

BARTOW MEDICAL OFFICE BUILDING

2020 FLAMINGO DR
BARTOW, FL 33830

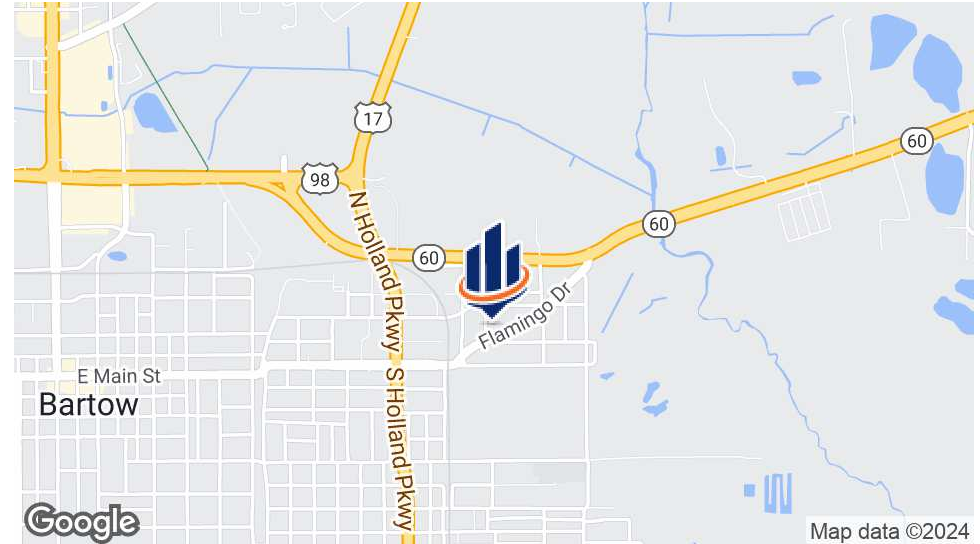
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
CAM/NNN:	\$3 SF/yr
Building Size:	6,381 SF
Available SF:	6,381 SF
Lot Size:	0.95 AC
Road Frontage:	215 ± FT (Flamingo Dr)
Property Taxes:	\$14,991.69 (2023)
Zoning:	Commercial
NOI:	\$91,658
Year Built:	1980

PROPERTY OVERVIEW

This strategically located NNN medical office building is located on a 0.95 acre lot and is in close proximity to Bartow Regional Medical Center and various other medical facilities such as Watson Clinic. This property is **For Sale to Qualified Owner / User - Sales Price Negotiable**

PROPERTY HIGHLIGHTS

- **New Roof to be installed at Occupancy**
- Other Possible uses include Charter School, Daycare, Legal or Insurance Offices
- Single Tenant or Two Tenant Layout proposed - See Matterport Layout
- Class " A " 2nd Generation Medical Building with extensive medical related renovations
- Less than 2.5 miles from Bartow Regional Medical Center
- 9 Exam Rooms with sinks | 5 Private Offices | Blood Laboratories | 2 Nurse Stations | Large Waiting Area
- Break Rooms | Large Training Room | 4 Restrooms | 2 Storage Rooms.
- Opportunity to customize space for Dentist Office or General Medical Practitioners.

Location Description



LOCATION DESCRIPTION

This 6,381 ± SF medical building is a striking opportunity for select medical establishments, located just 2 minutes from US Highway 98 and the State Road 60 intersection. Situated in Downtown Bartow, this establishment is positioned less than 2.5 miles south from The Bartow Regional Medical Center and Watson Clinic, as well as only 1.3 miles from the Bartow Courthouse. Additionally, locations such as Bartow Middle School and Summerlin Academy are found within 2.5 miles of the medical office.

Major retailers including Publix, Walmart, and Walgreens are only 5 ± minutes from the properties location, providing additional value to potential clients.

Financial Summary



OVERVIEW

OPERATING DATA

Base Rent (\$15/sq ft - 6,381 sq ft) Single Tenant	\$95,715
NNN Charges (~\$3.64/sq ft)	
Property Tax	\$12,000
Liability & Hazard Insurance	\$7,000
Lawn Care	\$4,200
Total	\$23,200

TWO TENANT LAYOUT AVAILABLE W/ PRORATED RENT AND NNN CHARGES

TBD

Aerial Map



Interior Photos



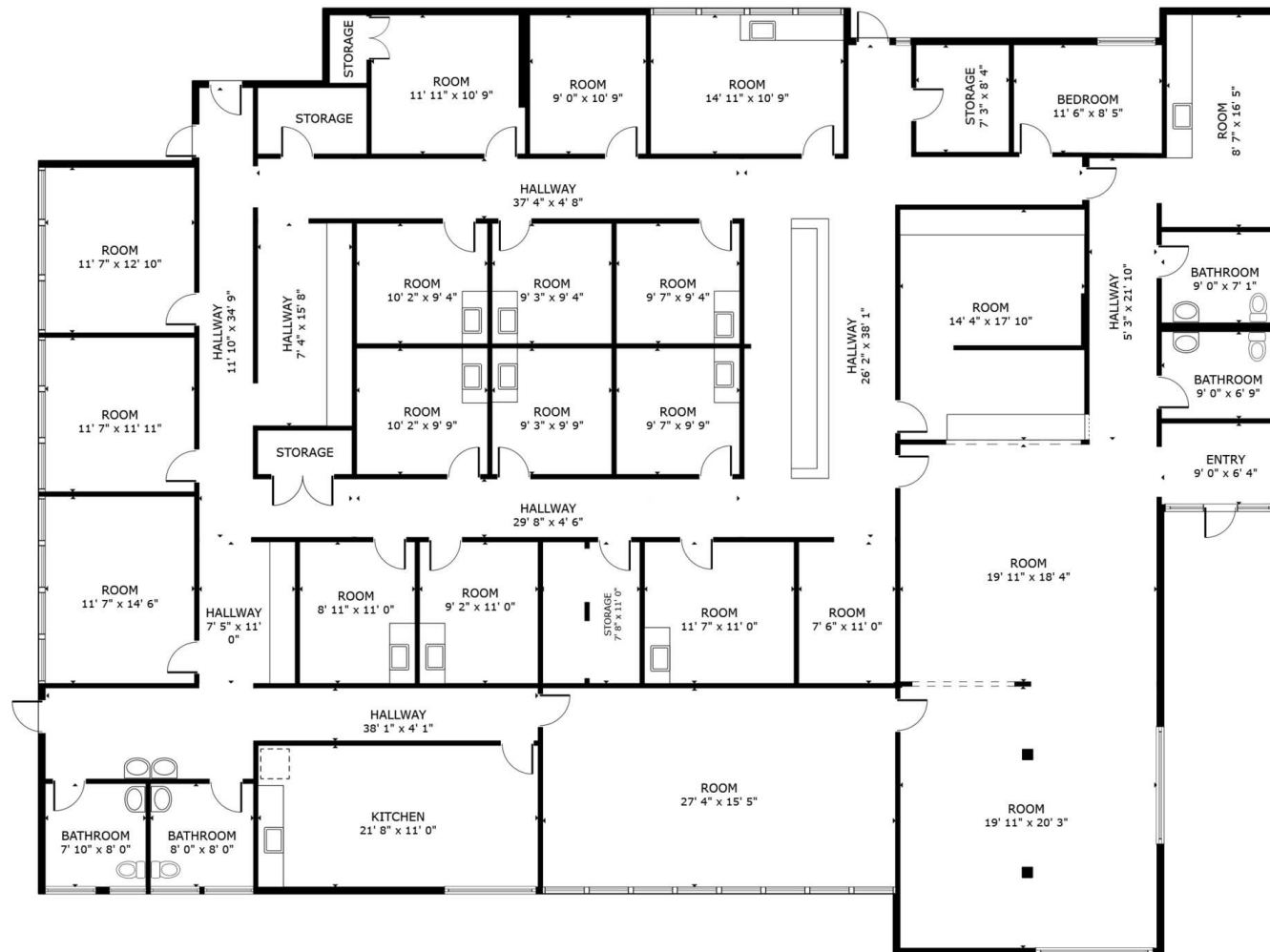
Interior Photos



Exterior Photos



Single Tenant Layout

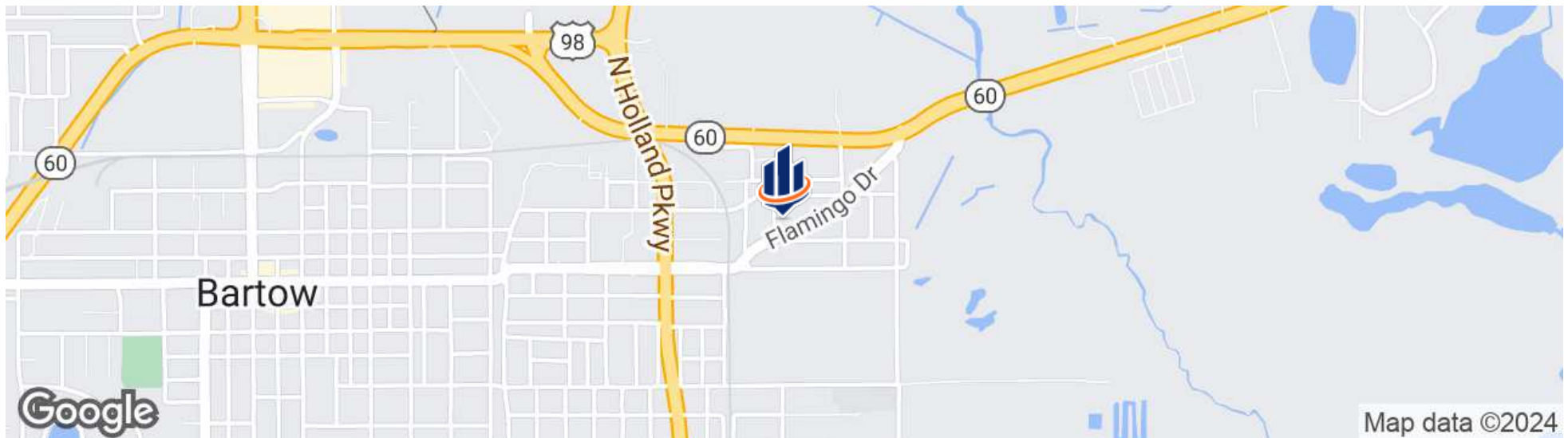


FLOOR PLAN

Proposed Two Tenant Layout



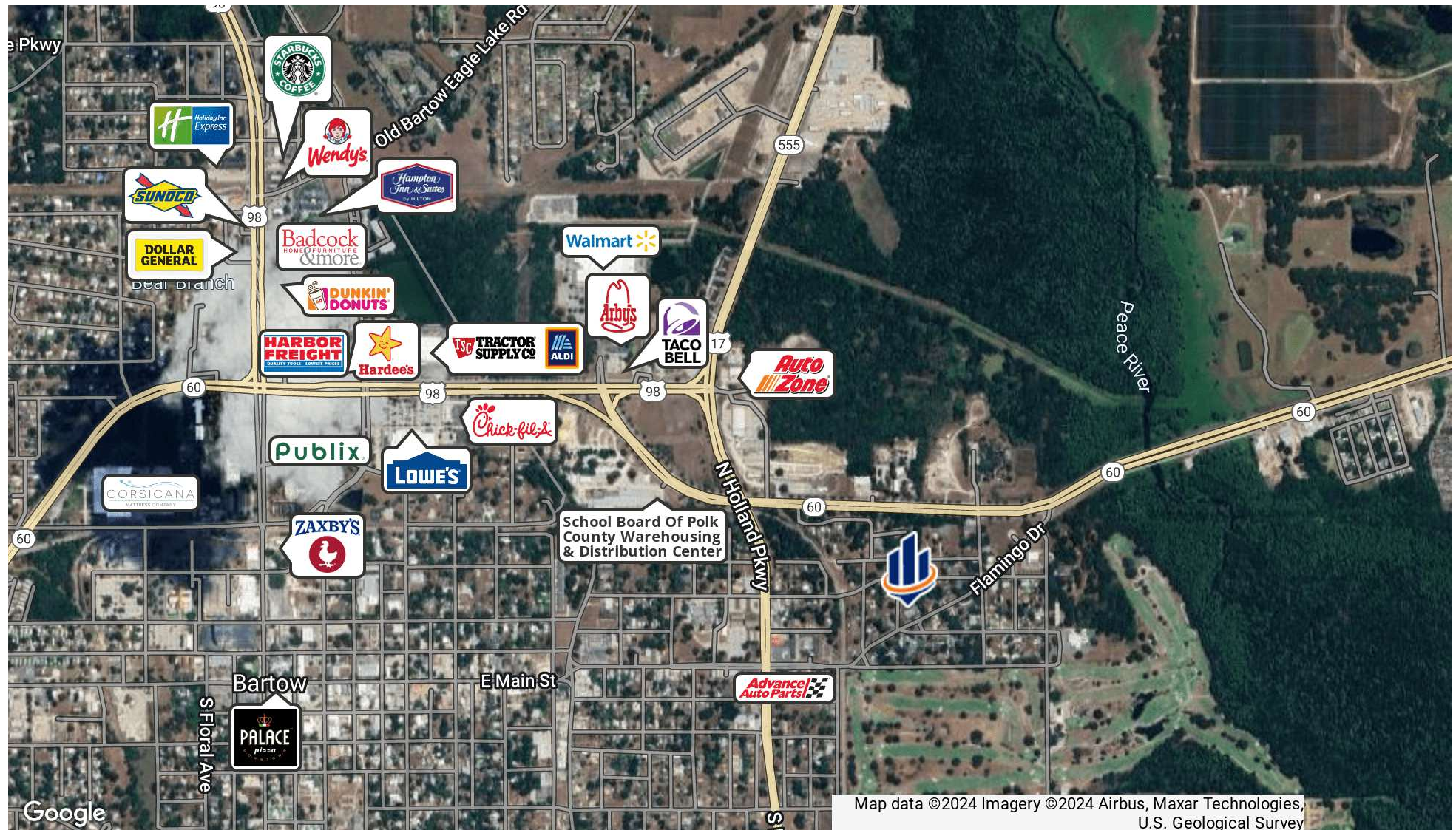
Regional & Location Map



Market Area Map



Neighborhood Area Map



Demographics Map & Report

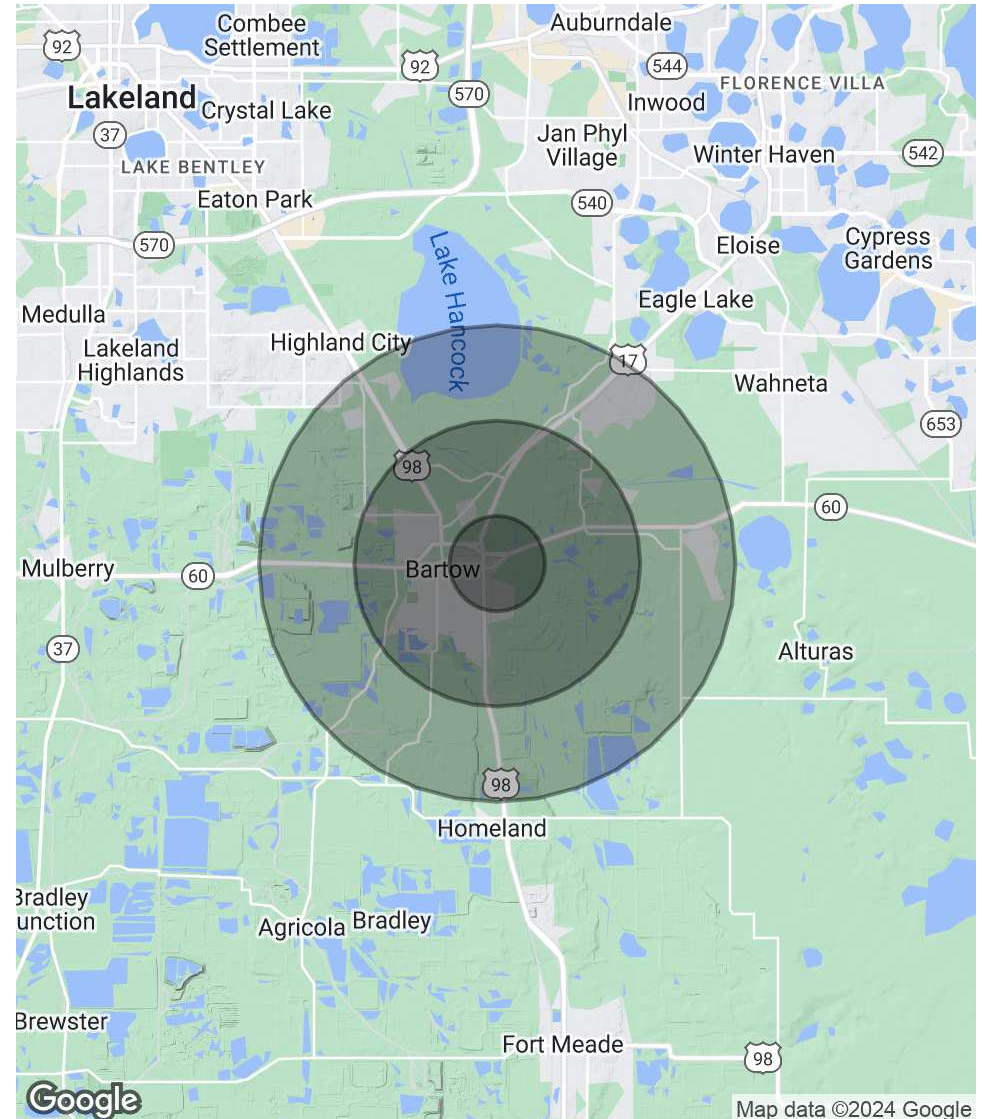
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,001	20,120	29,969
Average Age	31.9	37.5	37.1
Average Age (Male)	34.1	37.6	37.7
Average Age (Female)	30.1	38.3	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,594	7,700	10,942
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$38,221	\$55,651	\$61,324
Average House Value	\$144,220	\$151,425	\$161,892

2020 American Community Survey (ACS)



Health Care and Insurance Statistics

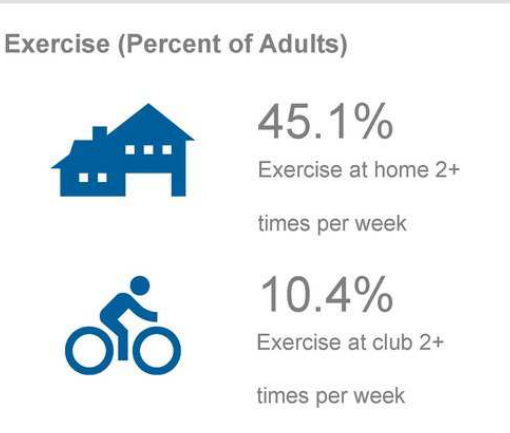
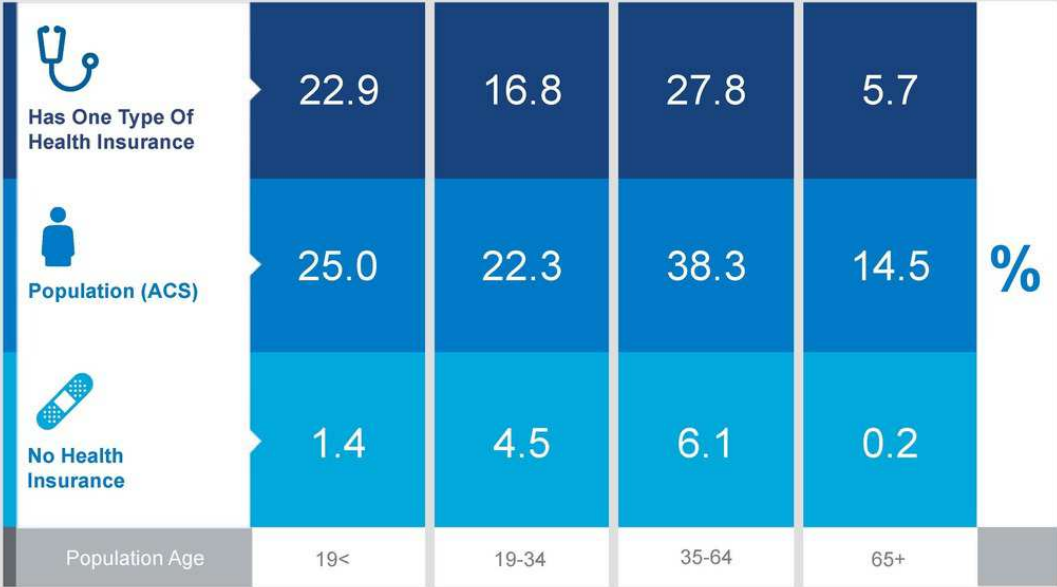
2020 Flamingo Dr, Bartow, Florida, 33830 (5 miles)
2020 Flamingo Dr, Bartow, Florida, 33830
Ring of 5 miles

Prepared by Esri
Latitude: 27.89819
Longitude: -81.82456

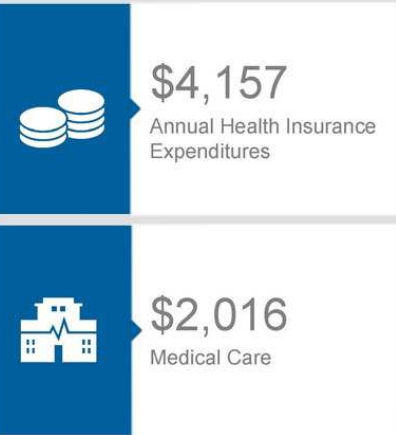
Health Care & Insurance

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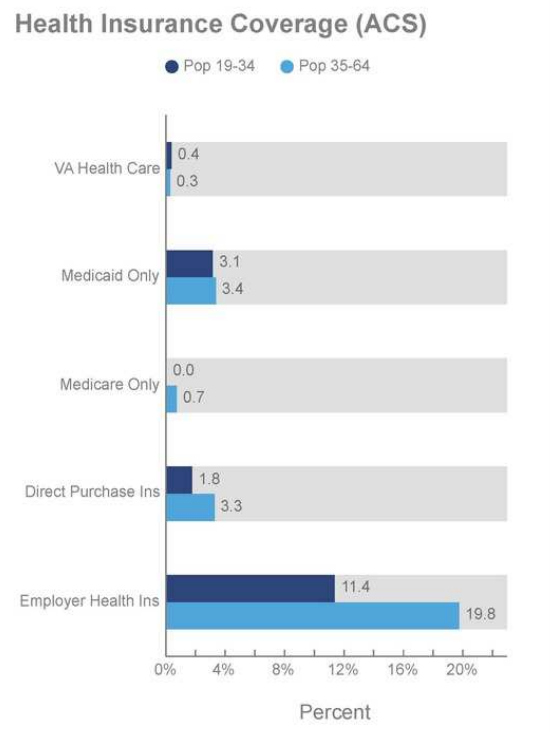
This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,138.3
Medicare Payments	\$946.7
Physician Services	\$230.1
Dental Services	\$357.0
Eyecare Services	\$74.4
Lab Tests/X-rays	\$66.5
Hospital Room & Hospital Service	\$211.3
Convalescent/Nursing Home Care	\$25.8



2020 Census Summary

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Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



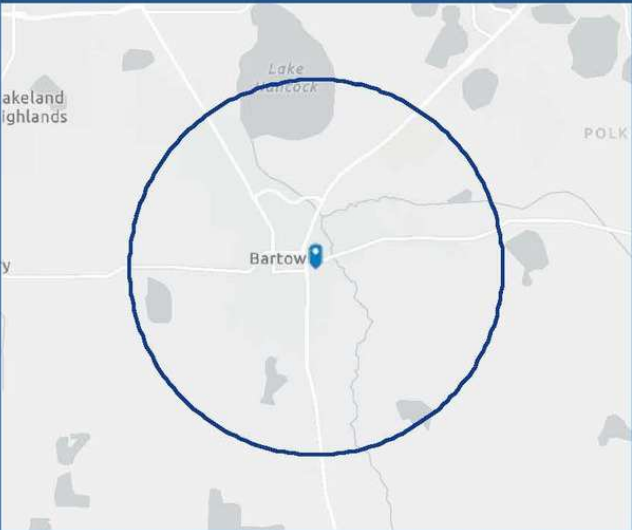
1.12%
Population



-3.50%
Group Quarters



1.24%
Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

KEY FACTS

26,639
Total Population

10,558
Housing Units

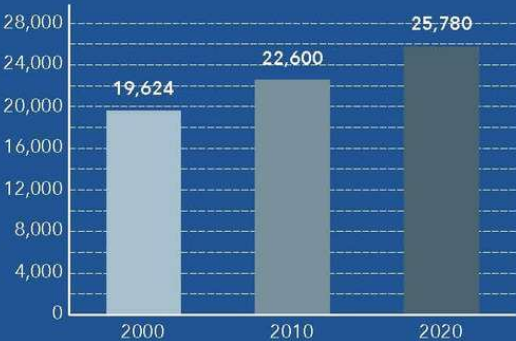
339.2
Population Density

2.68
Average Household Size

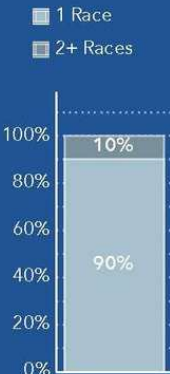
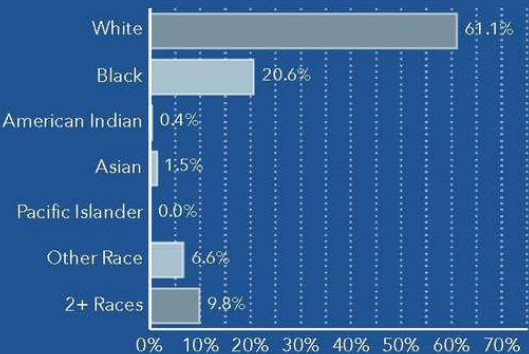
9,619
Total Households

69.8
Diversity Index

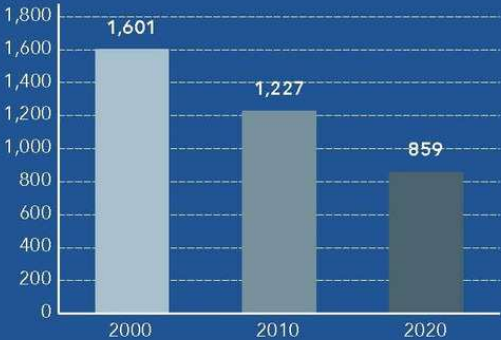
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	6,599	20,040
1 Race	5,650	18,378
White	3,472	12,794
Black	1,543	3,949
American Indian/Alaska Native	24	90
Asian	73	321
Pacific Islander	1	7
Some Other Race	537	1,217
2 or More Races	949	1,662

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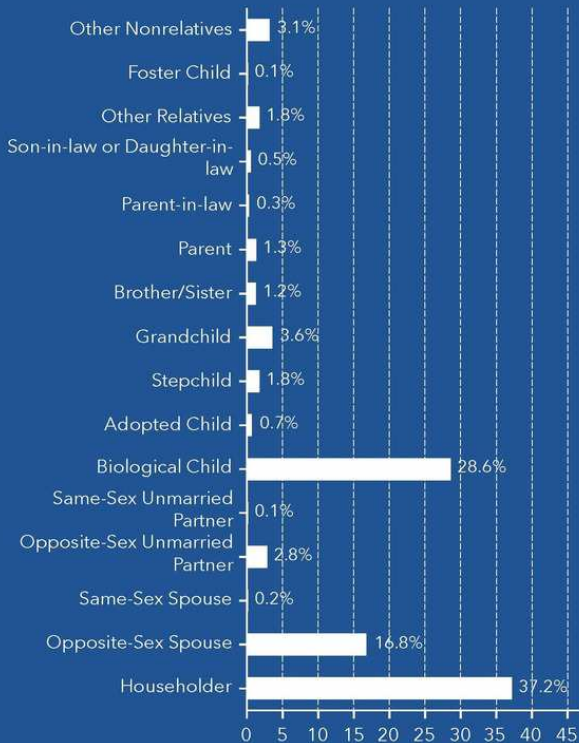


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KEY FACTS

26,639	10,558	339.2	2.68	9,619	69.8
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	1,664	3,152	4,816
1 Race	1,077	2,039	3,116
White	491	808	1,299
Black	63	77	140
American Indian/Alaska Native	18	34	52
Asian	3	5	8
Pacific Islander	0	0	0
Some Other Race	502	1,115	1,617
2 or More Races	587	1,113	1,700

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	4,936	16,887	21,823
1 Race	4,573	16,339	20,911
White	2,981	11,986	14,966
Black	1,480	3,872	5,352
American Indian/Alaska Native	6	56	61
Asian	70	316	386
Pacific Islander	1	7	8
Some Other Race	36	102	137
2 or More Races	363	549	911

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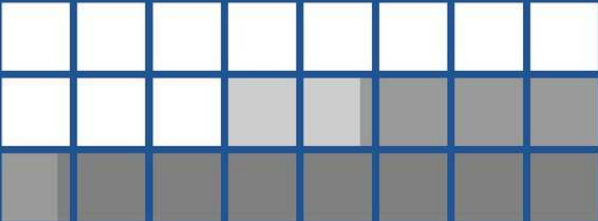
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Households by Size	Number	Percent
Total Households	9,619	-
1-Person Household	2,294	24%
2-Person Household	3,153	33%
3-Person Household	1,601	17%
4-Person Household	1,307	14%
5-Person Household	707	7%
6-Person Household	337	4%
7+ Person Household	221	2%
Average Household Size	2.68	-

Households by Type



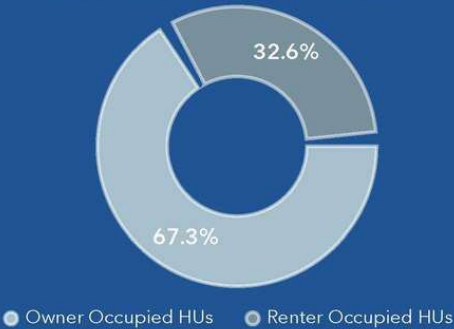
- Married Couple (46%)
- Cohabiting Couple (8%)
- Male Householder: No Spouse (17%)
- Female Householder: No Spouse (30%)

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

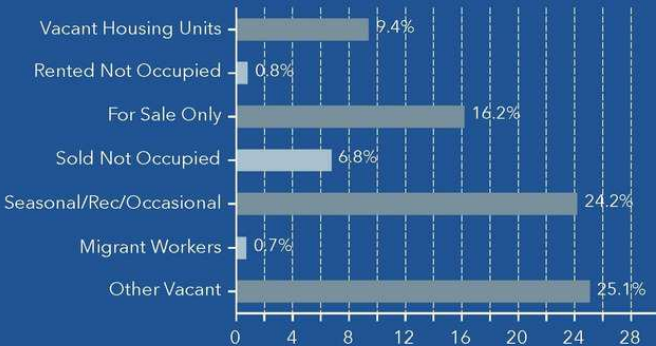
KEY FACTS

26,639	10,558	339.2	2.68	9,619	69.8
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

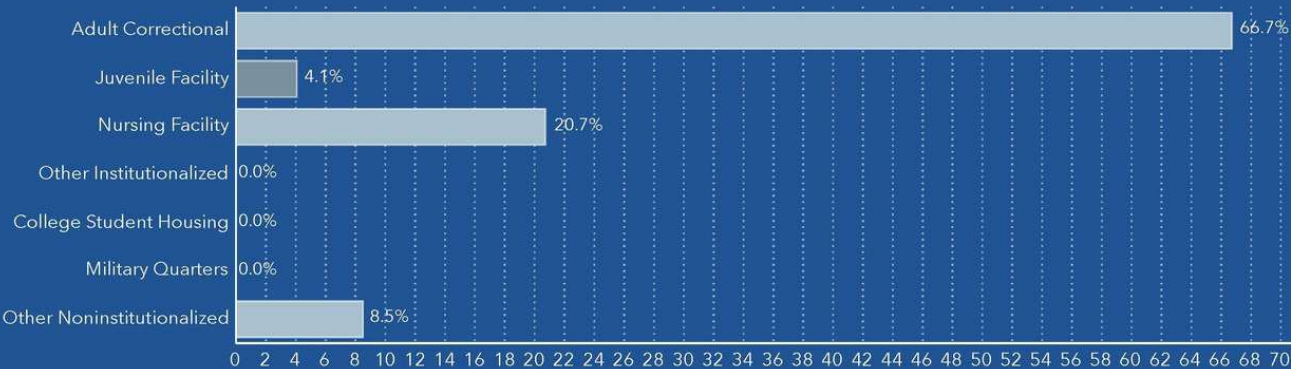
Total Housing Units by Occupancy

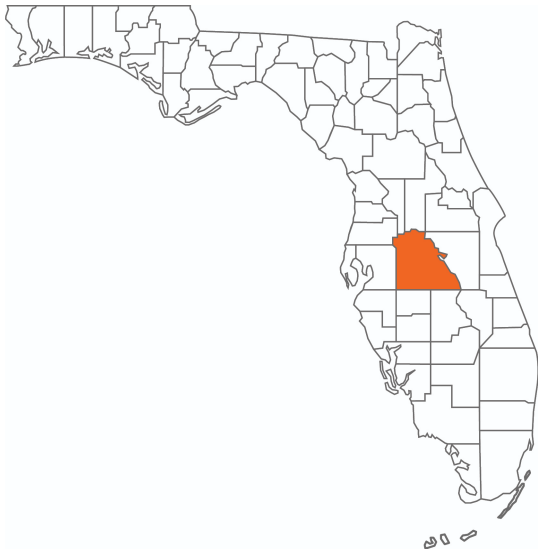


Total Housing Units by Vacancy



Group Quarters Population





POLK COUNTY
FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

Advisor Biography



SID BHATT, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.



TRACE LINDER

Associate Advisor

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PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

About SVN



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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