



PROPERTY DESCRIPTION

Rare opportunity to own prime retail building in Lakeland, located in the vibrant Dixieland district, with a total of 10,560 SF on 0.41 acre. Formerly a bicycle shop for 65 years, these historic buildings were built in 1923 and 1935 with some renovation throughout the years. Total of 26,000 cars per day on S Florida Ave, with a intersection with lights.

The corner building located on the north side (1058 S Florida Ave) has a total of 6,140 SF, with 3,260 SF of 1st floor retail space, mostly open with one restroom and laminated safety glass on the full street side storefront, and 2,880 SF of 2nd floor has been use for storage and was formerly four 1 bed / 1 bath residential apartment units, each of them approximately 600 SF each, renovations will be needed.

The south building (1066 S Florida Ave) has a total of 4,420 SF with three large open areas, the space features painted brick, and original trusses, currently use for storage, up to 14' ceiling height, renovations will be needed, could be split in 3 spaces for retail from 1,200 SF to 1,900 SF units.

VIDEO

OFFERING SUMMARY

Sale Price:	Call (863) 250-2502 for pricing
Building Size:	10,560 SF
Lot Size:	0.41 Acres
Year Built:	1923 / 1935
Lakeland CRA Incentives:	Available
Parking:	Available on site
Traffic Count:	26,000 AADT
Zoning:	C-2 (Commercial)

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	52,027	119,560	186,292
Total Population	134,396	324,611	513,480

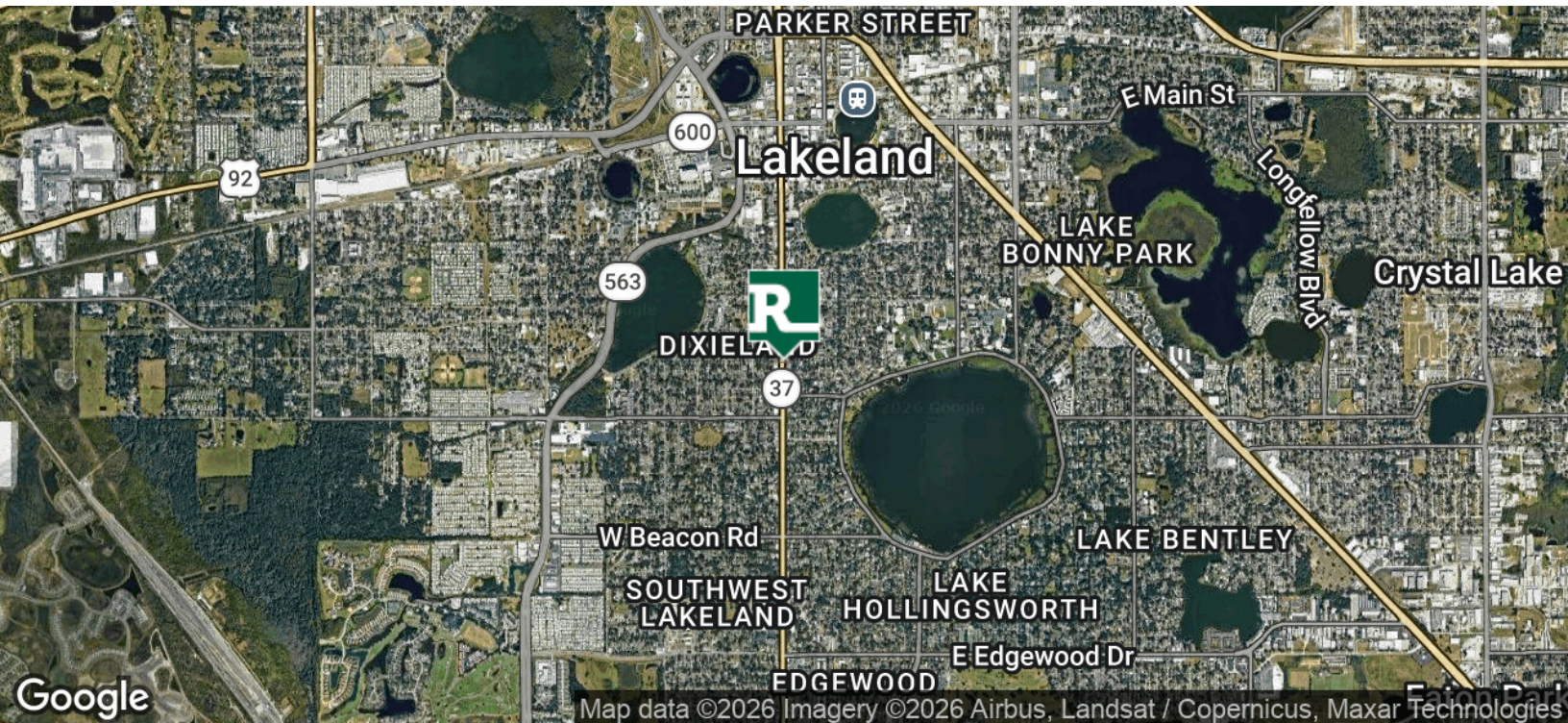
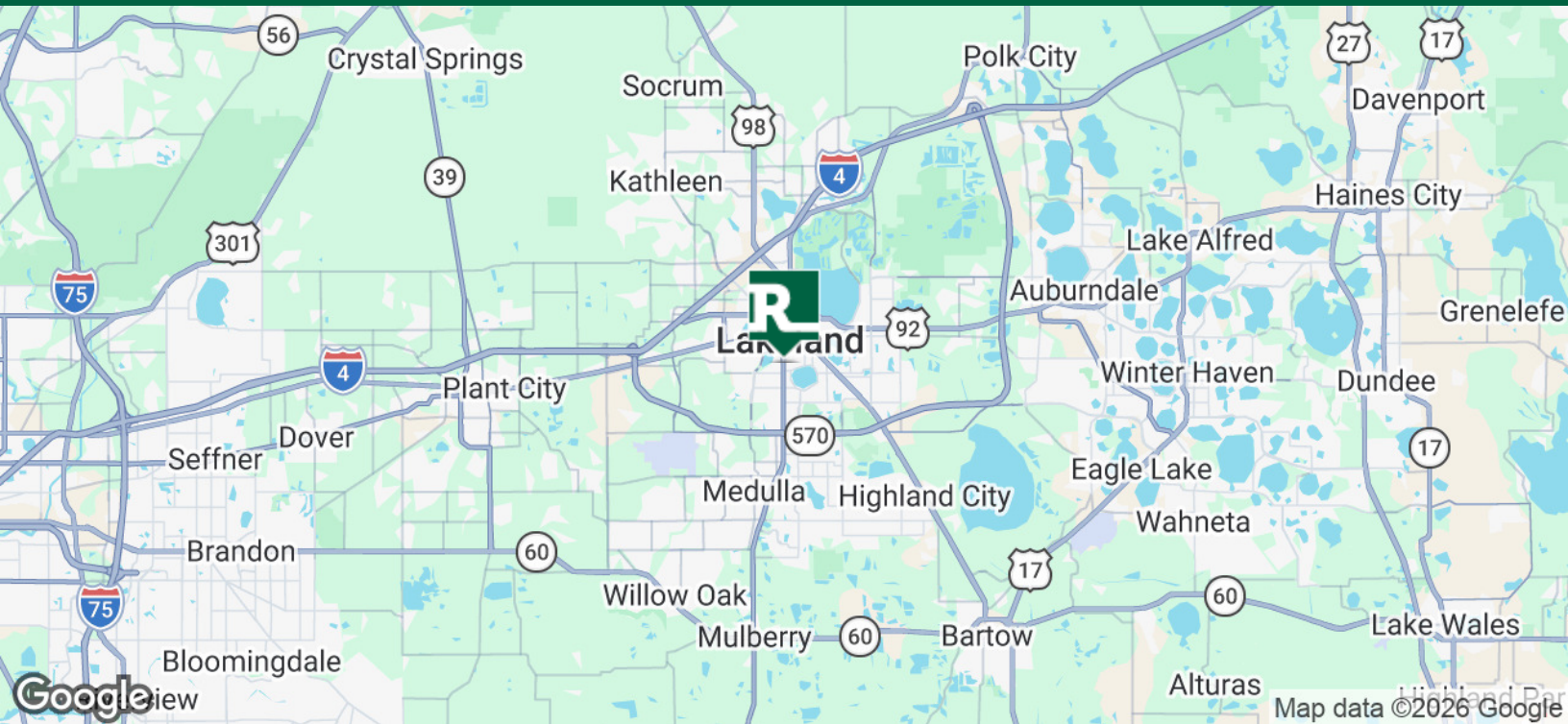
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CITY OF LAKELAND

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, 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

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 -- the bike trail was spearheaded by the current owner's father, in the 1960's.

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.

DIXIELAND DISTRICT

Dixieland CRA is a 72.61 acre commercial corridor with a collection of vintage retail shops. Featuring a budding restaurant scene and coffeehouses where the creatives go to connect and collaborate, Dixieland is the gateway to Downtown's Arts & Entertainment Center.

With its own unique vibe, this district, with origins dating back to 1907, offers something different from other areas in the county. Fresh, funky, vintage, thrifty, artistic, eclectic and majestic are all words that come to mind when thinking about Dixieland. If you've been before, you'll understand how these adjectives fit.

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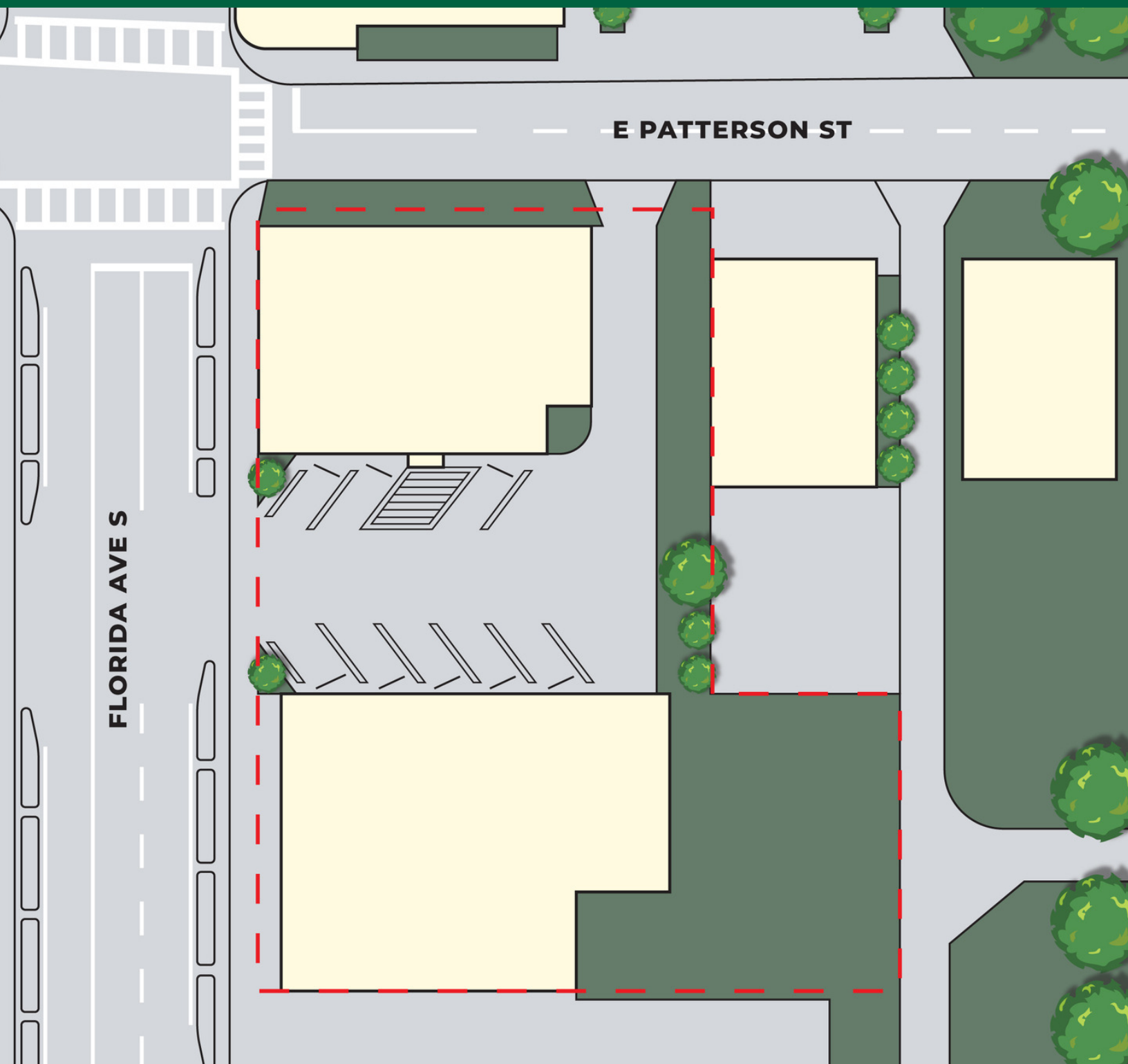
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1058 S FLORIDA AVE

- Total of 6,140 SF
- 1st floor is 3,260 SF of retail space
- 2nd floor is 2,880 SF of former residential units (1 bedroom / 1 bathroom), recently used for storage
- Built in 1923, renovated in 1998
- Concrete and virgin heart pine construction (three-quarter inch heart pine subfloor)
- Reinforced retail glass windows utilize high-strength laminated layers and polycarbonate shields
- 1st floor is a retail space, one door from S Florida Ave and one door from the parking, include one restroom, space could be split in half
- 2nd floor has two stairs access from each side, heavy renovation are needed to make the space usable for either office or residential units
- Parking available on site



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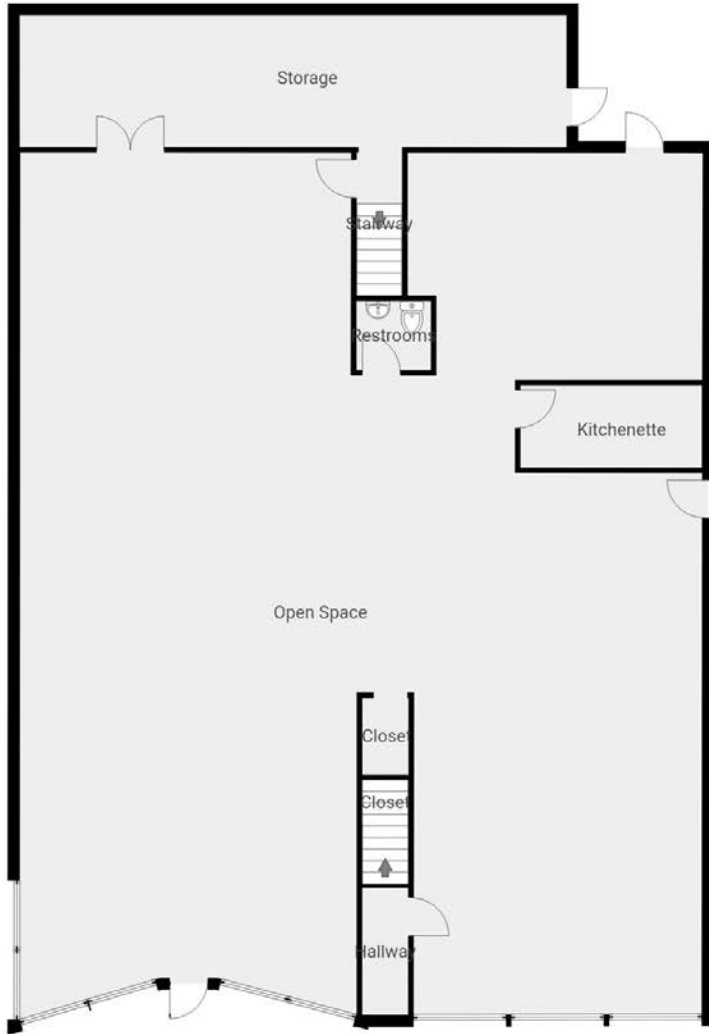
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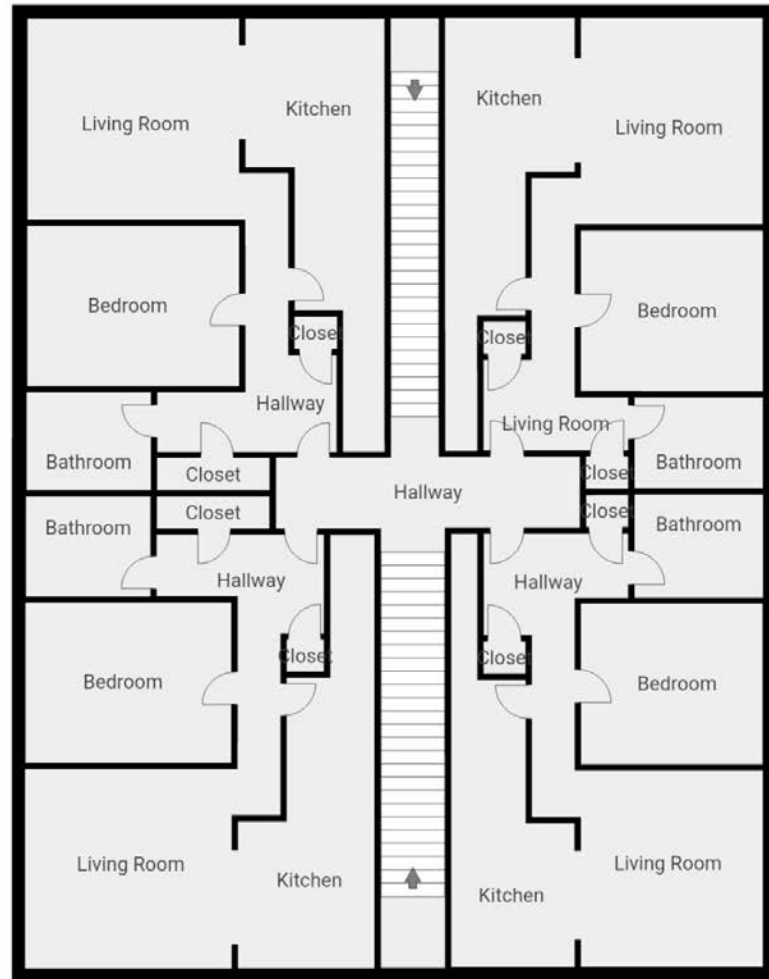
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1st Floor



2nd Floor



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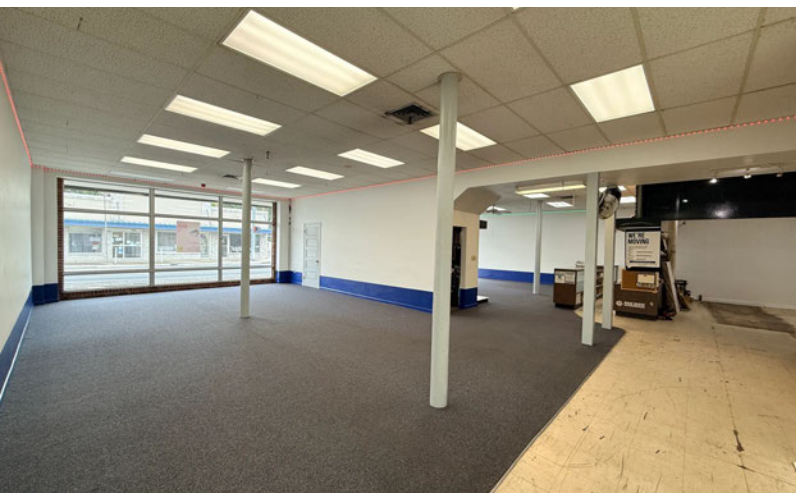
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PRIME RETAIL BUILDINGS IN DIXIELAND

1058 + 1066 SOUTH FLORIDA AVE, LAKELAND, FL 33803

FOR SALE



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Former Bedroom



Bedroom Rendering



Former Kitchen Area



Kitchen Area Rendering



Former Bathroom



Bathroom Rendering

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1066 S FLORIDA AVE

- Total of 4,420 SF
- Currently use for storage
- Shell condition, space requires work to be usable
- Building could be split in 3 spaces for retail from 1,200 SF to 1,900 SF units
- Built in 1935
- Concrete construction
- Up to 14' ceiling height
- Space features painted brick, original trusses and large open spaces
- Parking available on site and in the back



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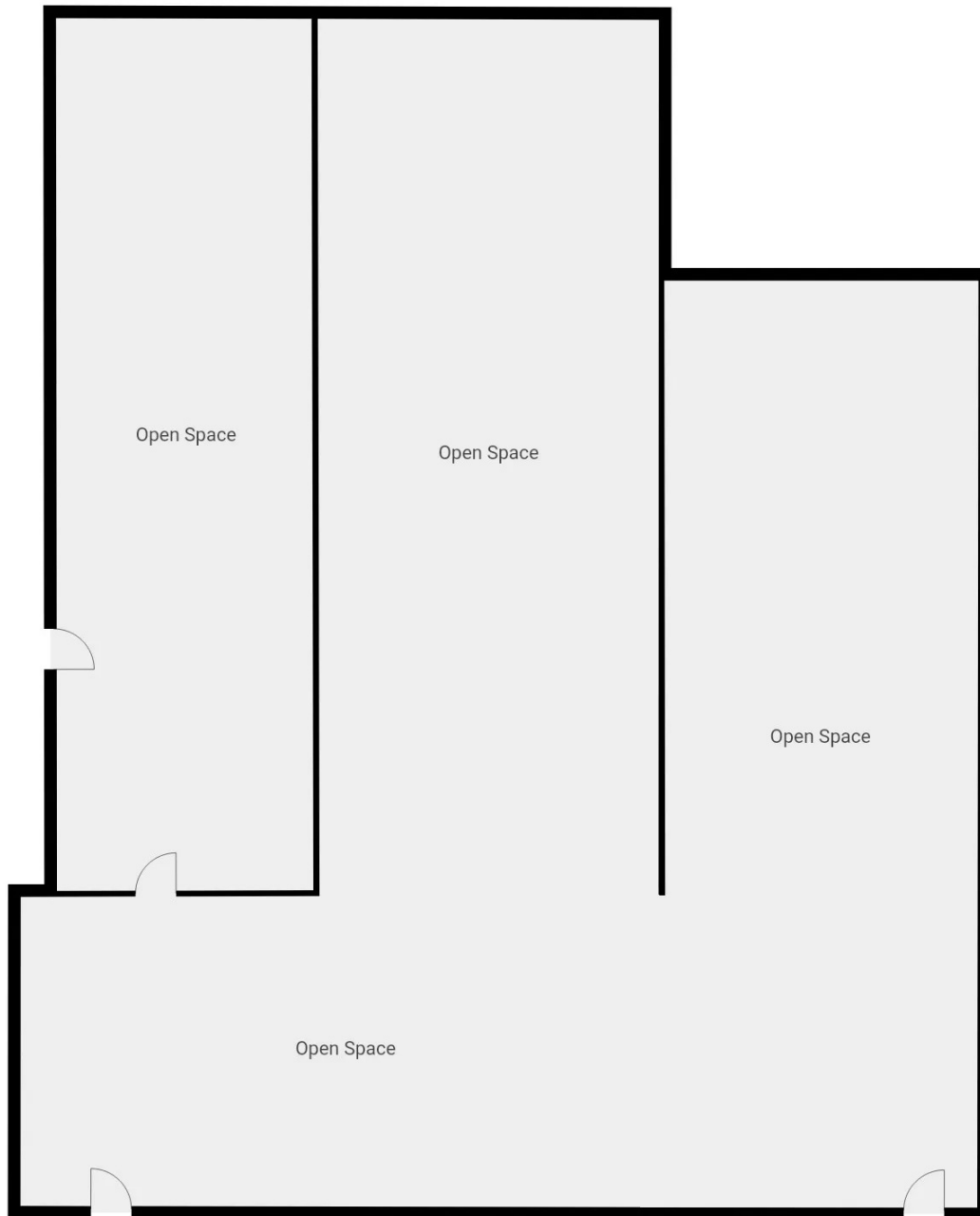
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PRIME RETAIL BUILDINGS IN DIXIELAND

1058 + 1066 SOUTH FLORIDA AVE, LAKE LAND, FL 33803

FOR SALE



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PRIME RETAIL BUILDINGS IN DIXIELAND

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LAKELAND CRA (COMMUNITY REDEVELOPMENT AGENCY) INCENTIVES

Facade & Site Improvement Program (Exterior) is designed to help businesses and property owners throughout the CRA districts with exterior improvements and/or business expansion projects. The intent of the program is to help defray the cost of exterior improvement projects to commercial properties that result in a publicly visible improvement. This program provides a matching grant that reimburses 50% of approved improvements to the building's exterior façade, sign(s), awnings/canopies and limited improvements to walls, fencing and landscaping.

Infill Adaptive Reuse Program (Interior) is designed to help businesses and property owners throughout the CRA districts with interior improvements and/or business expansion projects. The intent of the program is to help defray the cost of interior improvement projects to commercial properties that result in the enhanced viability of business activity. This program provides a matching grant that reimburses 50% for specific permanent improvements that may include the upgrading or installation of new electrical, HVAC, plumbing, sprinkler/fire suppression systems, interior permanent fixtures, and ADA compliance items.

Encouraging Development Growth & Expansion (EDGE) Program supports the development of new and expanding manufacturing, STEM (science, technology, engineering & mathematics) and food service-related businesses with a matching grant for electric, water and wastewater utility connections and upgrades, installation of attached fixtures, grease traps, backflow preventers, venting systems, sprinkler systems, solid waste and recycling management and engineering services for electrical, mechanical, and plumbing upgrades.

For more information, visit www.lakelandcra.net



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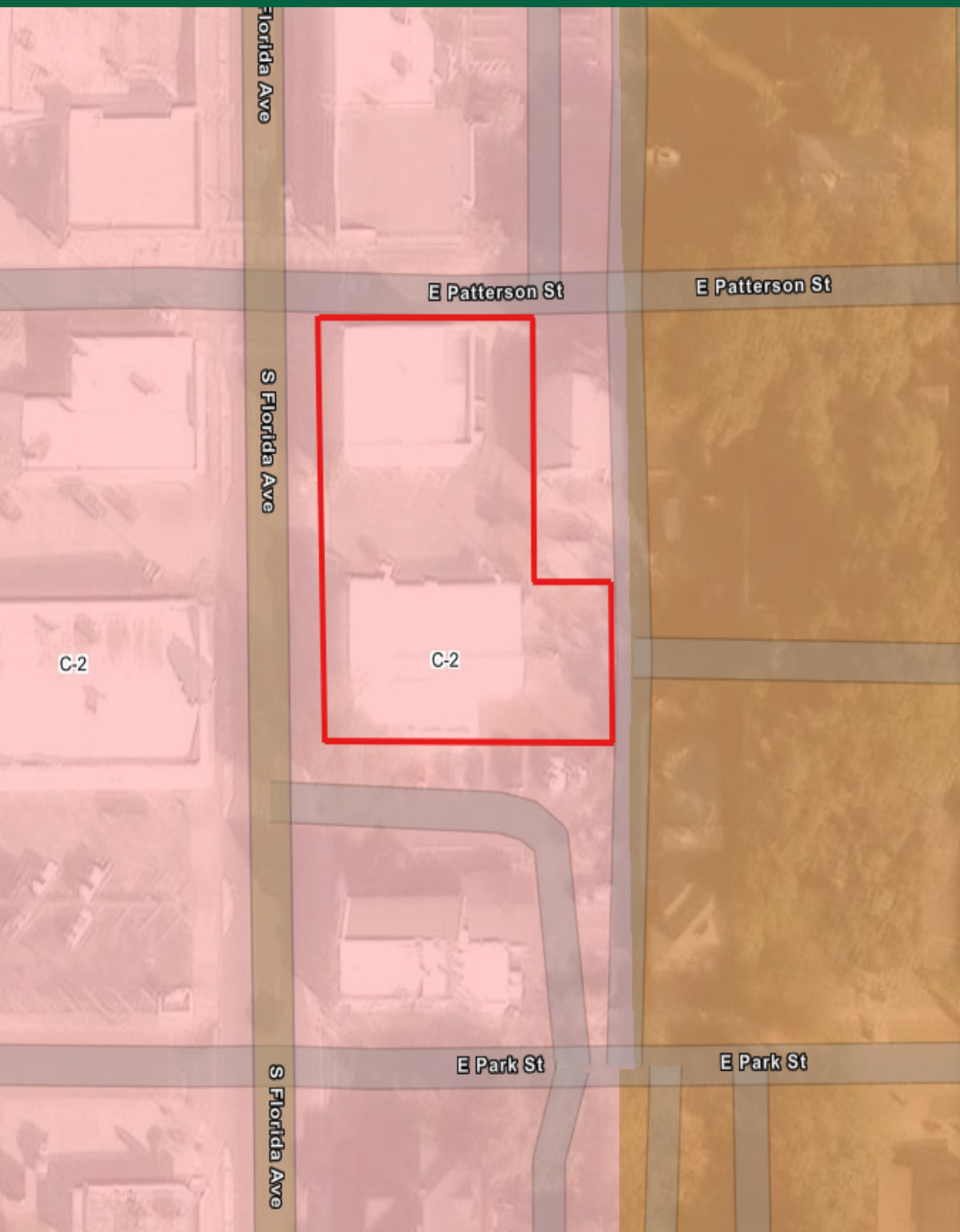
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Zoning

Zoning

-  Commercial
-  Industrial
-  Limited Development
-  Mobile Home
-  Multiple family
-  Office
-  PUD Commercial
-  PUD Industrial
-  PUD Mixed
-  PUD Mobile Home
-  PUD Multiple Family
-  PUD Office
-  PUD Single Family
-  PUD Two Family
-  PUD Unassigned
-  Single family
-  Two family

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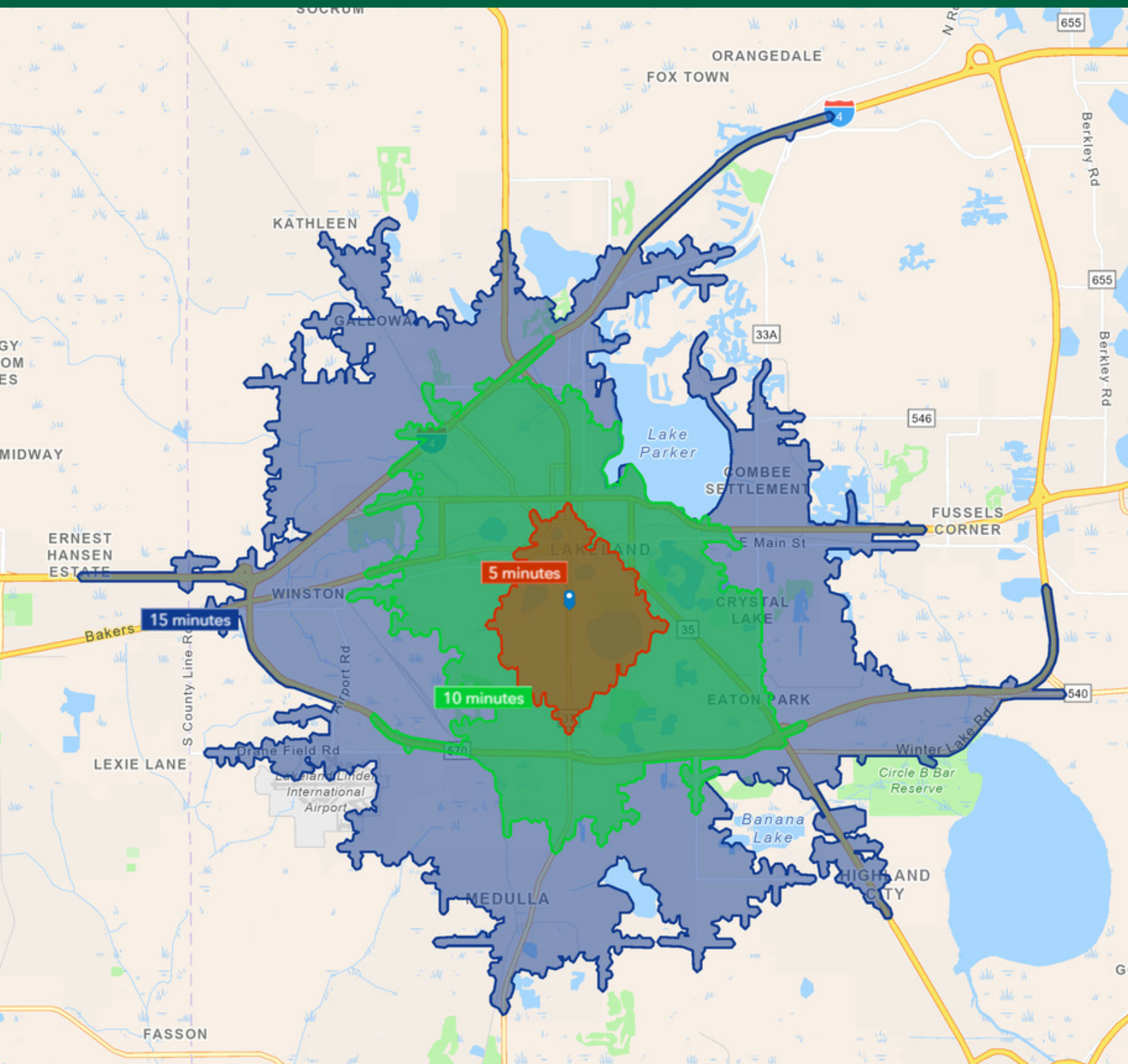
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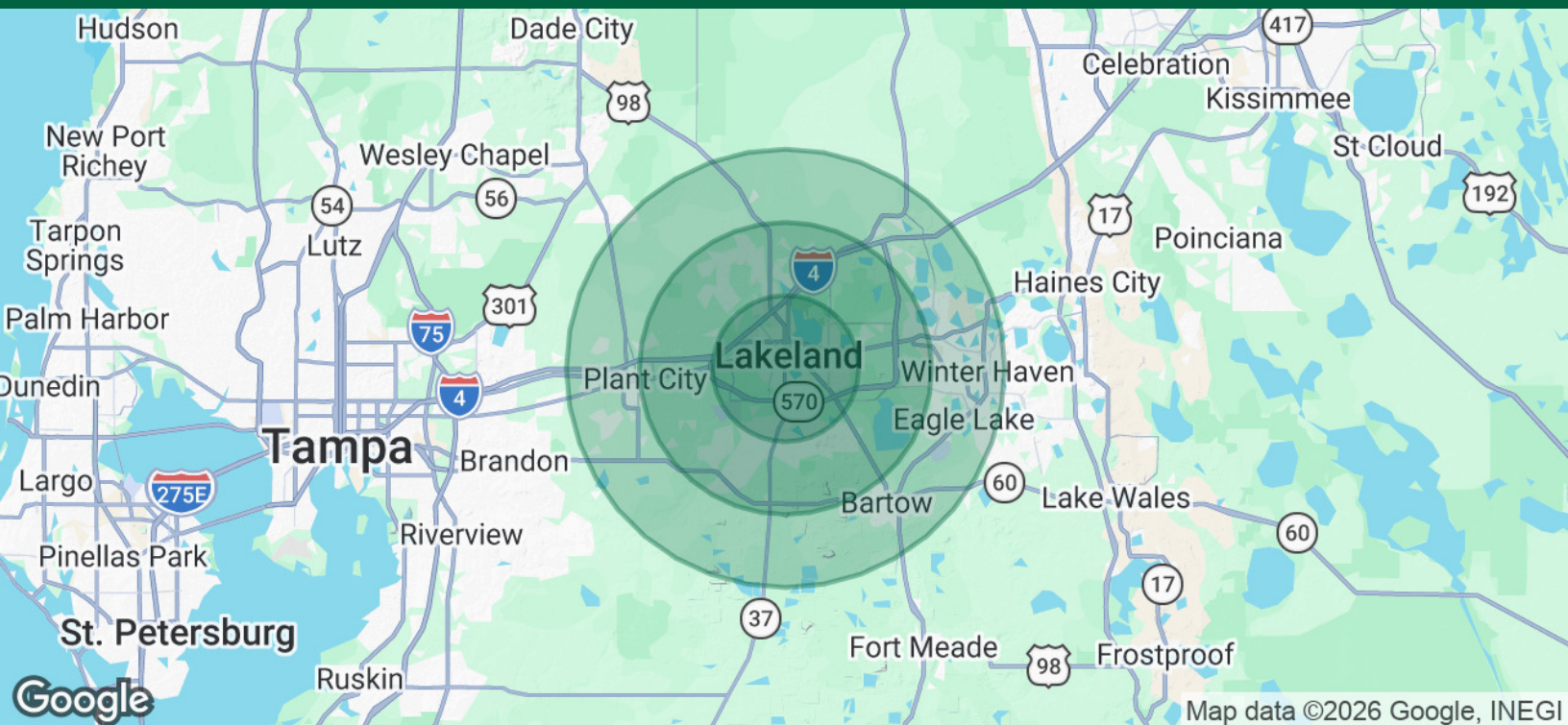
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	134,396	324,611	513,480
Average Age	39.4	39.8	39.7
Average Age (Male)	38.0	38.3	38.4
Average Age (Female)	40.9	41.1	40.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	52,027	119,560	186,292
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$78,923	\$89,079	\$86,456
Average House Value	\$222,537	\$249,840	\$243,287

2023 American Community Survey (ACS)

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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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