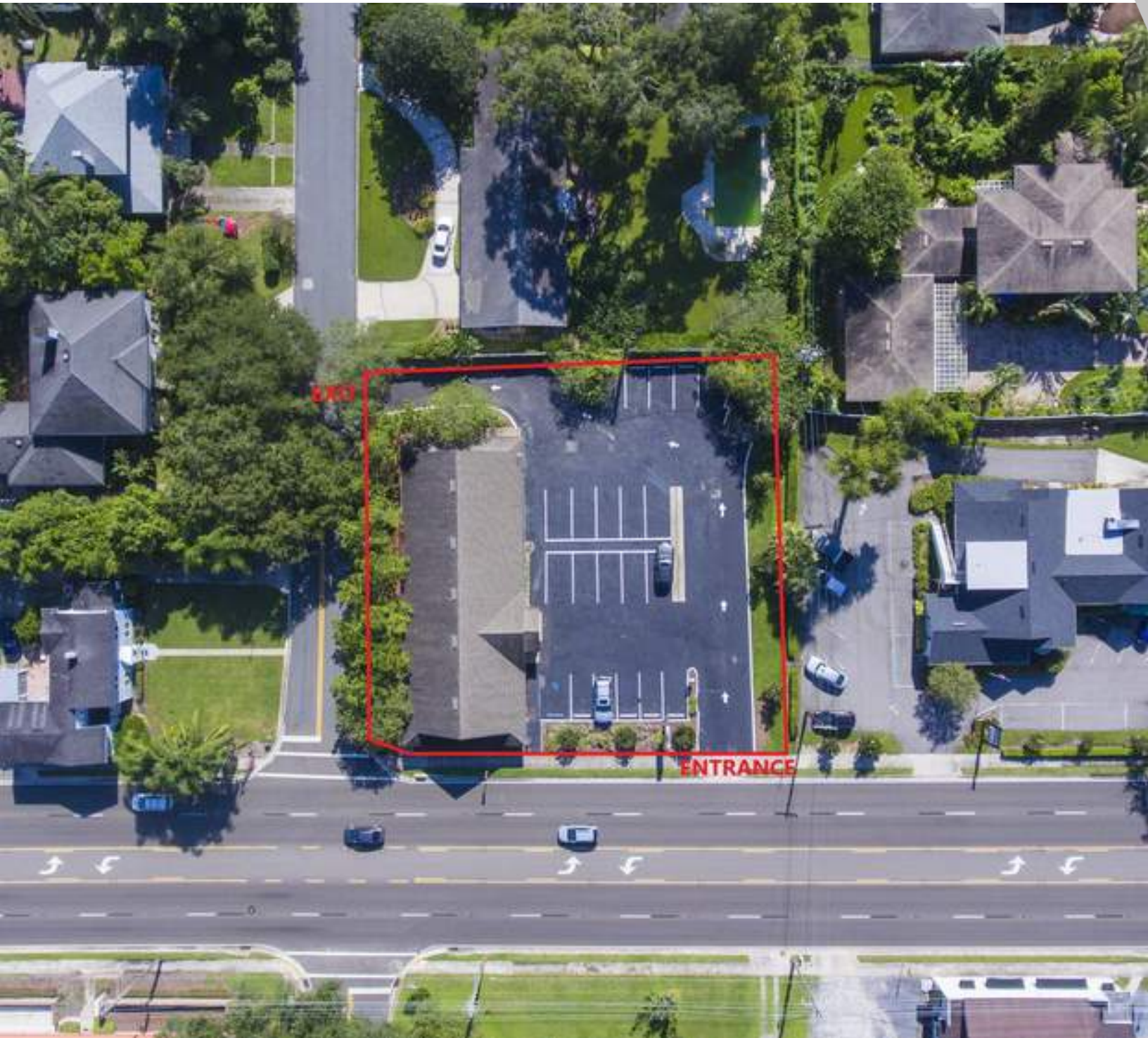
ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

SITE PLAN

1602 S Florida Ave, Lakeland, FL 33803



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

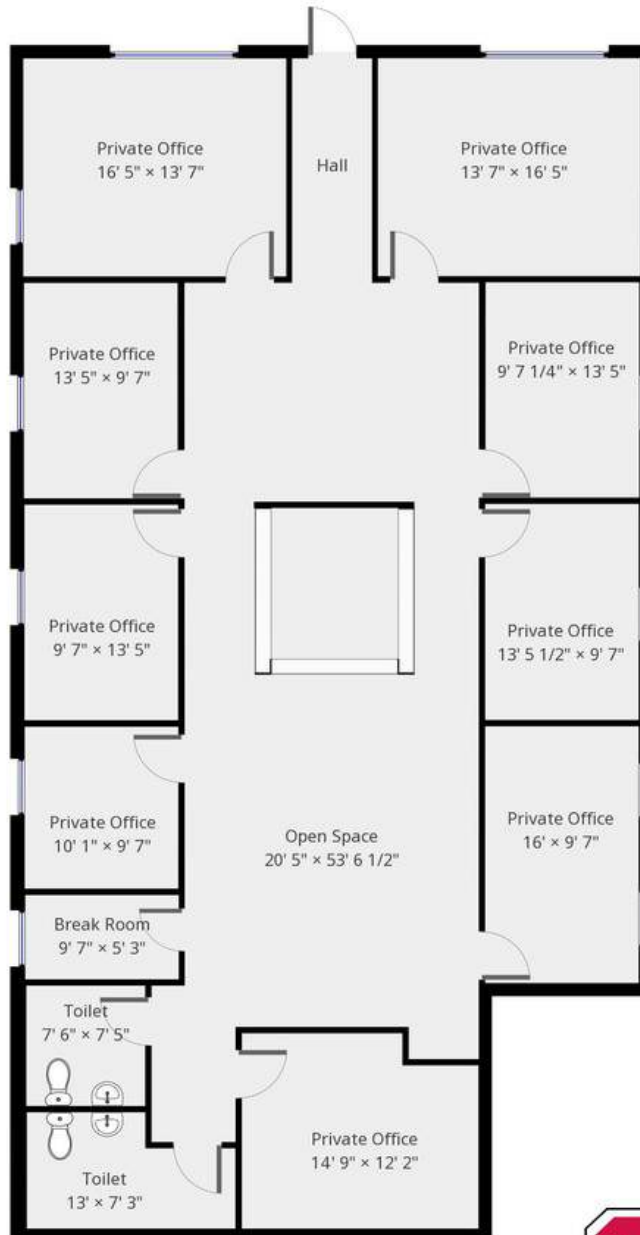
ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

FLOOR PLAN

1602 S Florida Ave, Lakeland, FL 33803



Dimensions are approximate.



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

ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

OFFICE FOR LEASE

ADDITIONAL PHOTOS

1602 S Florida Ave, Lakeland, FL 33803



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

ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

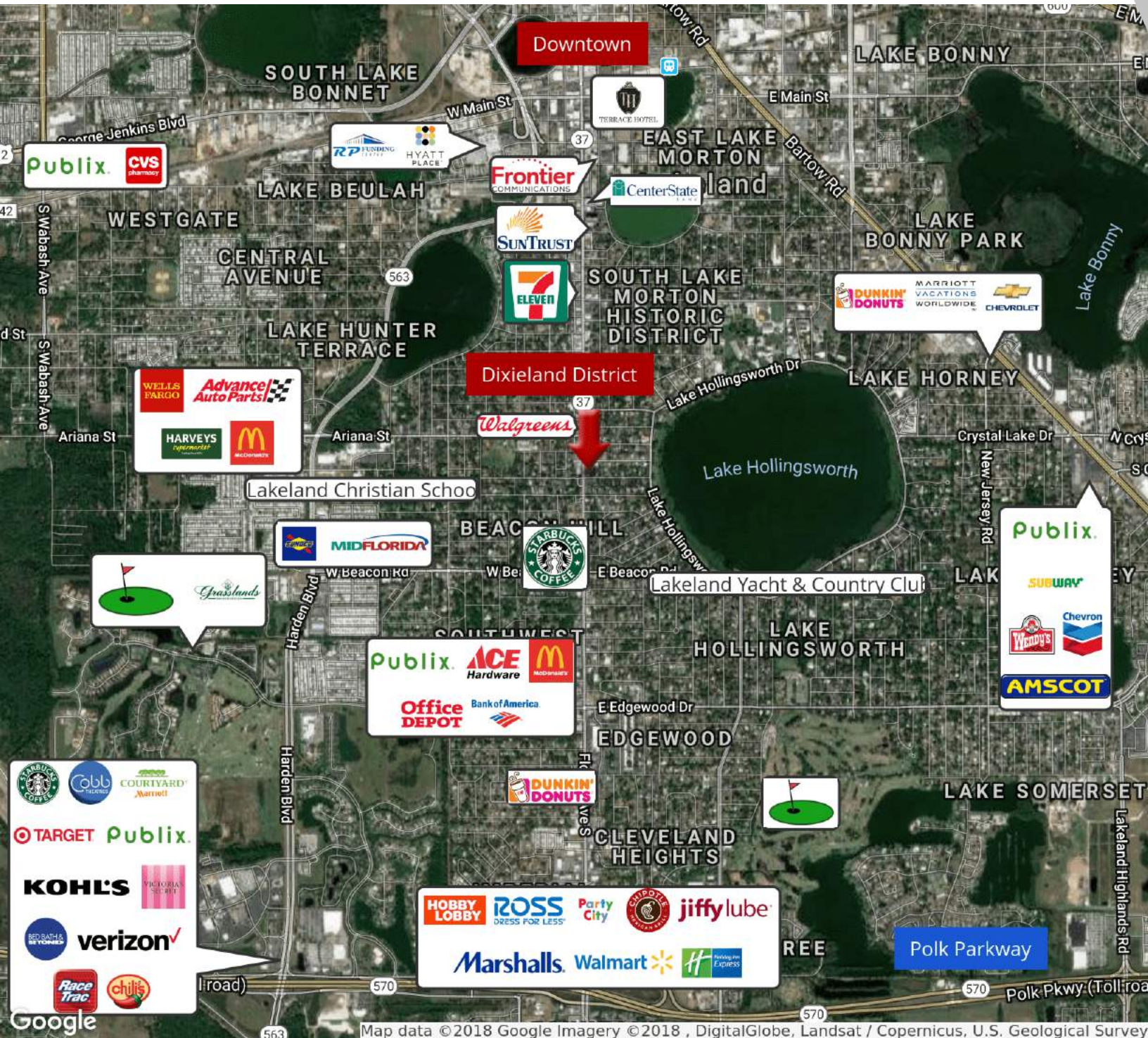
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

OFFICE FOR LEASE

RETAILER MAP

1602 S Florida Ave, Lakeland, FL 33803



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

ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

DEMOGRAPHICS MAP

1602 S Florida Ave, Lakeland, FL 33803



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,356	68,696	137,602
Median age	42.5	38.6	38.2
Median age (male)	41.0	36.4	36.1
Median age (Female)	42.5	39.8	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,763	28,300	53,796
# of persons per HH	2.2	2.4	2.6
Average HH income	\$56,131	\$56,493	\$58,696
Average house value	\$194,927	\$177,004	\$189,770
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	9.7%	13.4%	13.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	85.0%	74.2%	72.0%
Black	9.0%	17.9%	18.2%
Asian	0.3%	1.0%	1.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.3%	0.3%
Other	2.9%	4.6%	5.9%

* Demographic data derived from 2010 US Census

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

ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

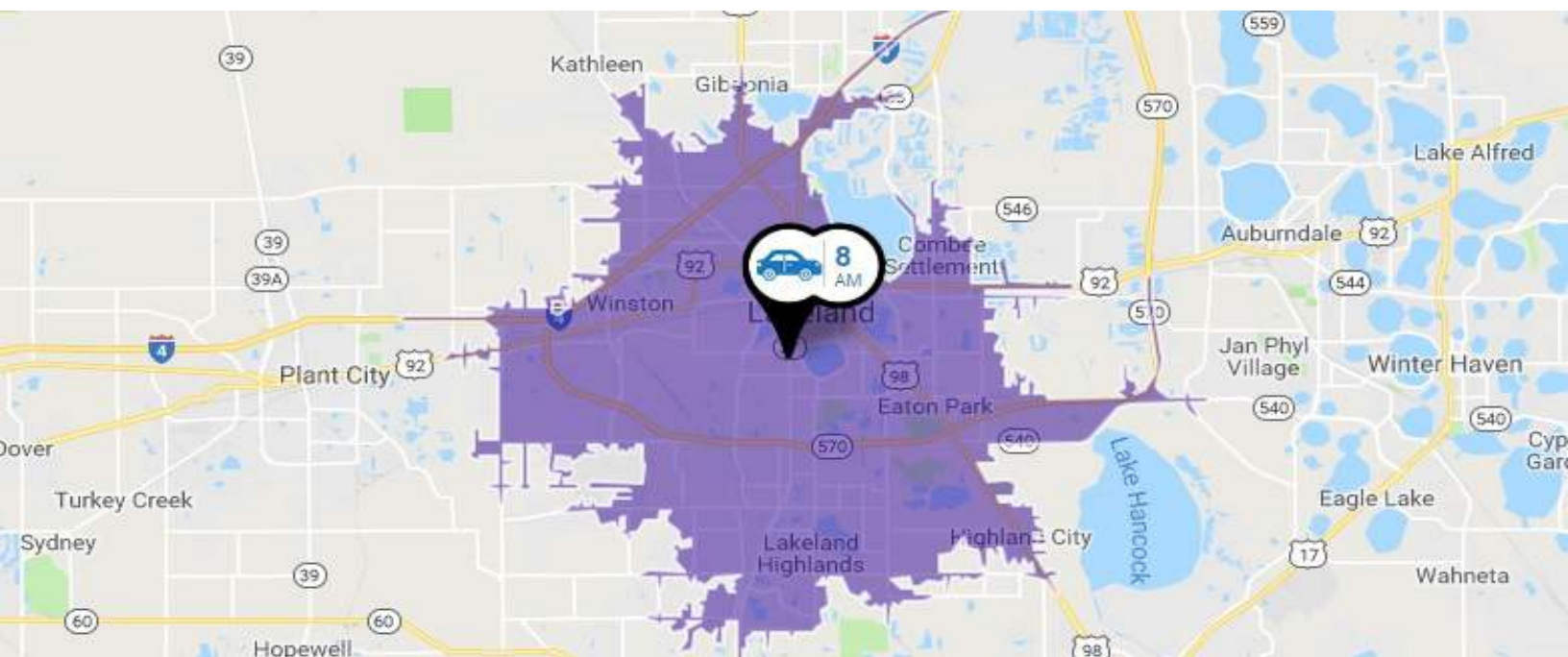
OFFICE FOR LEASE

5 & 15 DRIVING DISTANCE MAP

1602 S Florida Ave, Lakeland, FL 33803



5 Min Driving Distance: Polk Parkway, Downtown Lakeland, US-98, Lakeside Village, Dixieland, Lake Hollingsworth



15 Min Driving Distance: East Plant City, West Winter Haven, North Lakeland, I-4, Mulberry, South Lakeland, County Line Rd

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

ALEX DELANNOY
Sales Associate
0 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

ADVISOR BIO

1602 S Florida Ave, Lakeland, FL 33803



ALEX DELANNOY

Sales Associate



218 E Pine Street
Lakeland, FL 33801-7915
T 863.224.6915
alexdelannoy@kwcommercial.com

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 & AFFILIATIONS

International Council of Shopping Center Member
Winter Haven Chamber of Commerce
National Realtor Association
Lakeland Association of Realtors

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

ALEX DELANNOY
Sales Associate
O 863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Confidentiality & Disclaimer

LAKELAND, FL

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lakeland in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

218 E Pine Street

Lakeland, FL 33801-7915

ALEX DELANNOY

Sales Associate

0 863.224.6915

alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.