



# FOR SALE OFFICE SPACE \$500,000

DOWNTOWN BARTOW OFFICE SPACE ACROSS FROM  
COURTHOUSE

**240 N BROADWAY AVE, BARTOW, FL 33830**







## OFFERING SUMMARY

<b>Sale Price:</b>	\$500,000
<b>Available SF:</b>	
<b>Lot Size:</b>	0.26 Acres
<b>Building Size:</b>	1,700 SF
<b>Zoning:</b>	Downtown Commercial

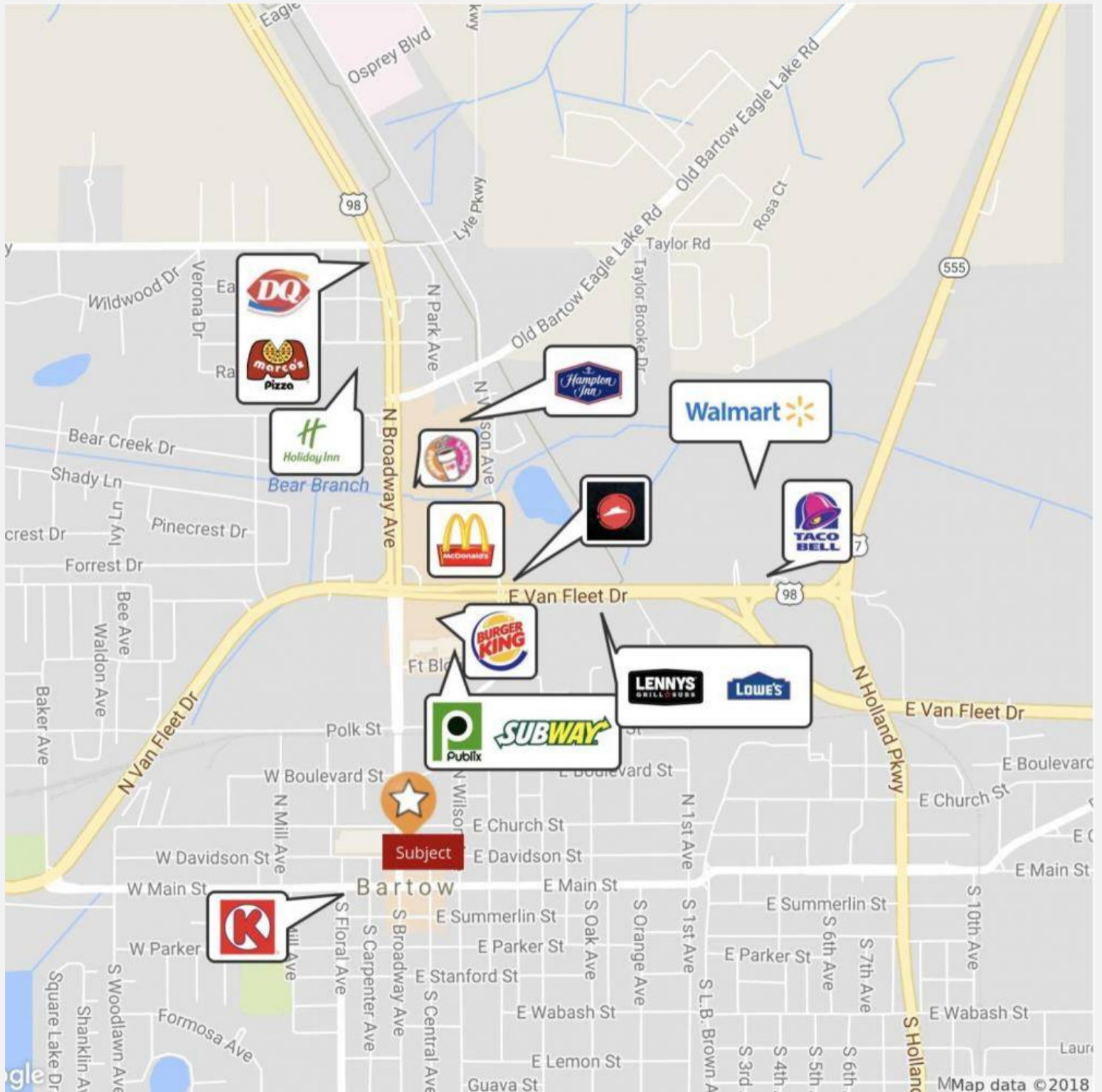
## PROPERTY OVERVIEW

Excellent Restaurant and Office Potential. The Closest privately owned site to the courthouse front door. Rare opportunity to acquire a profitable income property with 0.26 acres including 1,700 SF office building and 17 monthly rental parking spaces for people doing business at the courthouse. Opportunity exists also to convert to a restaurant and coffee shop to serve the local business community around the county government buildings. Owner will consider seller financing.

## PROPERTY HIGHLIGHTS

- Stable rental income from monthly parking and building rental income
- Walking distance to most of the downtown Bartow central business office buildings
- Traffic Count Broadway Ave: 16,900
- Traffic County Church St: 3,700
- Amount of people that work in and around the Bartow Courthouse: 10,000 to 11,000
- Traffic lighted corner

**ID#: 1062703**



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Additional Photos

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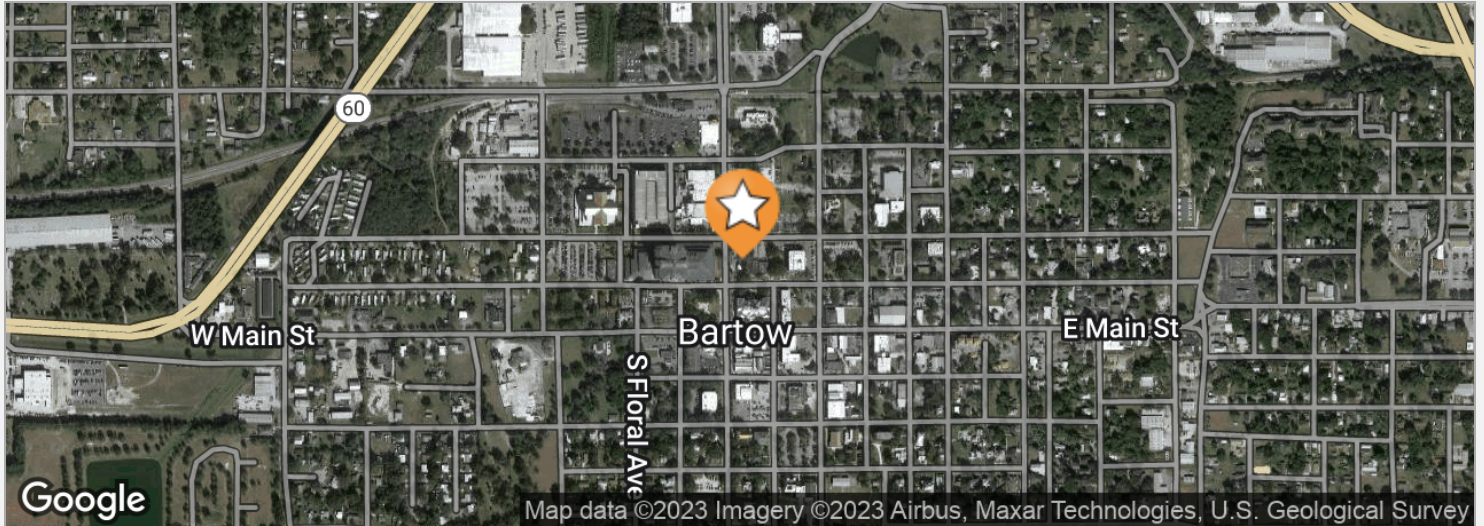
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## LOCATION DESCRIPTION

Closest Building to the Polk County Courthouse

## DRIVING DIRECTIONS

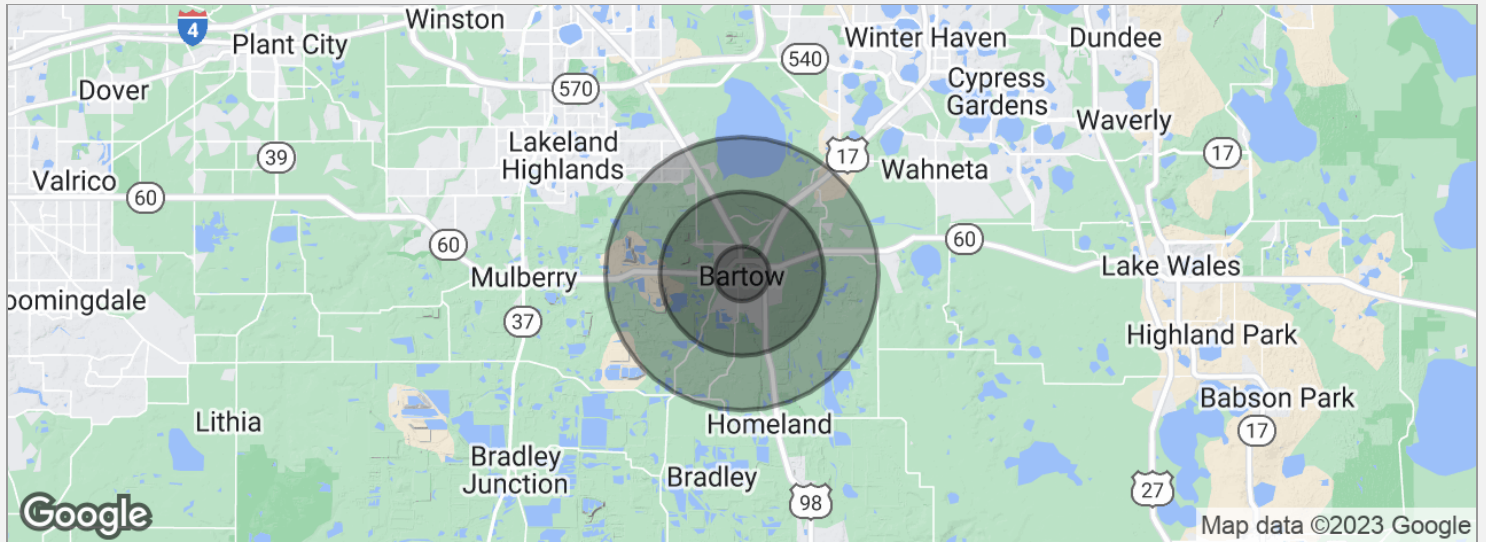
From the intersection of 98 and 60, drive south on Broadway. Property is on the east side of the road at the intersection with Church street.

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,362	20,233	30,947
Median age	35.5	36.4	37.0
Median age (male)	34.5	35.3	35.8
Median age (Female)	37.3	38.1	38.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,917	7,009	10,824
# of persons per HH	2.8	2.9	2.9
Average HH income	\$56,731	\$59,806	\$62,511
Average house value	\$174,433	\$187,003	\$183,666

\* Demographic data derived from 2020 ACS - US Census

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## JACOB SCARBOROUGH

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## PROFESSIONAL BACKGROUND

Jacob Scarborough joined Crosby & Associates in July 2021 after working at the Polk County Sheriff's Office as a Deputy Sheriff for 3 years. Jacob received his bachelor's degree from Florida State University and his Florida Real Estate License from the Bob Hogue School of Real Estate. He grew up in Bartow, Florida and still calls it home. Jacob and his family have been involved with cattle and citrus production for four generations, this has given Jacob a unique connection and experience with recreational and agricultural tracts of land. Since joining Crosby and Associates Jacob has represented buyers and sellers of agricultural land, residential homes and home sites, industrial land, and commercial sites. Jacob has been involved in the sale of sites less than 1 acre and over 4,000 acres. Due to the wide range of sales experiences Jacob is well equipped to help any buyer or seller, no matter their needs.

## EDUCATION

Bachelor's of Science, Florida State University, College of Criminology

## MEMBERSHIPS & AFFILIATIONS

National Association of Realtors  
Florida Association of Realtors  
East Polk County Association of Realtors  
Florida Gulfcoast Commercial Association of Realtors

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## BEN CROSBY, CCIM, ALC

### Broker

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## PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

## EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee  
2016-2023 Member REALTORS Land Institute Education Committee  
2015-2016 Member CCIM Institute Governance Committee  
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)  
2013 President Florida CCIM Chapter  
2009-2014 Trustee, Florida REALTORS® Political Action Committee  
2013 Florida REALTORS PAC Hall of Fame  
Member East Polk, Greater Lake and Sumter County Assn of REALTORS  
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS  
CCIM Designation (Certified Commercial Investment Member)  
ALC Designation (Accredited Land Consultant)  
Member, Central Florida Commercial Association of REALTORS®  
Member, Florida Gulf Coast Commercial Association of REALTORS®  
Member, Florida and Georgia Chapters Realtors Land Institute  
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors  
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,  
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

## MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award  
Florida Realtors 2019 Commercial Achievement Award  
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010  
REALTORS® Land Institute Land Realtor of America 2014  
Florida Chapter CCIM Hank Thompson Award 2014  
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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