



99 SW 6TH STREET

ADDRESS NOT DISCLOSED
WINTER HAVEN, FL

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Property Summary



OFFERING SUMMARY

Sale Price:	\$749,000
Building Size:	13,272 SF
Lot Size:	0.47 Acres
Price / SF:	\$56.43
Zoning:	Commercial Highway [C-3]
Traffic Count:	24,500 cars/day on US 17
APN:	262829621000054210, 262829621000054180
Taxes:	\$16,317.32 [2019]
Parking:	46 spaces [3.52 per 1,000 SF]
Video:	View Here

PROPERTY HIGHLIGHTS

- Located at signalized intersection
- Located in Opportunity Zone and Winter Haven's Core Improvement Area
- Very good population density within 2 miles of 26,012
- First floor turn-key attorney's office
- Very good parking for most office uses

Property Description



PROPERTY OVERVIEW

This versatile office space consists of two parcels: a 13,076 +/- heated SF multi-story office building on 0.28 +/- acres, and also a 0.29 +/- acre parking lot located behind the building located near Downtown Winter Haven.

This property is excellent for a large professional office user, or a smaller professional office user that would like to have a co-tenant for additional income. The first floor of the building is turn-key for an attorney's office and could be slightly modified to accommodate most office uses. The 2nd floor is a raw shell with perimeter offices. This building was formerly 4 stories tall, so it is assumed that the building size could be expanded if so desired.

LOCATION OVERVIEW

The subject property is highly visible from SW 6th St. [US Hwy 17], located near Downtown Winter Haven. The property is located within an opportunity zone, as well as the Winter Haven Core Improvement Area.

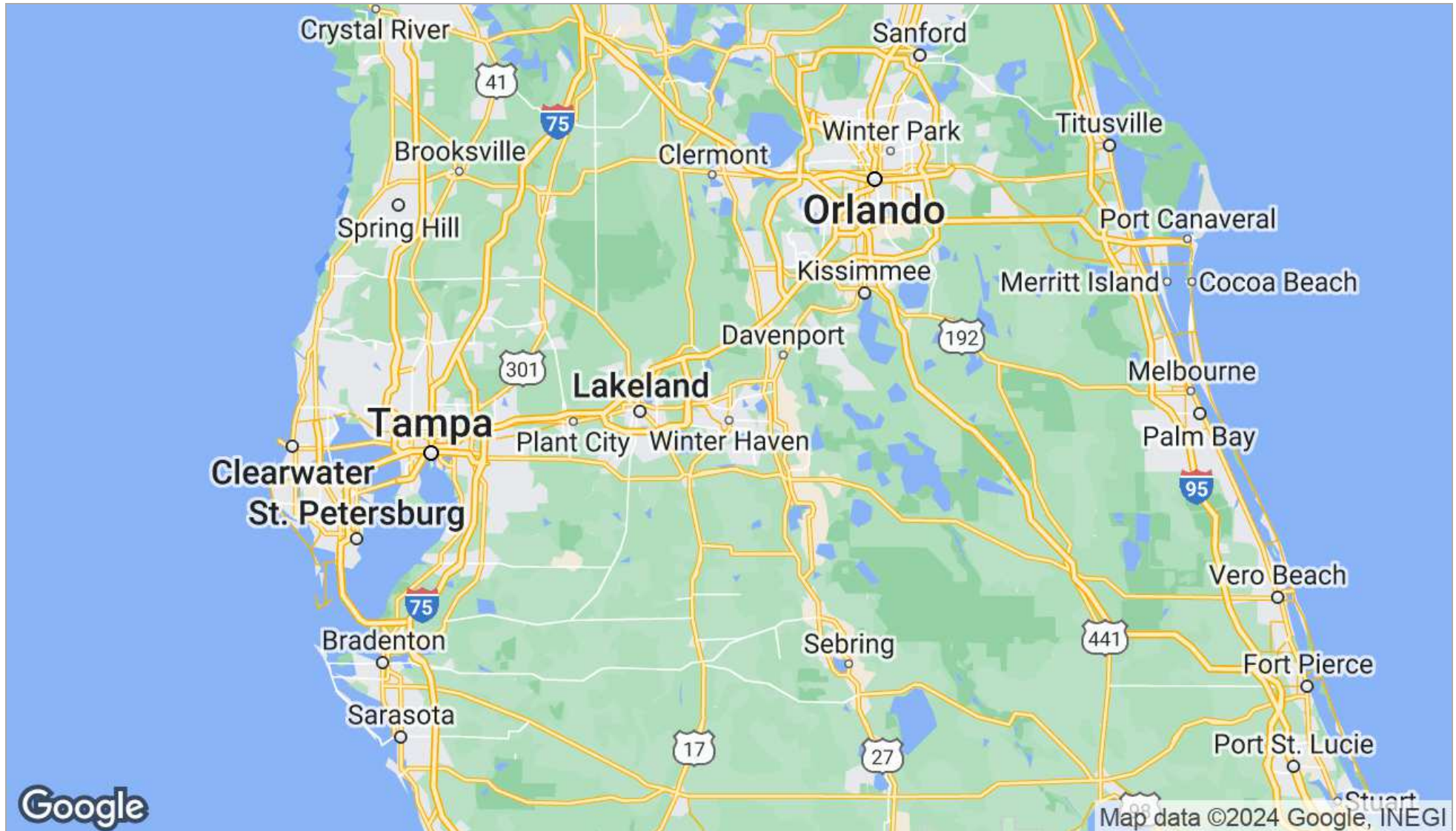
Floor Plan



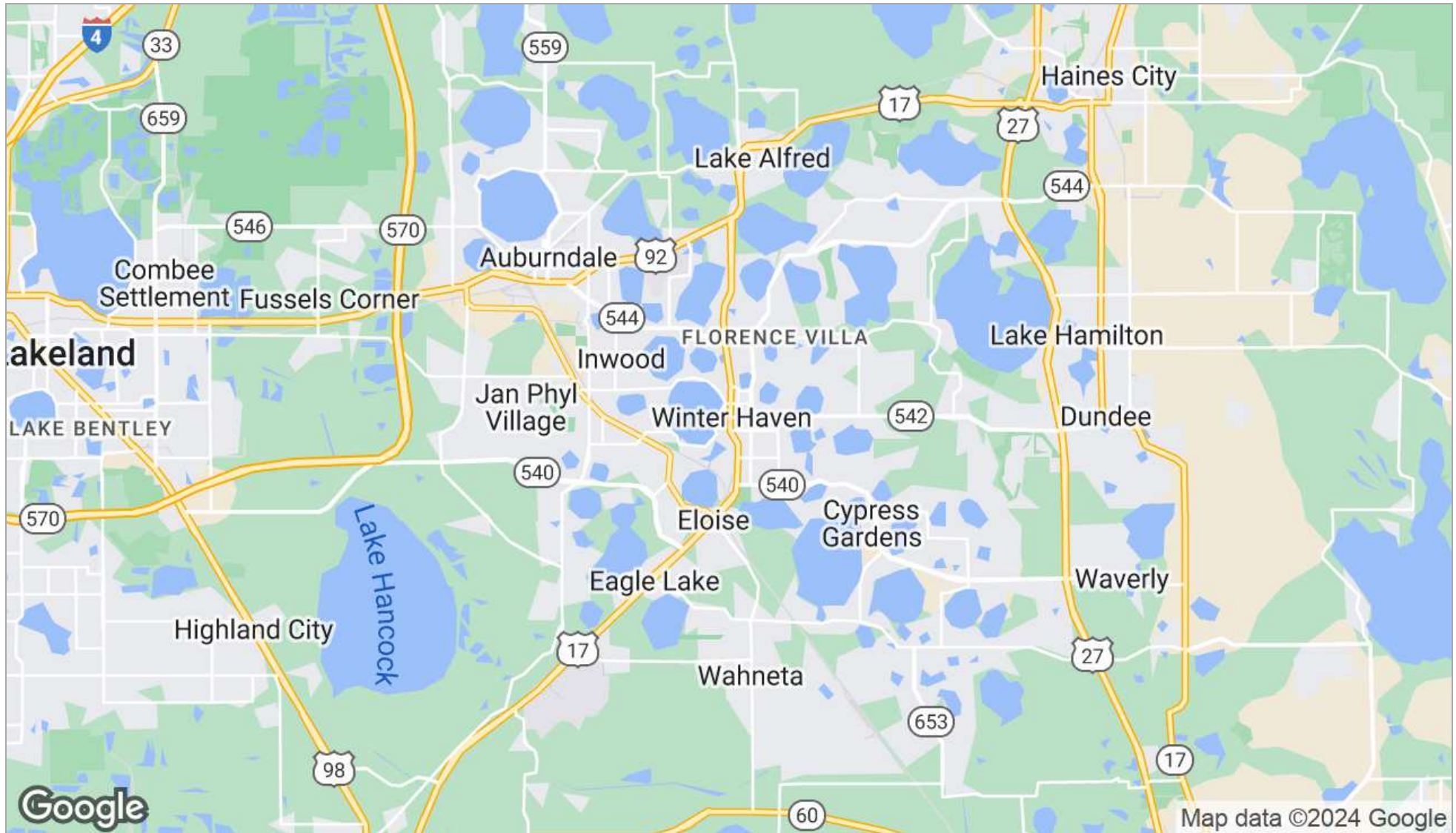
GROSS INTERNAL AREA
FLOOR 1: 5865 sq ft, FLOOR 2: 4403 sq ft
TOTAL: 10268 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



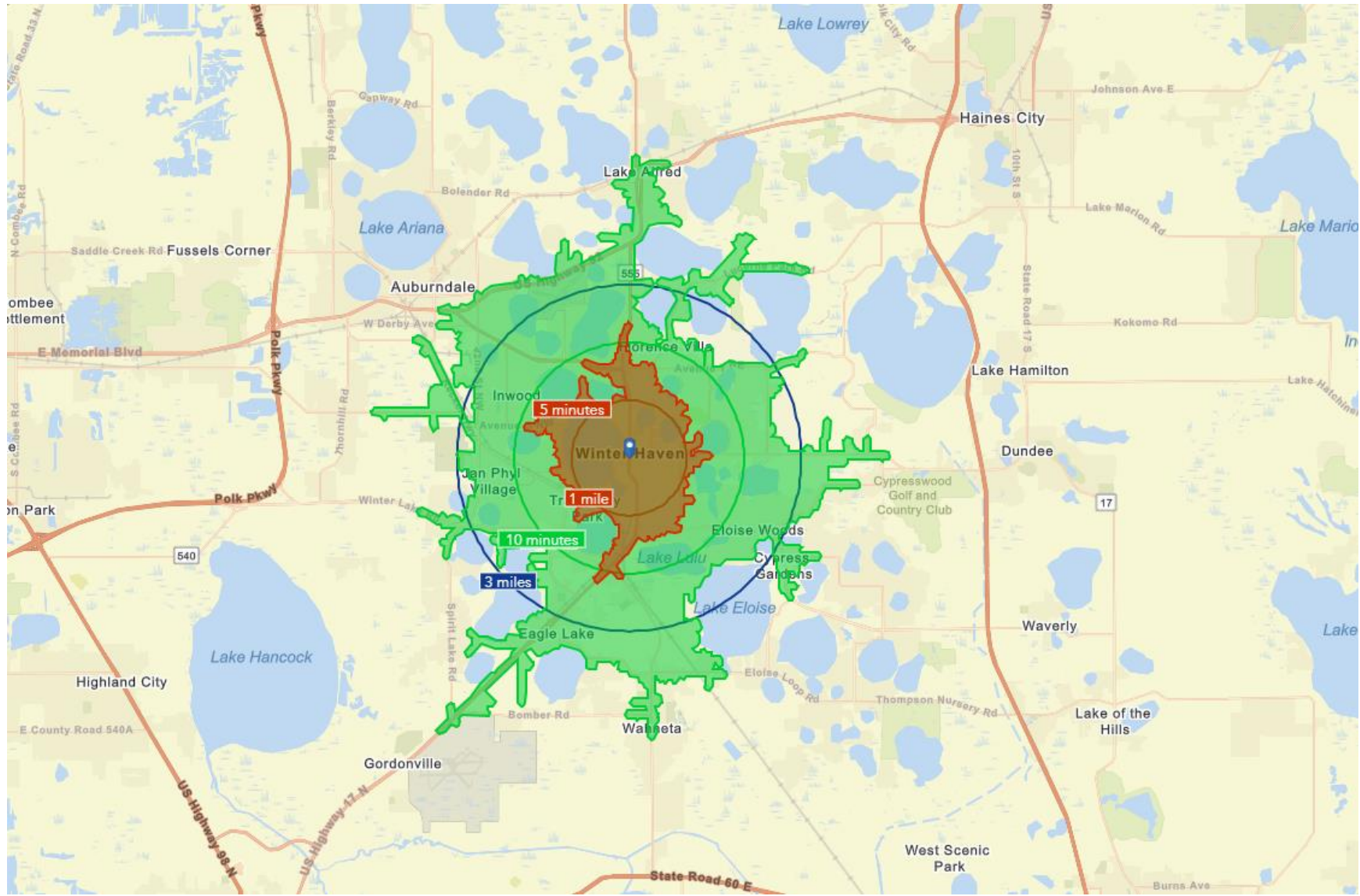
Regional Map



Location Map



Benchmark Demographics



Benchmark Demographics

Benchmark Demographics	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	5,460	26,012	49,051	12,120	59,781	683,954	21,239,528	332,417,793
Households	2,455	10,773	18,981	5,111	23,023	255,025	8,299,404	125,168,557
Families	1,077	6,377	12,034	2,697	14,821	177,233	5,366,533	82,295,074
Average Household Size	2.20	2.37	2.55	2.33	2.56	2.63	2.51	2.59
Owner Occupied Housing Units	731	5,661	11,126	2,091	13,836	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	1,723	5,111	7,855	3,020	9,187	80,217	2,924,369	45,709,279
Median Age	42.1	41.0	40.8	40.6	40.7	41.60	42.50	38.50

Trends: 2018 - 2023 Annual Rate

Population	0.79%	1.15%	1.22%	1.01%	1.22%	1.46%	1.37%	0.77%
Households	0.68%	1.04%	1.11%	0.88%	1.12%	1.37%	1.31%	0.75%
Families	0.51%	0.97%	1.04%	0.78%	1.05%	1.31%	1.26%	0.68%
Owner HHs	1.02%	1.28%	1.38%	1.19%	1.44%	1.72%	1.60%	0.92%
Median Household Income	1.77%	2.55%	2.96%	2.43%	2.98%	1.95%	2.37%	2.70%

Households by Income

<\$15,000	31.00%	19.90%	17.90%	24.70%	17.50%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	17.20%	12.40%	12.10%	15.20%	12.10%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	12.50%	11.60%	11.50%	12.70%	11.20%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	14.70%	16.10%	15.60%	16.20%	15.70%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	12.70%	16.30%	17.60%	15.30%	17.70%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	6.00%	9.50%	10.10%	7.40%	10.40%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	3.90%	8.40%	8.50%	5.60%	8.60%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	0.70%	2.10%	2.70%	1.10%	2.60%	3.50%	5.00%	6.50%
\$200,000+	1.20%	3.60%	4.00%	1.90%	4.20%	3.60%	5.70%	7.30%
Median Household Income	\$26,130	\$39,497	\$41,907	\$32,467	\$42,506	\$50,006	\$54,238	\$60,548
Average Household Income	\$39,428	\$58,537	\$61,799	\$46,782	\$62,437	\$67,890	\$78,335	\$87,398
Per Capita Income	\$18,246	\$23,503	\$23,975	\$19,831	\$23,958	\$25,412	\$30,703	\$33,028

Population by Age

0 - 4	5.80%	6.20%	6.10%	6.10%	6.20%	5.90%	5.20%	6.00%
5 - 9	5.70%	6.10%	6.10%	6.00%	6.10%	6.00%	5.40%	6.10%
10 - 14	5.50%	6.00%	6.10%	5.90%	6.20%	6.00%	5.60%	6.30%
15 - 19	5.10%	5.70%	6.00%	5.60%	6.00%	5.90%	5.60%	6.30%
20 - 24	6.20%	6.00%	6.00%	6.20%	6.00%	5.70%	6.10%	6.70%
25 - 34	13.80%	13.30%	13.10%	13.80%	13.10%	12.90%	13.30%	14.00%
35 - 44	10.80%	10.70%	10.80%	10.90%	10.90%	11.40%	11.70%	12.60%
45 - 54	11.30%	11.30%	11.60%	11.10%	11.50%	11.70%	12.50%	12.50%
55 - 64	12.90%	13.30%	13.40%	13.00%	13.30%	13.10%	13.70%	13.10%
65 - 74	10.80%	10.80%	10.80%	10.70%	11.00%	12.20%	11.70%	9.70%
75 - 84	7.30%	6.90%	6.60%	6.80%	6.60%	6.80%	6.50%	4.70%
85+	4.80%	3.70%	3.40%	4.00%	3.20%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	58.60%	58.90%	60.90%	55.30%	62.80%	71.50%	72.70%	69.60%
Black Alone	30.70%	31.50%	28.40%	34.40%	25.50%	15.60%	16.50%	12.90%
American Indian Alone	0.60%	0.40%	0.50%	0.50%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.20%	1.50%	1.50%	1.40%	1.60%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.20%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.80%	4.70%	5.60%	5.40%	6.50%	7.40%	4.50%	7.00%
Two or More Races	3.00%	2.90%	2.90%	3.00%	3.00%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	16.00%	14.70%	16.50%	15.10%	18.20%	24.00%	26.60%	18.60%

Trade Area



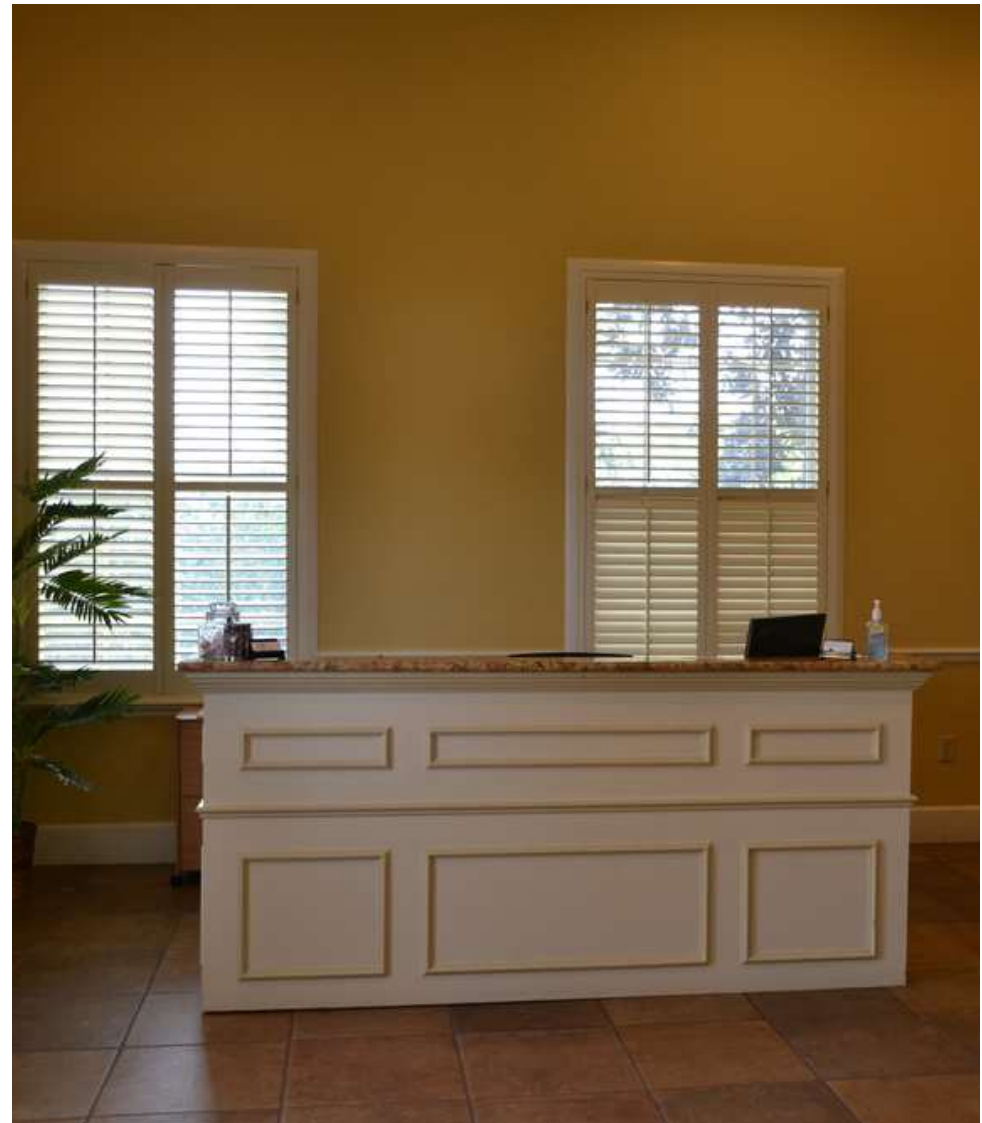
Neighborhood Map



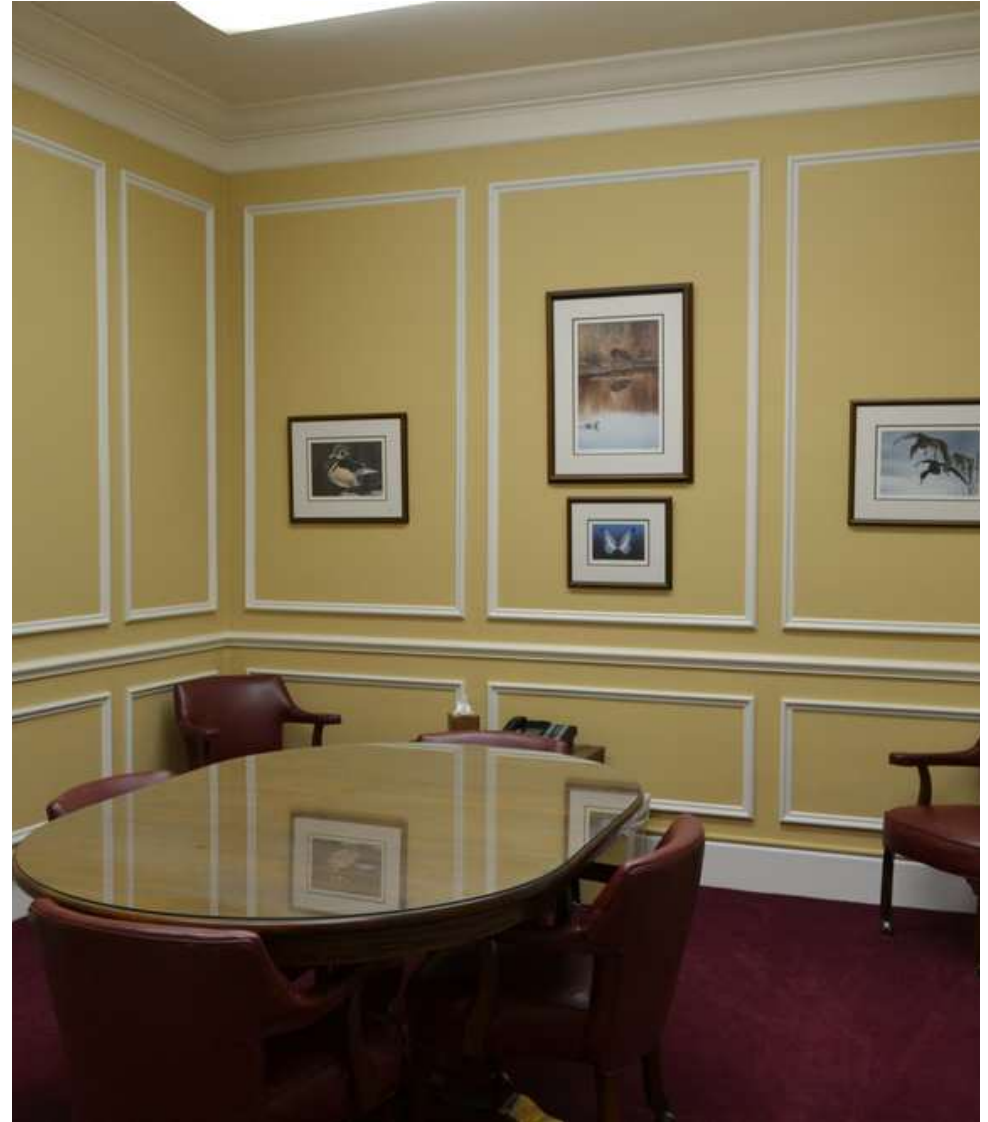
Exterior Photos



Entrance Area



Welcome Area



First Floor Photos



Second Floor



Unfinished second floor with exterior offices



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David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.



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Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is Managing Director of SVN Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida. Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor and group investment sponsor.

Gary holds the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Disciplines:

- Commercial Real Estate
- Leasing and Tenant Representation
- Mortgage Broker



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