

Ruthven Center II

2300 E. EDGEWOOD DRIVE – LAKELAND, FL



RETAIL/PROFESSIONAL OFFICE SHOWROOM

Retail or office showroom containing 32,000 square feet. Target your key prospects by locating 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, 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 Parkway nearby, traffic count is in excess of 16,000 per day on Edgewood Drive and 17,000 on Bartow Highway (98).

Specifications

- 32,000 sq. ft. retail
- 20 units – 20' x 80' (1,600 sq. ft.) each
- 1,600 sq. ft. minimum
- 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 unit
- Each unit has signage on building fascia

41 Lake Morton Drive . P.O. Box 2420 Lakeland, FL
33806-2420

www.Ruthvens.com

**THE
Ruthvens**

Leasing Warehouse Space for
Distribution & Manufacturing

**NEED WAREHOUSE
SPACE? CALL
THE RUTHVENS**

(863) 686-3173

**For More Information
Contact:**

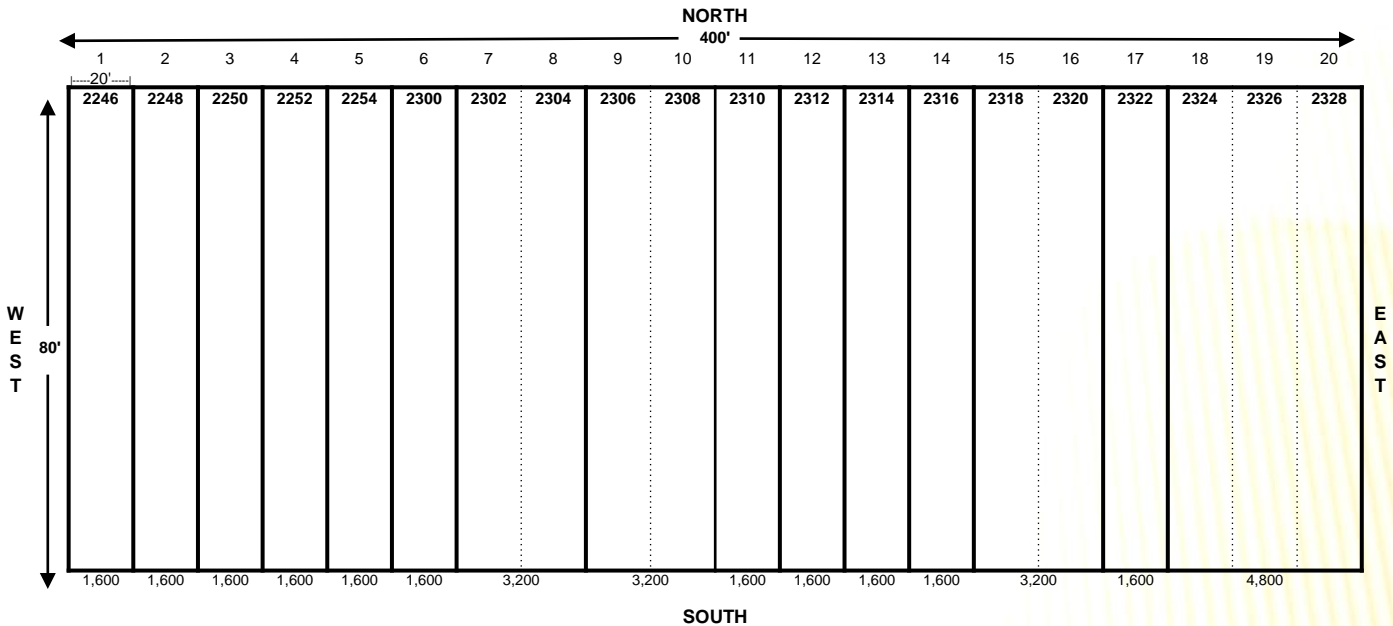
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Ruthven Center II

2300 E. EDGEWOOD DRIVE – LAKELAND, FL

We build more than warehouses... we build relationships!



RETAIL/PROFESSIONAL OFFICE SHOWROOM

- Over 9½ million people live within a 100-mile radius of Lakeland
- Fast access to Highways 98, and Polk Parkway (570)
- Fast-growing area with easy access to all of Lakeland



16,000 cars per day on Edgewood Drive

Call Today!

863-686-3173

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