



VIDEO

PROPERTY DESCRIPTION

This 12,000 SF multi-tenant flex warehouse in Avon Park offers a high visibility storefront setup that works well for contractors, distributors, service companies, and light industrial users. The property sits on a little less than 1 acre lot divided into four units, with tall ceilings, air-conditioned offices.

The property's existing infrastructure and lack of inventory in the area make it an ideal opportunity for an owner-user looking for functional warehouse space with the added benefit of on-site yard storage. For investors, the limited supply of smaller industrial spaces in the Avon Park area, along with the added income potential from the yard space, makes this a strong opportunity.

Located in Avon Park's industrial corridor, this site offers quick access to US Hwy 27 and quick connection to Sebring and the surrounding commercial markets. The central location makes day-to-day operations efficient for distributors, contractors, and manufacturers, and service providers. Miami and South Florida are about 2.5 hours away, while Orlando, Tampa, and West Palm Beach are roughly 2 hours. Lakeland/I-4, Fort Myers, and Sarasota can all be reached in about 1.5 hours, giving businesses solid coverage across Central and South Florida.

OFFERING SUMMARY

Sale Price:	\$1,250,000.00
Number of Units:	4
Lot Size:	0.94 AC
Year Built:	2004
Power:	3 ph
Clear Height:	17 ft
Access:	Grade-Level Rollup (10' x 12')
Zoning:	I-1 (Light Industrial)

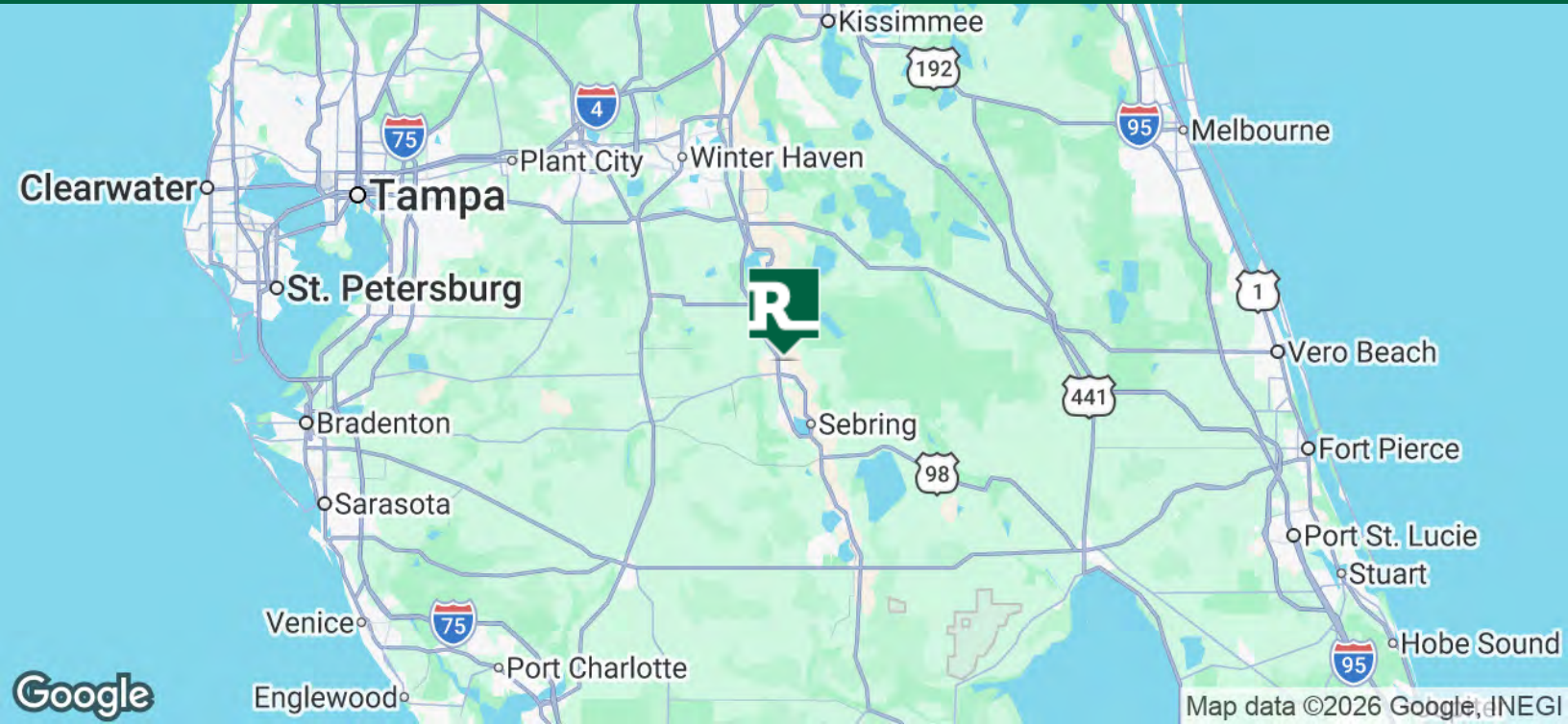
DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	39,845	131,055	1,679,350
Total Population	95,978	332,925	4,382,224
Average HH Income	\$67,189	\$73,149	\$93,594

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CITY OF AVON PARK

Avon Park is a historic, business-friendly community in northern Highlands County, known for its small-town character, affordable operating costs, and convenient access throughout Central and South Florida.

The city has a strong mix of residential neighborhoods, local industry, and service-oriented businesses, supported by a steady workforce and ongoing commercial activity. Its central location, combined with available industrial and commercial space, continues to attract contractors, service providers, distributors, and light manufacturers looking for efficient day-to-day operations.

SOUTH FLORIDA STATE COLLEGE

Located at 600 West College Drive in Avon Park, SFSC sits on a sprawling 228-acre campus snugly nestled between two lakes, a peaceful, scenic setting that gives the campus a relaxed, spacious feel.

As one of the key educational institutions serving Highlands, Hardee, and DeSoto counties, SFSC offers a full range of programs from certificate and associate degrees to selected bachelor's degrees, as well as occupational-training and adult-education courses.

WHY HIGHLANDS COUNTY

- More than 86 percent of Florida's population is located within a two-hour radius Highlands County (over 18 million people).
- Highlands County's population, along with a commuting workforce from the surrounding area provide a labor pool of more than 125,000 dedicated workers.
- Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs.
- A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

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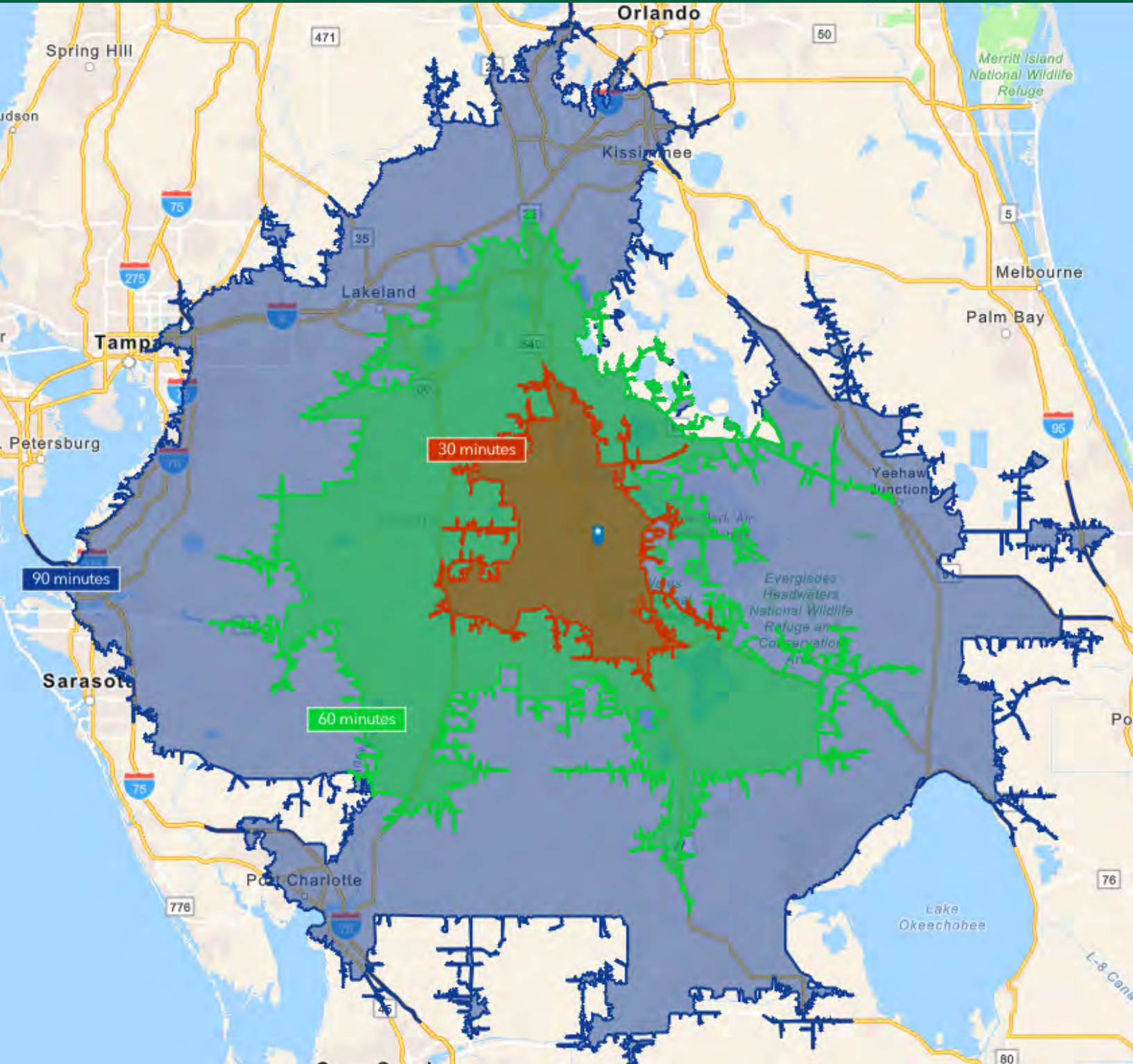


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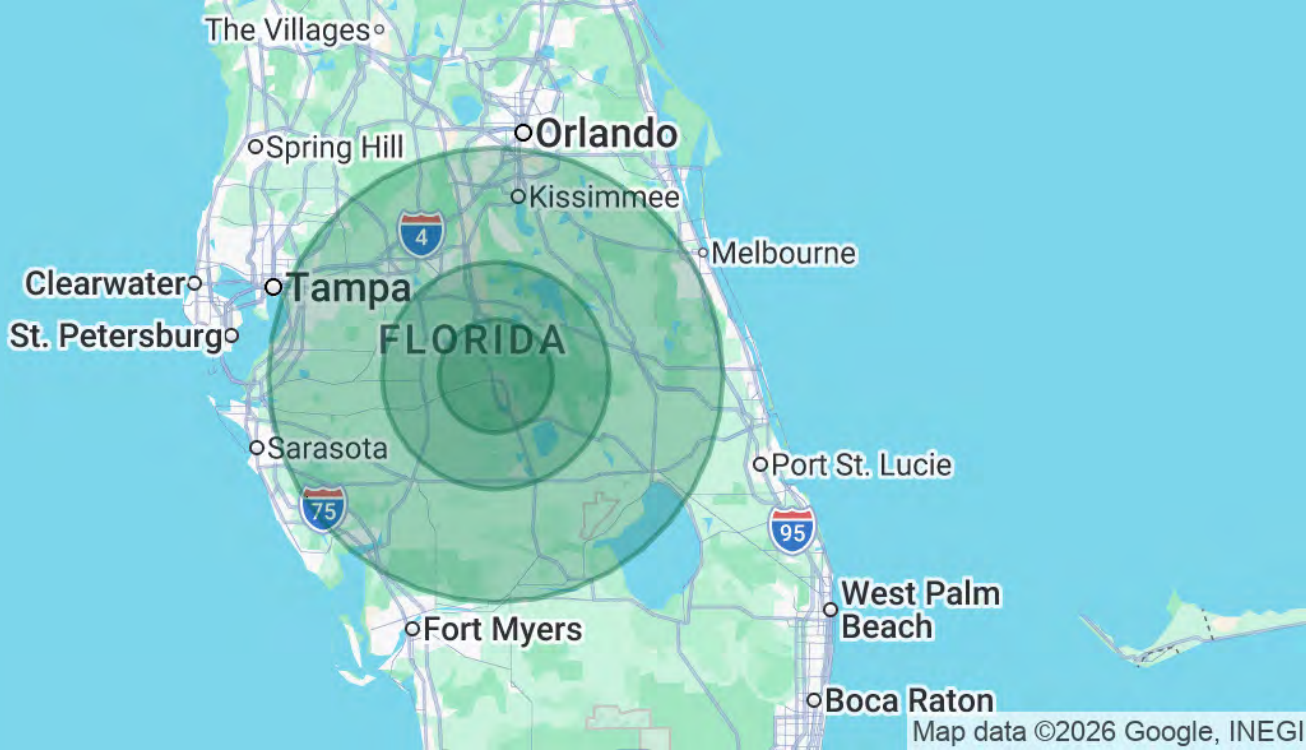


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POPULATION

	15 MILES	30 MILES	60 MILES
Total Population	95,978	332,925	4,382,224
Average Age	49	45	43
Average Age (Male)	48	44	42
Average Age (Female)	50	46	43

HOUSEHOLDS & INCOME

	15 MILES	30 MILES	60 MILES
Total Households	39,845	131,055	1,679,350
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$67,189	\$73,149	\$93,594
Average House Value	\$220,531	\$249,473	\$358,020

2020 American Community Survey (ACS)

LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

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



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We build more than warehouses
We Build Relationships!



ABBAS "AJ" JAFFER, MICP

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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.

Lipsey 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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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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