

# Ruthven Center II

LAKELAND, FLORIDA  
FOR LEASE - RETAIL/PROFESSIONAL OFFICE SHOWROOM

Retail or office showroom containing 32,000 square feet.  
Ideal Central Florida location, at Edgewood Drive and Bartow Highway.  
Over 7.5 million people live within a 100-mile radius of Lakeland.



Target your key marketing prospects by locating your retail or professional business in Ruthven Center II.

Located in a fast growing area, Ruthven Center II can give you the ultimate competitive advantage.

Your prospective customers are close by: 32,000 persons live in a two-mile

radius of the Center; 50,000 in a three-mile radius; and 90,000 within five miles.

The center has high visibility. With the Polk County Parkway nearby, traffic count is in excess of 16,000 per day on Edgewood Drive and 17,000 on Bartow Highway.

FOR MORE INFORMATION AND LEASING DETAILS, CONTACT

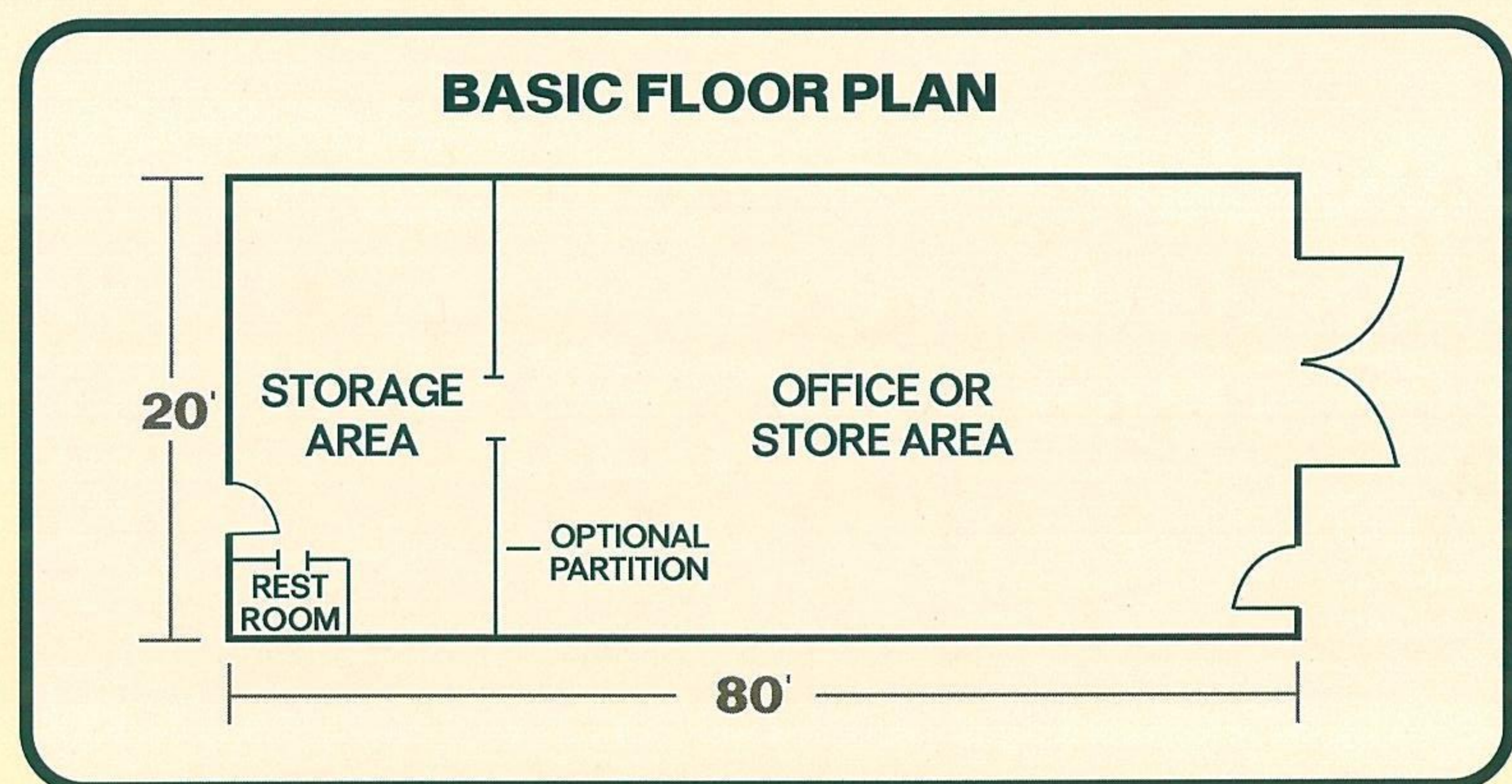
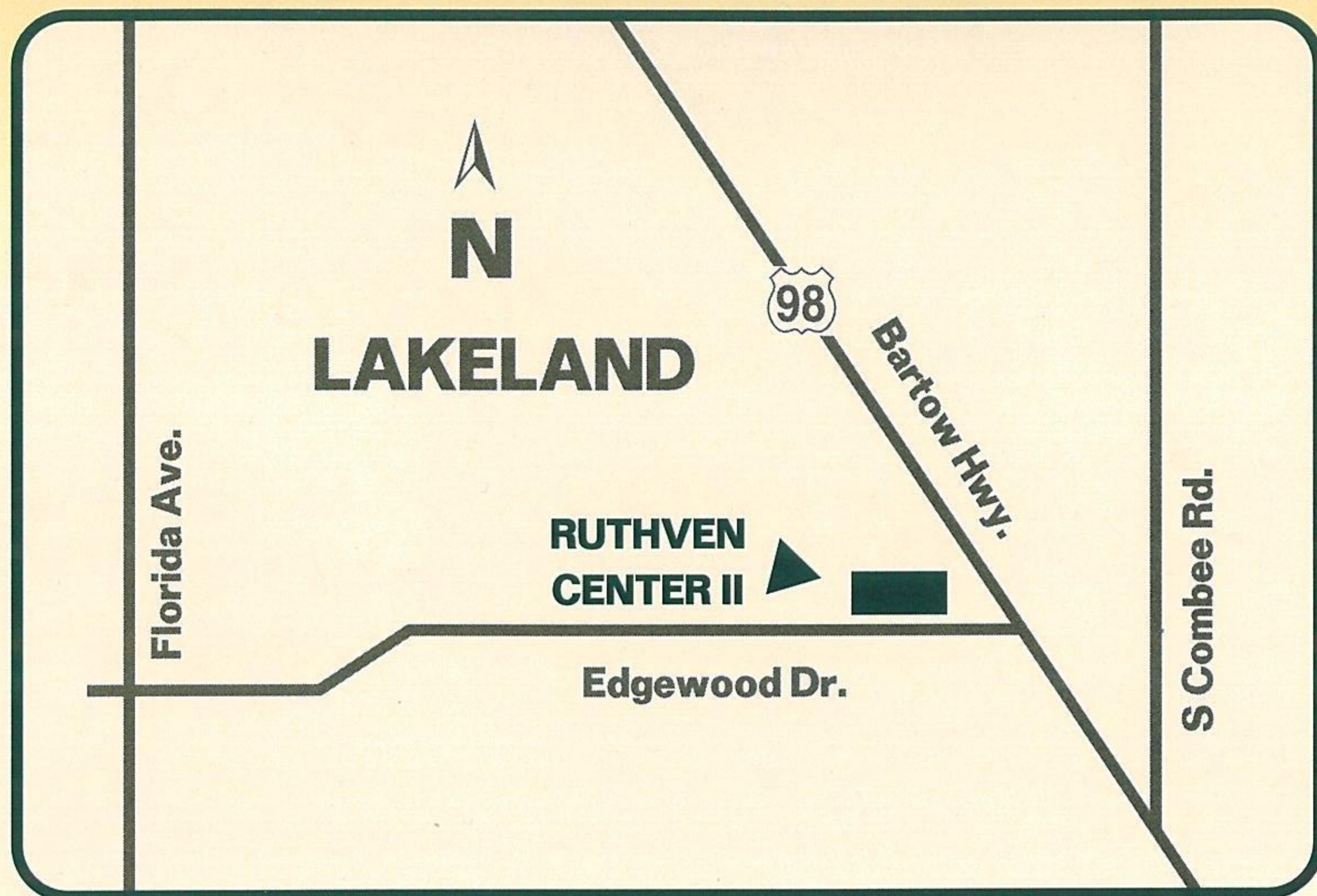
## THE Ruthvens

(863) 686-3173 • FAX (863) 688-6948  
41 LAKE MORTON DRIVE • P.O. BOX 2420 • LAKELAND, FL 33806  
WWW.RUTHVENS.COM

JOE P. RUTHVEN • J. GREG RUTHVEN, CCIM • JOE L. RUTHVEN • MATT RUTHVEN

## SPECIFICATIONS

- Beautiful interior and exterior architecture
- Double doors in back of each store with alley access for deliveries
- 150 parking places – 7.3 per store
- A private restroom in each store with additional restrooms, if needed
- Fast-growing area with easy access to all sections of Lakeland
- Each tenant has signage on the building fascia
- 20 stores – each 20' x 80' (1,600 sq. ft.) – for a total of 32,000 sq. ft.
- Can lease in multiples



## GREAT LOCATION: LAKELAND, FLORIDA

Midway between Orlando and Tampa. Seven and a half million people live within a 100-mile radius. Lakeland is an All-American city in the top 25 fastest growing MSAs in the country.

Home of Florida Southern College, excellent public, private, and parochial schools, and a vocational-technical center.

Lakeland Regional Medical Center, an 897-bed hospital, and world renowned Watson Clinic LLP are both in Lakeland, the home of Publix Super Markets.

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