



FOR SALE
RETAIL SPACE
\$289,000

2,280 SF DOWNTOWN COMMERCIAL BUILDING

570 E SUMMERLIN ST, BARTOW, FL 33830



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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



OFFERING SUMMARY

Listing Price	\$289,000
Acres	0.11 Acres
Price Per Acre	\$2,627,273
County	Polk
Zoning	C1
Utilities	City of Bartow water and sewer
Parcel IDs	25-30-05-372500-021023
Coordinates	27.8958894, -81.83942130000001
Frontage	41 ft
Real Estate Taxes	\$3344.46

PROPERTY OVERVIEW

2,280 SF Block Building with metal roof and private parking and street parking in Downtown Bartow. Clear Span design with 10-Foot Ceilings provides endless possibilities as well as a chance to put your own touch on this extremely versatile space! Suitable for office, retail, or wholesale businesses with fantastic curb appeal in the front and a new large 6' wide door in the rear of the building that makes loading and unloading convenient. Recent upgrades to the roof, windows and electric have made this space ready for your new business.

Downtown Bartow is rapidly redeveloping and this location is at the heart of a thriving business scene. Be part of the transformation and watch your business grow in this vibrant community.

PROPERTY HIGHLIGHTS

- Downtown Commercial Property
- Clear Span
- Recent Renovations
- Public Utilities
- Block Construction, Metal Roof

ID#: 1256889

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Retailer Map

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Additional Photos

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Location Maps 2

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DRIVE TIMES

15 minutes to Polk Parkway
20 minutes to Winter Haven
25 minutes to Lakeland
25 minutes to I-4

DRIVING DIRECTIONS

From heading southwest on US Hwy 98 S & Broadway Ave. Continue on US Hwy 98 S for approximately 0.7 miles. Turn right onto E Main St. Continue on E Main St for about 0.2 miles. Turn left onto Summerlin St. You will find 570 E Summerlin St. on your left.

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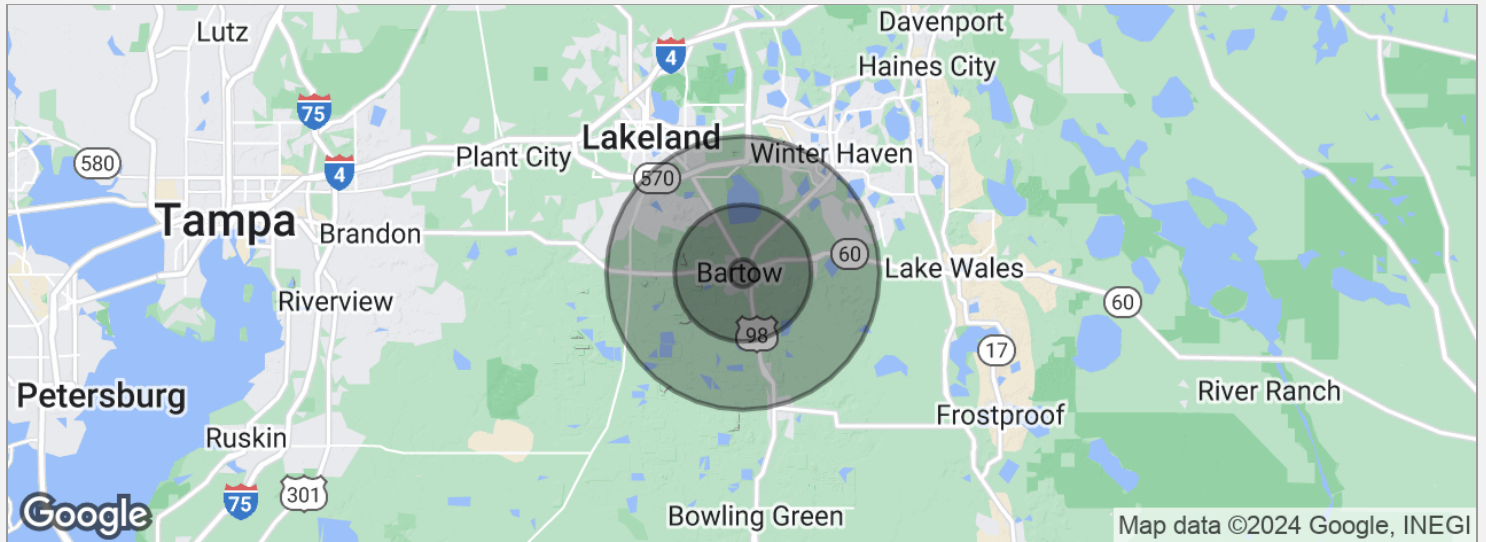
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Demographics Map

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	7,020	32,254	150,144
Median age	34.5	37.1	39.2
Median age (male)	35.0	36.9	38.1
Median age (Female)	33.7	37.6	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,748	11,771	57,541
# of persons per HH	2.6	2.7	2.6
Average HH income	\$44,041	\$64,552	\$68,842
Average house value	\$123,943	\$169,729	\$175,805

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returned to Crosby & Association in 2018 with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. She specializes in Land Development as well as Brick-and-Mortar Commercial Properties in Central Florida. Erin resides in Winter Haven with her husband of 20 years and two daughters.

EDUCATION

B.A. from Florida Southern College
CCIM Designation (Certified Commercial Investment Member)
Realtors Land Institute - Site Selection Course

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Members (CCIM) Institute
Member Florida CCIM Chapter
East Polk County Association of Realtors

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