

3435 RECKER HWY

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 2,940 SF industrial building on Recker Highway in Winter Haven, Florida, is available for sale. Situated on a 0.916-acre lot, the property offers strong visibility and versatility in one of Polk County's most active commercial corridors. Zoned LCC (Linear Commercial Corridor), it allows for a wide range of uses including retail, office, institutional, and light industrial.

Built in 1963, the structure maintains a functional layout that's ideal for an owner-user or redevelopment opportunity. The lot size provides ample room for parking or future expansion, enhancing its long-term value and usability.

Strategically positioned on Recker Highway near Spirit Lake Road and the Polk Parkway, the site offers easy access to I-4 in under 20 minutes. Tampa, Orlando, and over 7.5 million people are within a 60-mile radius, making this a prime location for businesses looking to serve the broader Central Florida market.

VIDEO

OFFERING SUMMARY

Sale Price:	Call 863-250-9010 for pricing
Building Size:	2,940 SF
Lot Size:	0.916 Acres
Year Built / Renovated:	1963 / 2021
Signage:	Monument + Building
Zoning:	LCC (Linear Commercial Corridor)

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

LAKELAND IS AN IDEAL LOCATION FOR DISTRIBUTION

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

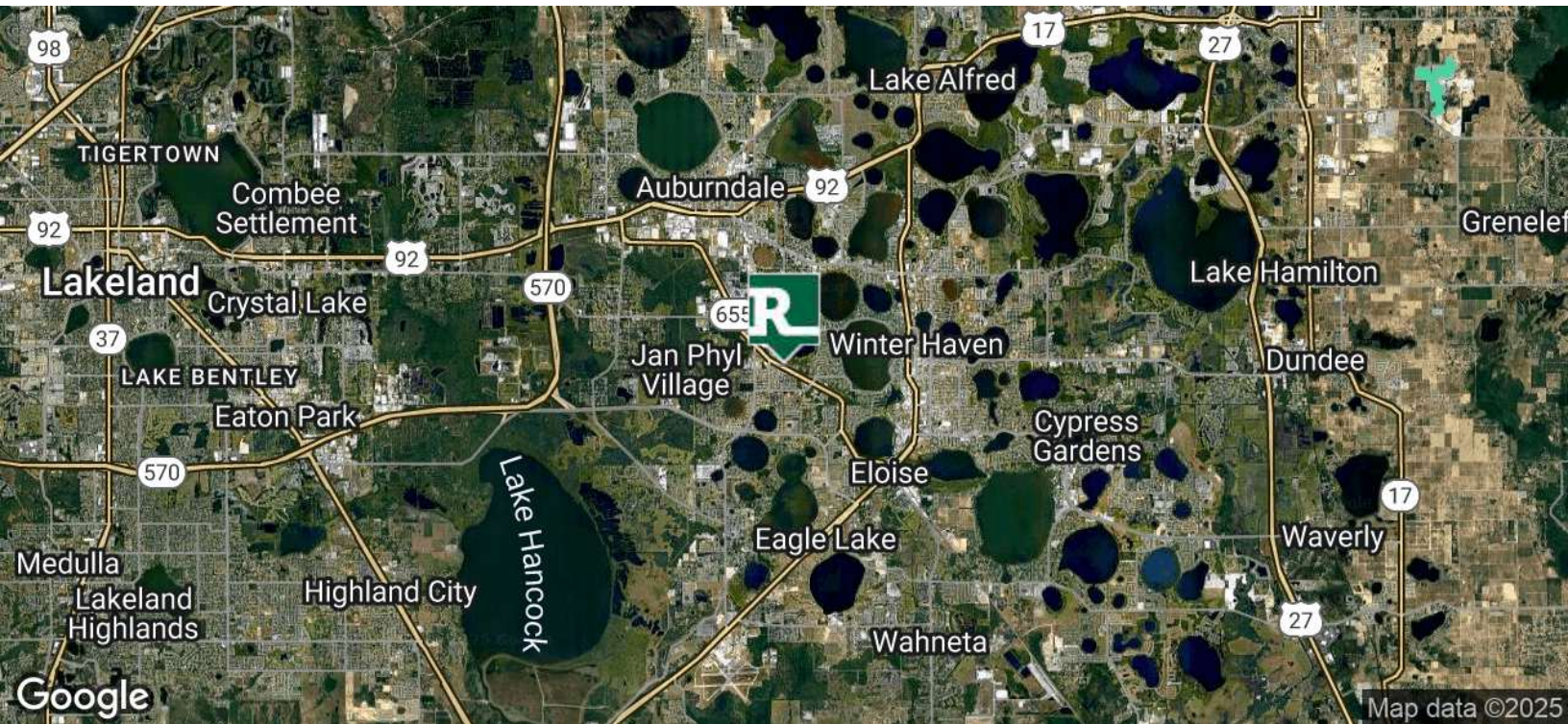
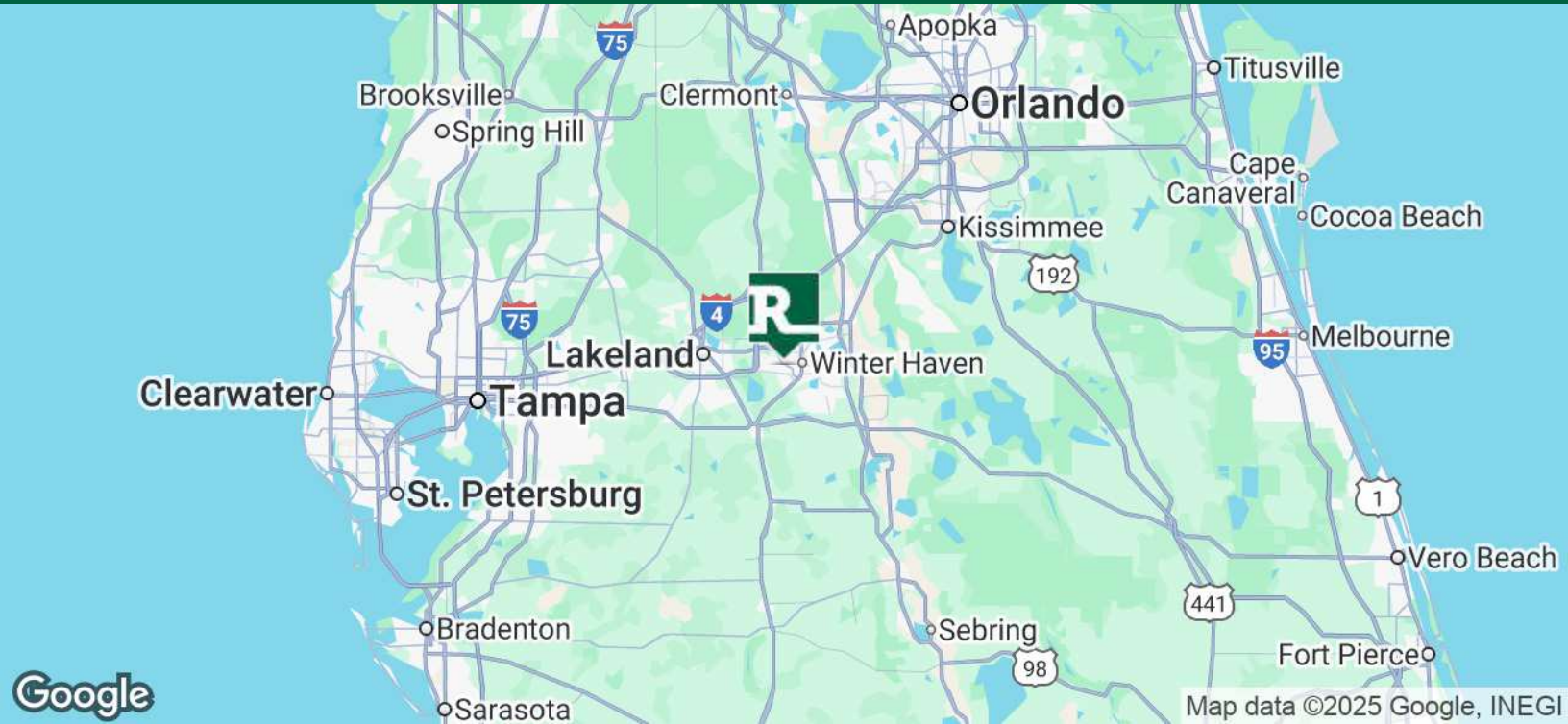


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Need Warehouse Space?
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REGIONAL MAP



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PROPERTY DESCRIPTION



CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States.

Fueled by its unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry.

As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

ACCESS & TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deep-water seaports, making the region a smart choice for any business. International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country.

Winter Haven's recently-opened CSX Intermodal center, which handles more than 300,000 shipping containers each year. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.




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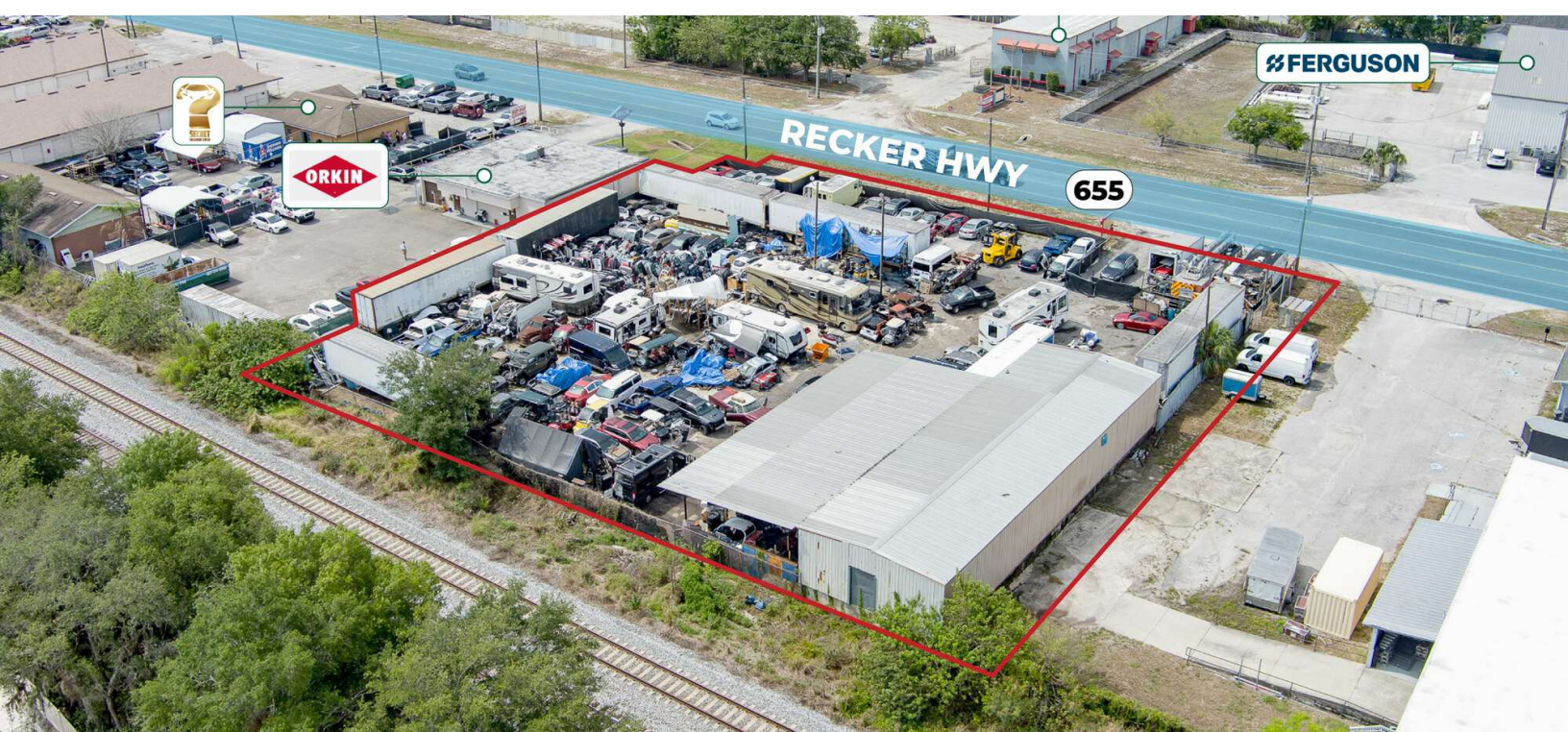


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AERIAL PHOTOS



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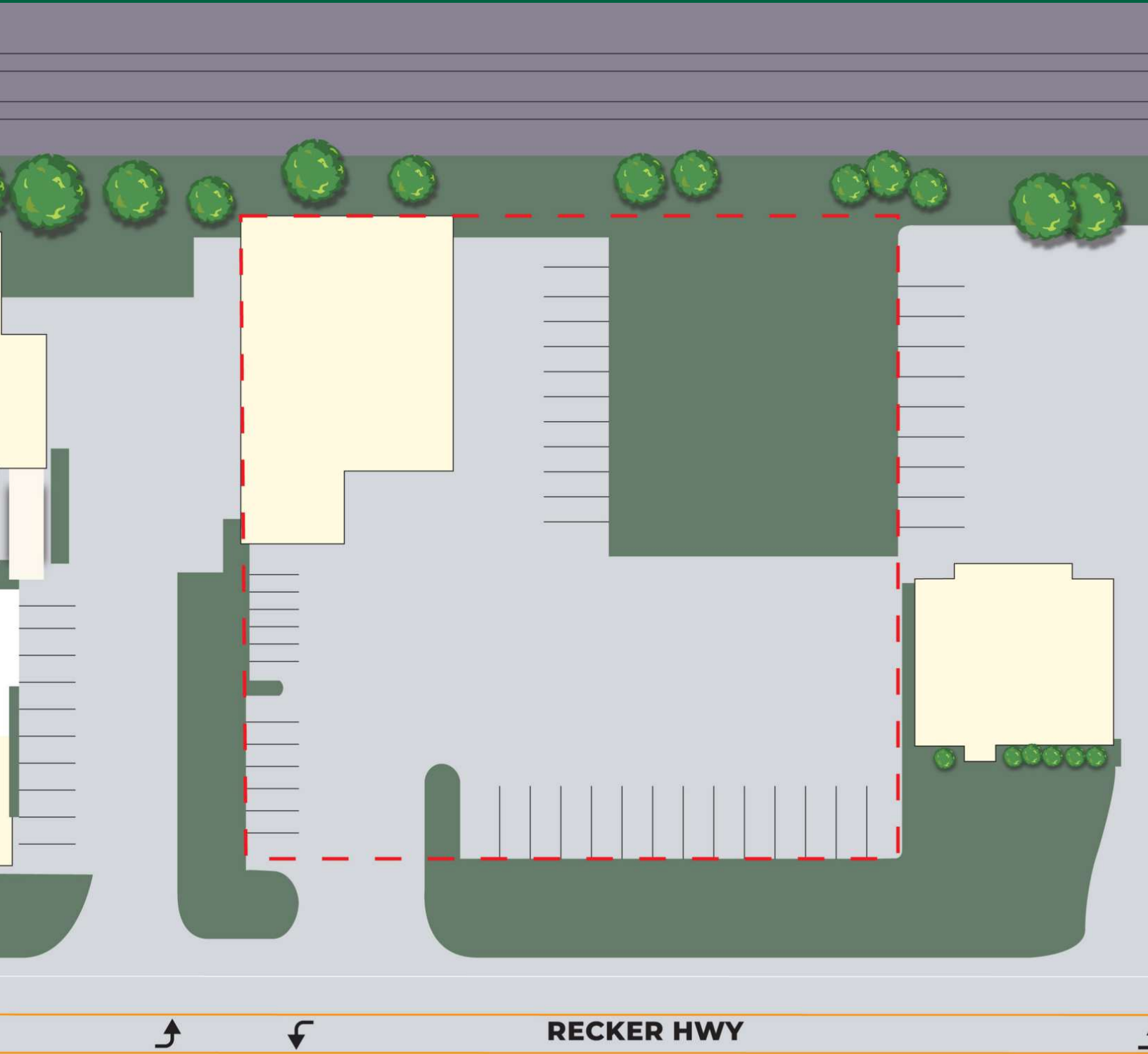


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SITE PLAN



RECKER HWY



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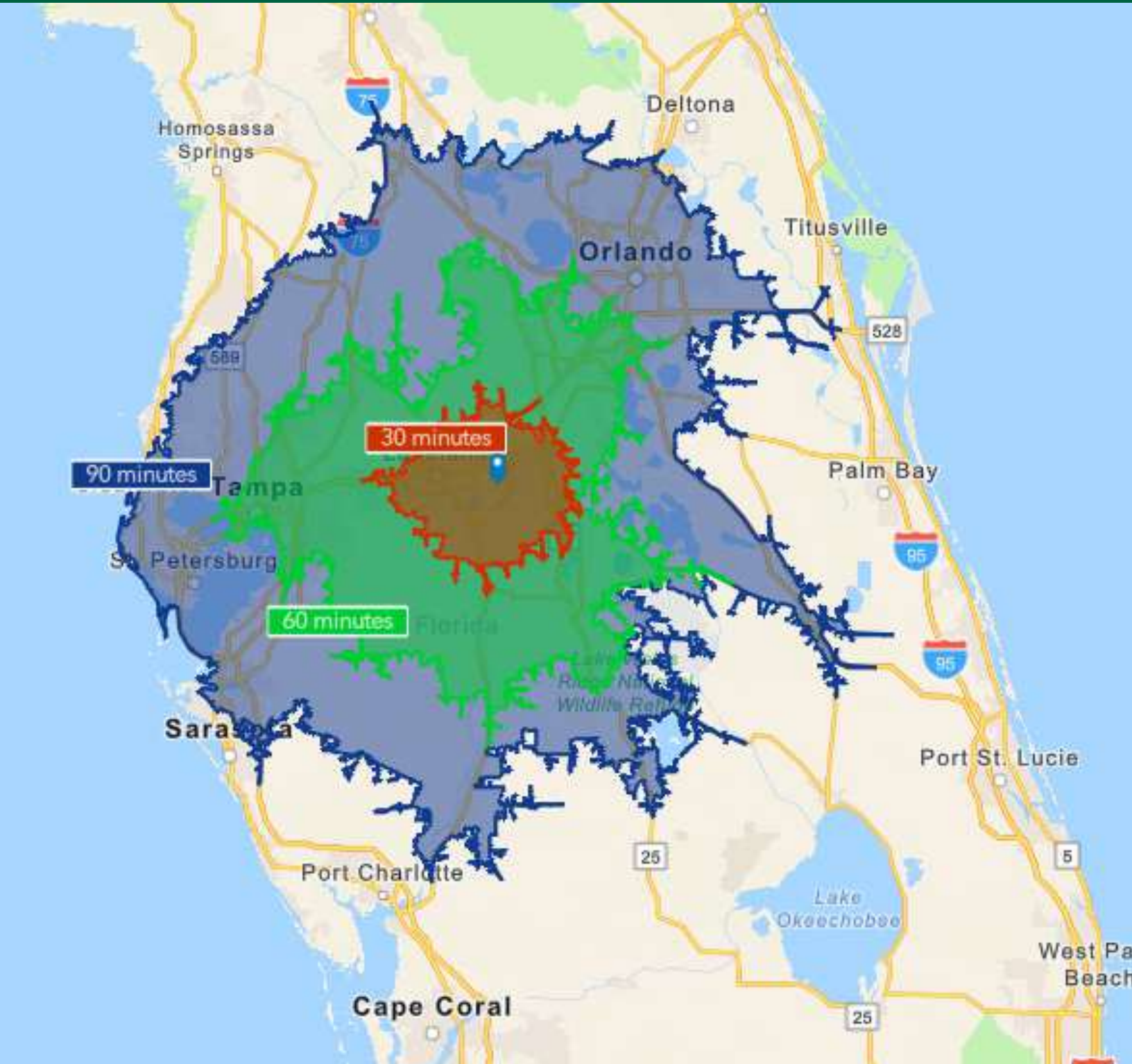


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DRIVING DISTANCE MAP



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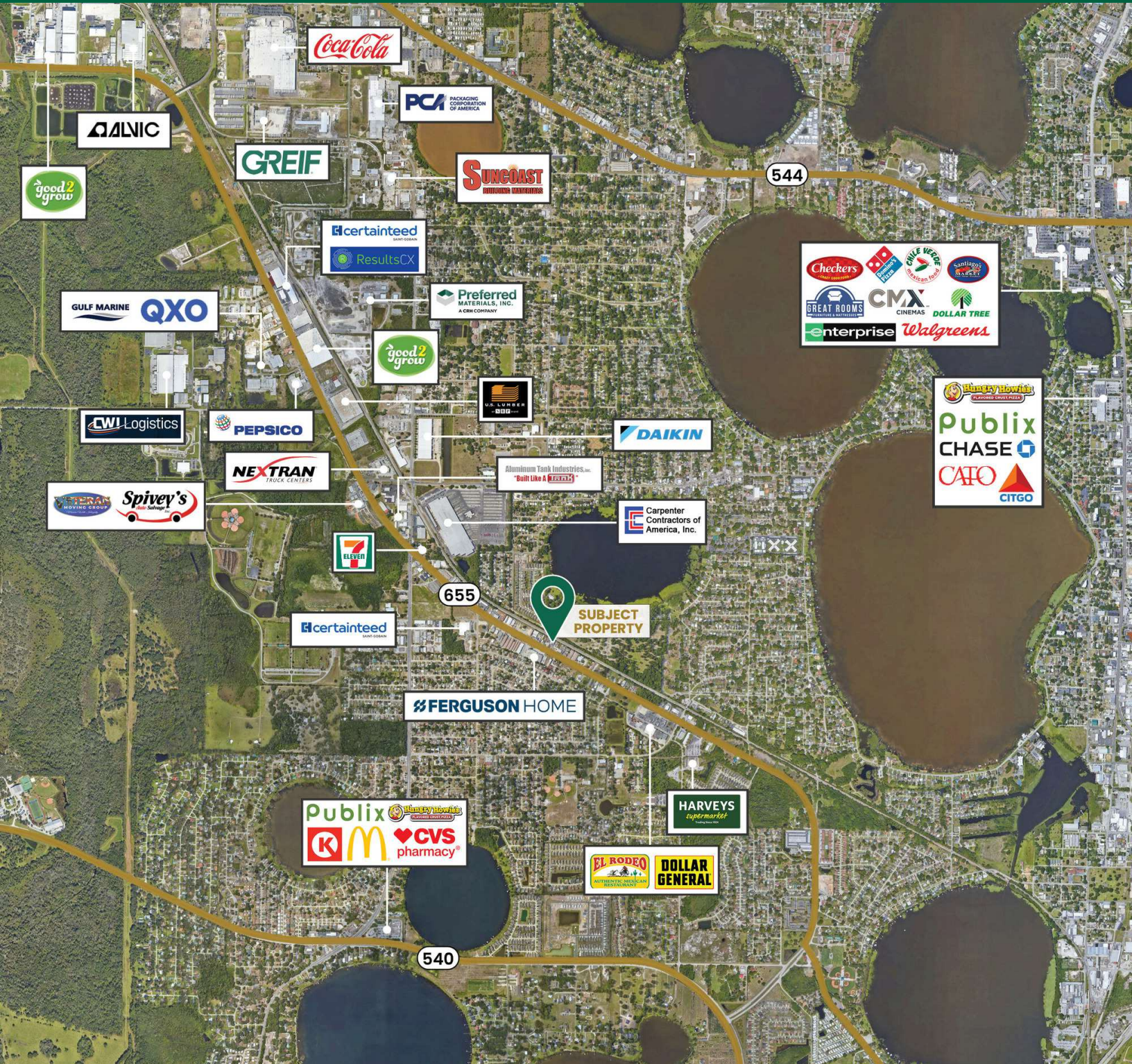


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RETAILER MAP




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DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google, INEGI

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

Demographics data derived from AlphaMap

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ABBAS "AJ" JAFFER, MICP

Brokerage- Senior Advisor

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FL #SL3634234

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.
Lipsev 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

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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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