

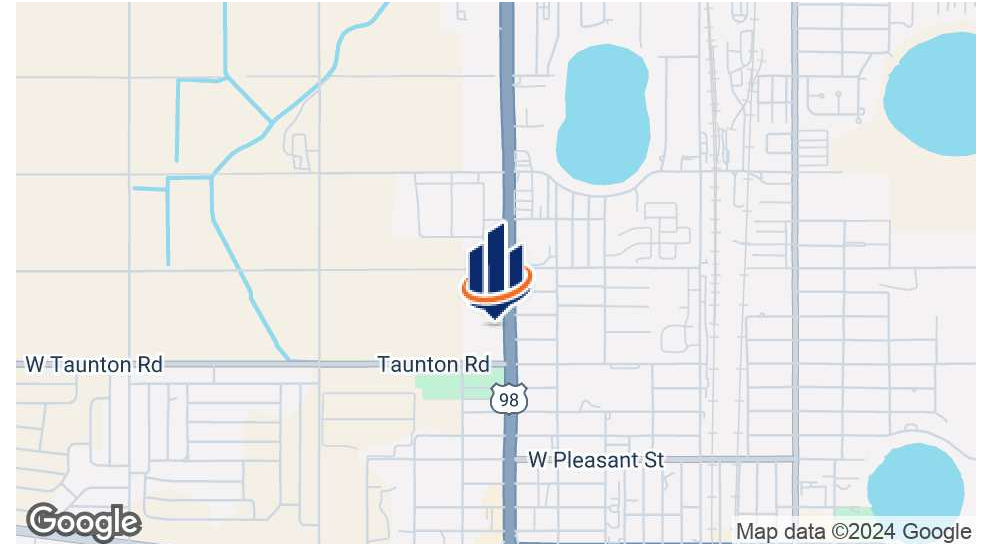


U.S 27 RETAIL OPPORTUNITY IN AVON PARK

607 US 27, N
AVON PARK, FL 33852

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$10,000.00 per month (NNN)
Building Size:	15,900 SF
Available SF:	15,900 SF
Lot Size:	1 Acres
Year Built:	1986
Renovated:	2006
Zoning:	C 2 City of Avon Park
Traffic Count:	33,500 ± Cars/Day

PROPERTY OVERVIEW

This property is a former Badcock store along U.S Highway 27 in Avon Park, Florida. It enjoys good lighting and signage, a nice receiving/warehouse area, and excellent exposure with around 150 ± feet of frontage on Highway 27, which sees approximately 33,500 ± cars/day.

PROPERTY HIGHLIGHTS

- Immediate occupancy
- Right in right out
- 33,500 ± Cars/Day
- 150 ± FT of frontage on Hwy 27

Location Description

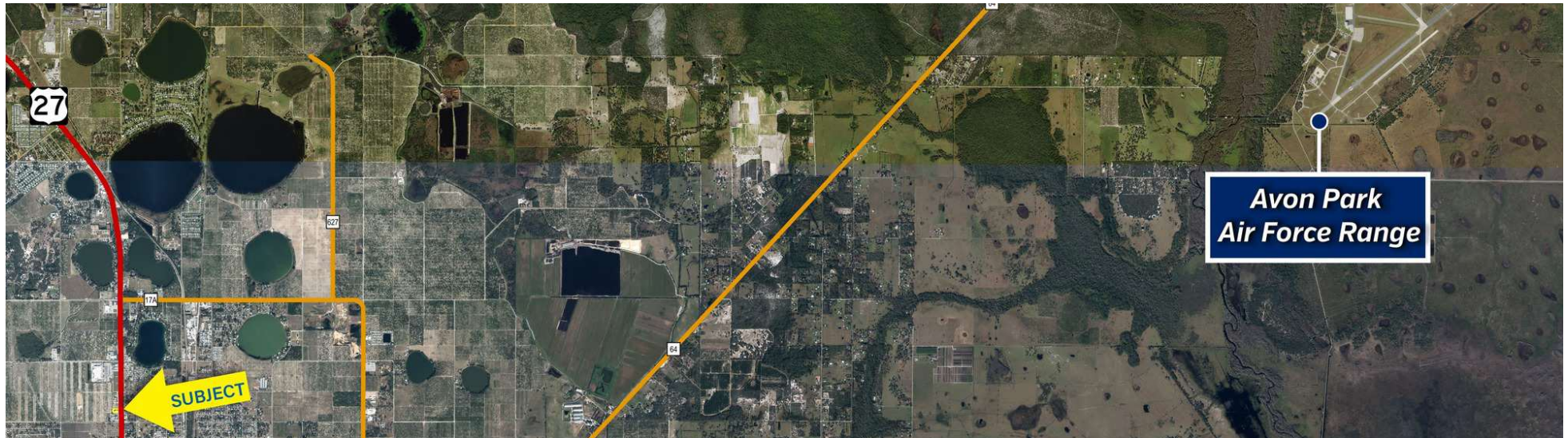


LOCATION DESCRIPTION

This property is located on highly trafficked U.S Highway 27 in Avon Park, a major thoroughfare that ensures excellent visibility and connectivity to the surrounding area, making it an ideal spot for retail operations. The building is near key retailers, including a Walmart Supercenter just north of the property, which serves as a strong anchor, driving consistent traffic to the area.

Additional nearby businesses include fast-food chains, gas stations, and local establishments, creating a vibrant commercial environment.

Avon Park Air Force Range



AVON PARK AIR FORCE RANGE

Avon Park Air Force Range [APAFR] plays an important role in the training of the men and women that defend our nation. The largest bombing and gunnery range east of the Mississippi River, APAFR has approximately 400 square miles of restricted airspace and 1,000 square miles of military operating area. Located in central Florida in Polk and Highlands Counties, APAFR's 106,000 acres provide an important training facility for active duty, guard, and reserve military units from the Army, Navy, Air Force, Marines, and Coast Guard.

The Range is home to other organizations, such as the State of Florida Juvenile Academy, the Florida National Guard, and the Avon Park Correctional Institution. The Range also hosts civilian public safety and homeland security unit training including the South Florida Community College Law Enforcement Academy's training activities. Other programs that contribute to the economies of Highlands and Polk County include outdoor recreation, cattle grazing, forest management and timber sales. The Range's environmental stewardship program protects the unique plant and animal habitats and cooperates with The Nature Conservancy and Archbold Biological Station to study and protect the rare plants and endangered species inhabiting the Range.

Website Link:

[https://avonparkfl.us/avon-park-air-force-range/#:~:text=Avon%20Park%20Air%20Force%20Range%20\[APAFR\]%20plays%20an%20important%20role,miles%20of%20military%20operating%20area.](https://avonparkfl.us/avon-park-air-force-range/#:~:text=Avon%20Park%20Air%20Force%20Range%20[APAFR]%20plays%20an%20important%20role,miles%20of%20military%20operating%20area.)

Property Details



LOCATION INFORMATION

Building Name	U.S 27 Retail Opportunity In Avon Park
Street Address	607 US 27, N
City, State, Zip	Avon Park, FL 33852
County	Polk
Side of the Street	West
Signal Intersection	No
Road Type	Highway
Market Type	Rural
Nearest Highway	US 27

BUILDING INFORMATION

Building Size	15,900 SF
Ceiling Height	14 FT
Number of Floors	1
Year Built	1986
Year Last Renovated	2006
Construction Status	Existing
Roof	Metal
Foundation	Slab
Exterior Walls	Metal
Office Buildout	Finished

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C 2 City of Avon Park
Lot Size	1 Acres
Lot Frontage	150 FT
Lot Depth	290 FT
Traffic Count	33,500 ± Cars/Day
Traffic Count Street	US 27
Traffic Count Frontage	150 FT

AMENITIES

Immediate occupancy. Affordable rent.
Fully sprinkled and in good condition.
Ready to move in.

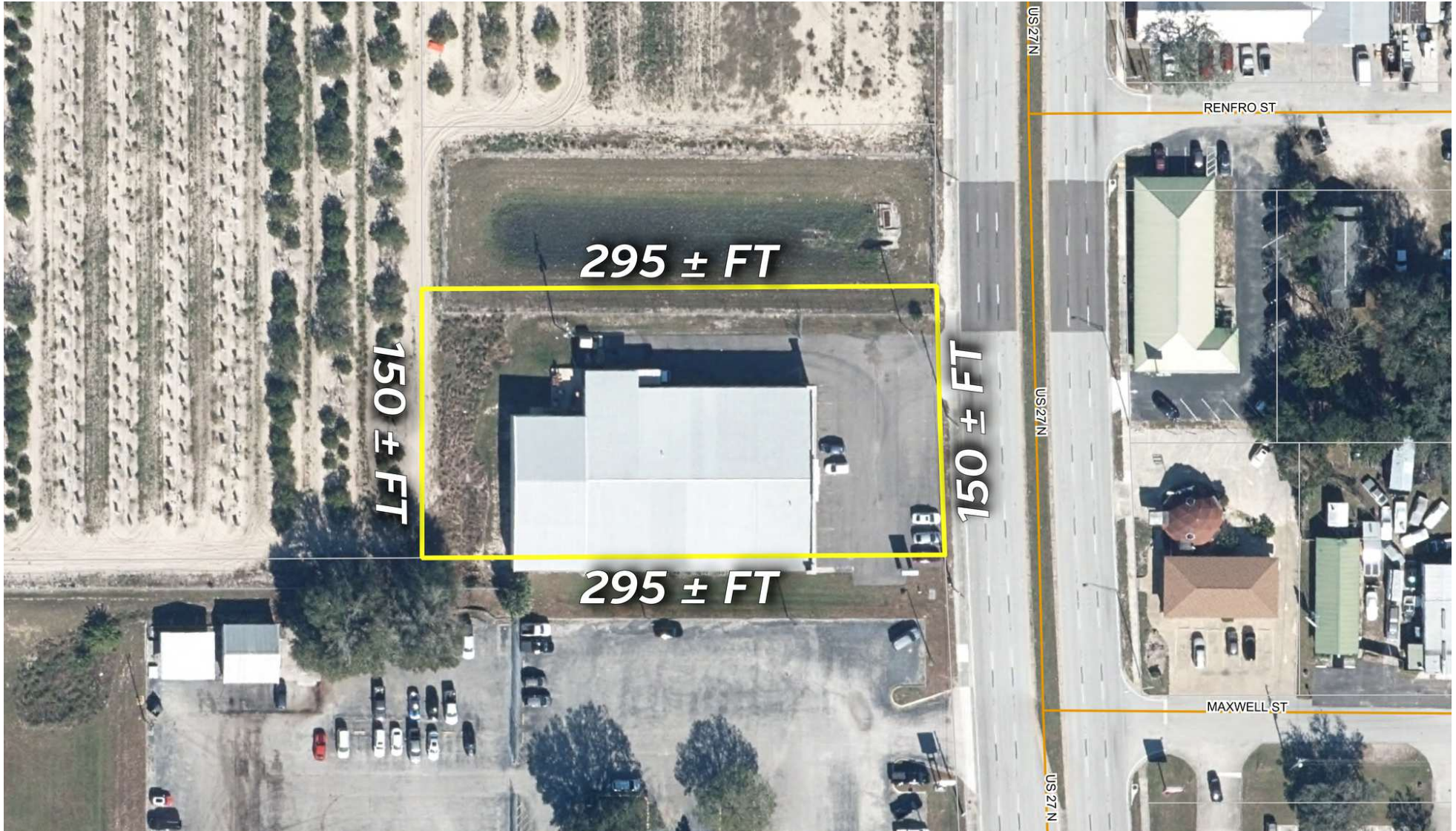
PARKING

Parking Type	Surface
Parking Spaces:	23

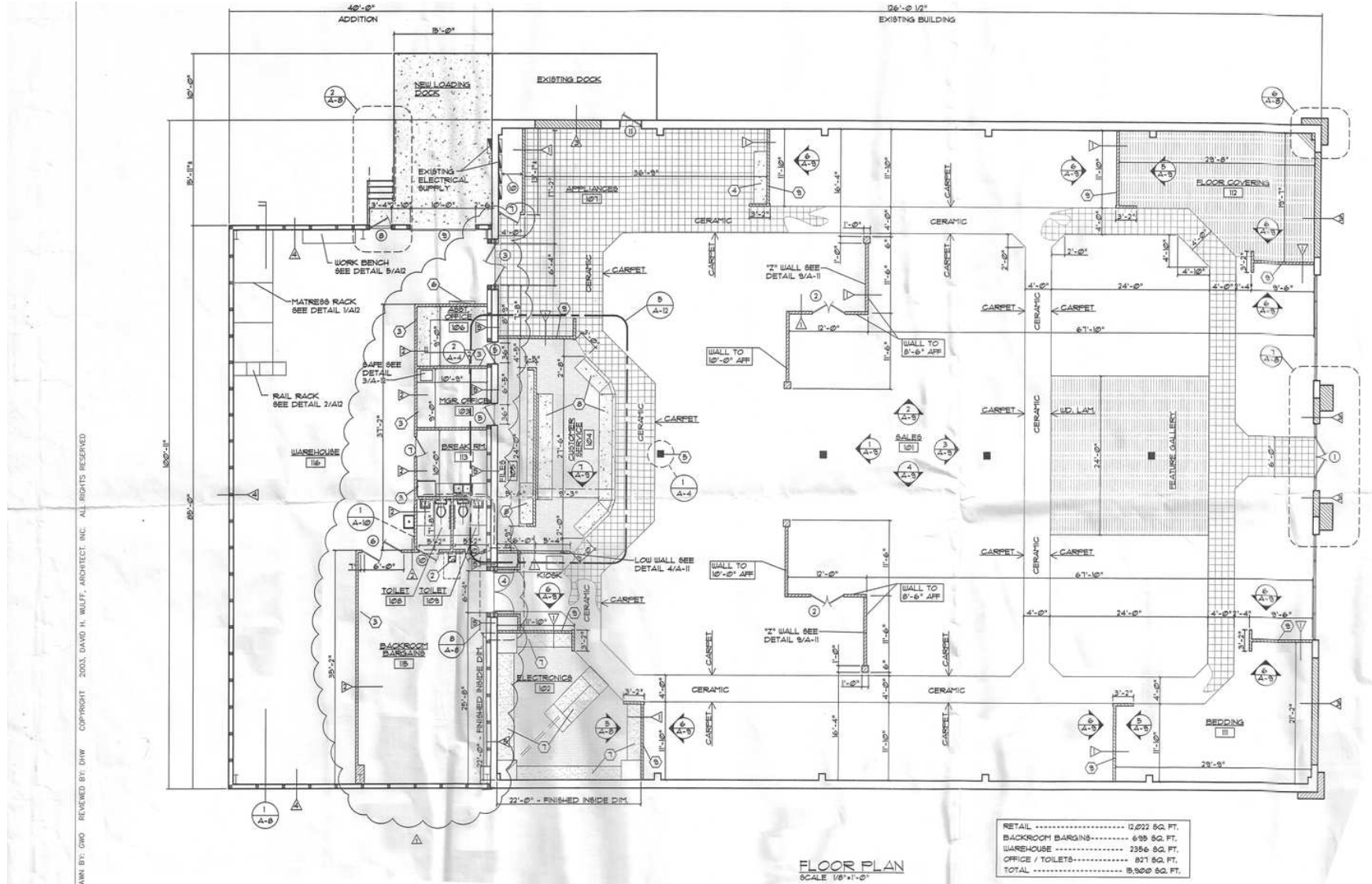
UTILITIES & AMENITIES

Elevators	No
Central HVAC	Yes
HVAC	Central
Restrooms	2

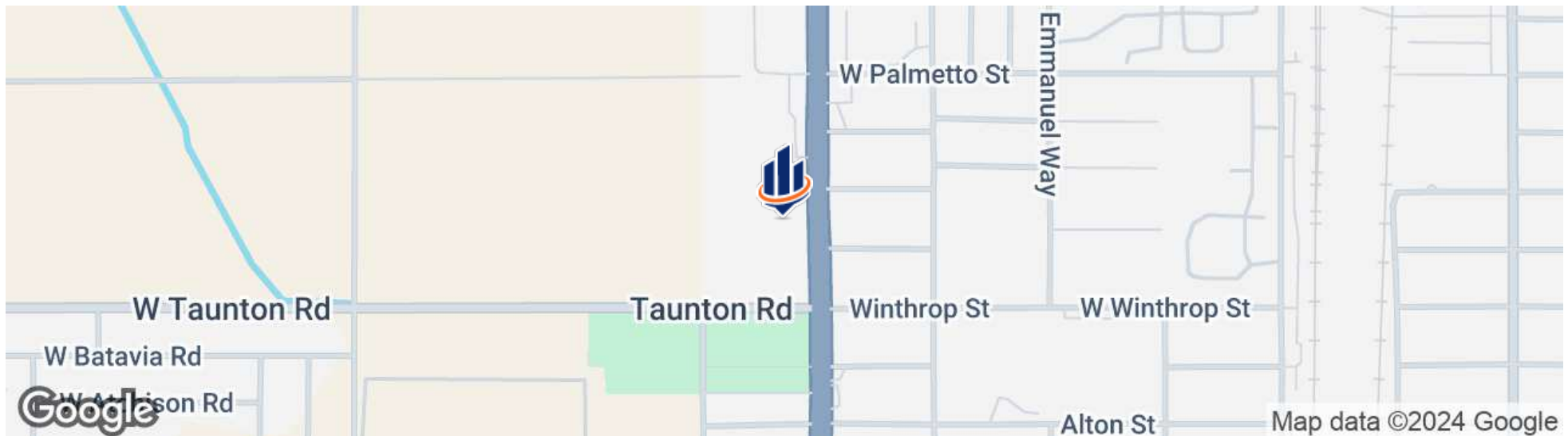
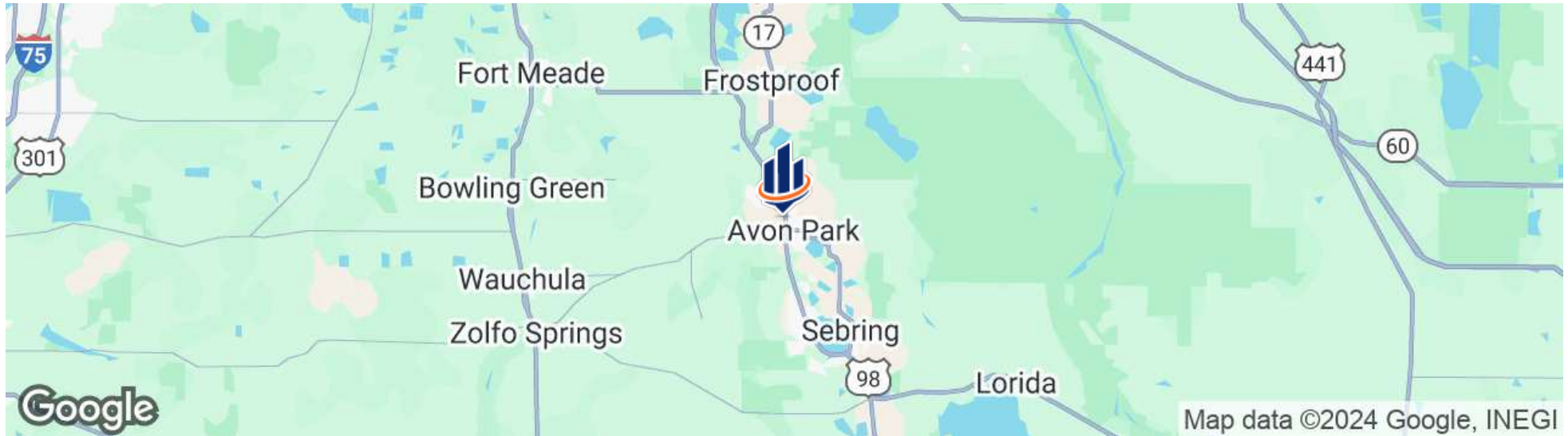
Property Aerial



Floor Plan



Regional & Location Map

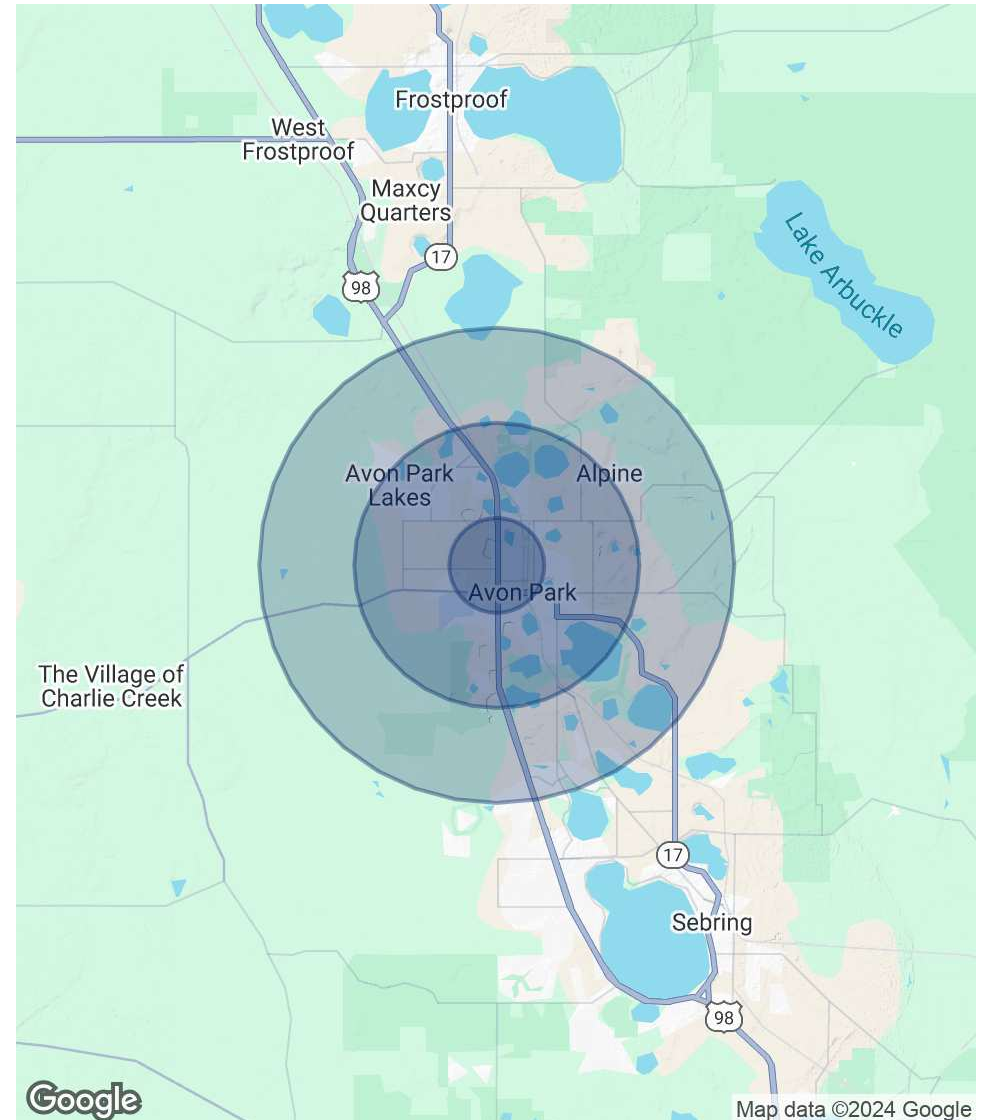


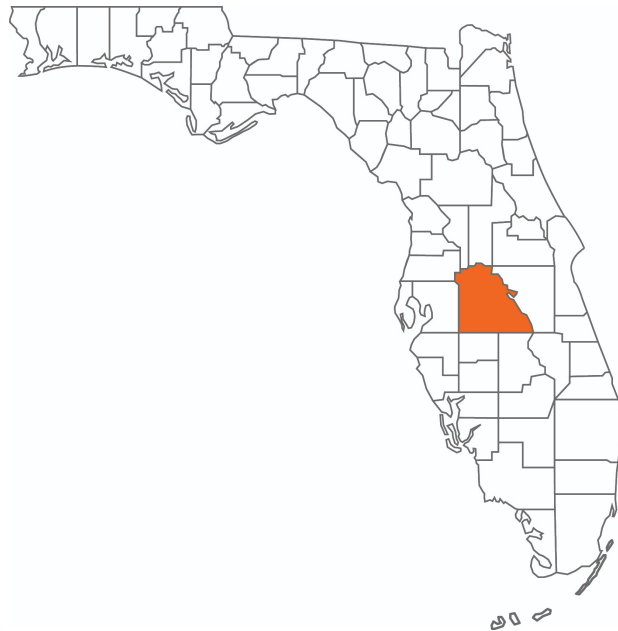
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,389	15,820	29,368
Average Age	42	45	48
Average Age (Male)	41	44	47
Average Age (Female)	43	45	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,785	6,435	12,348
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$48,360	\$56,951	\$66,466
Average House Value	\$187,799	\$212,397	\$217,515

Demographics data derived from AlphaMap



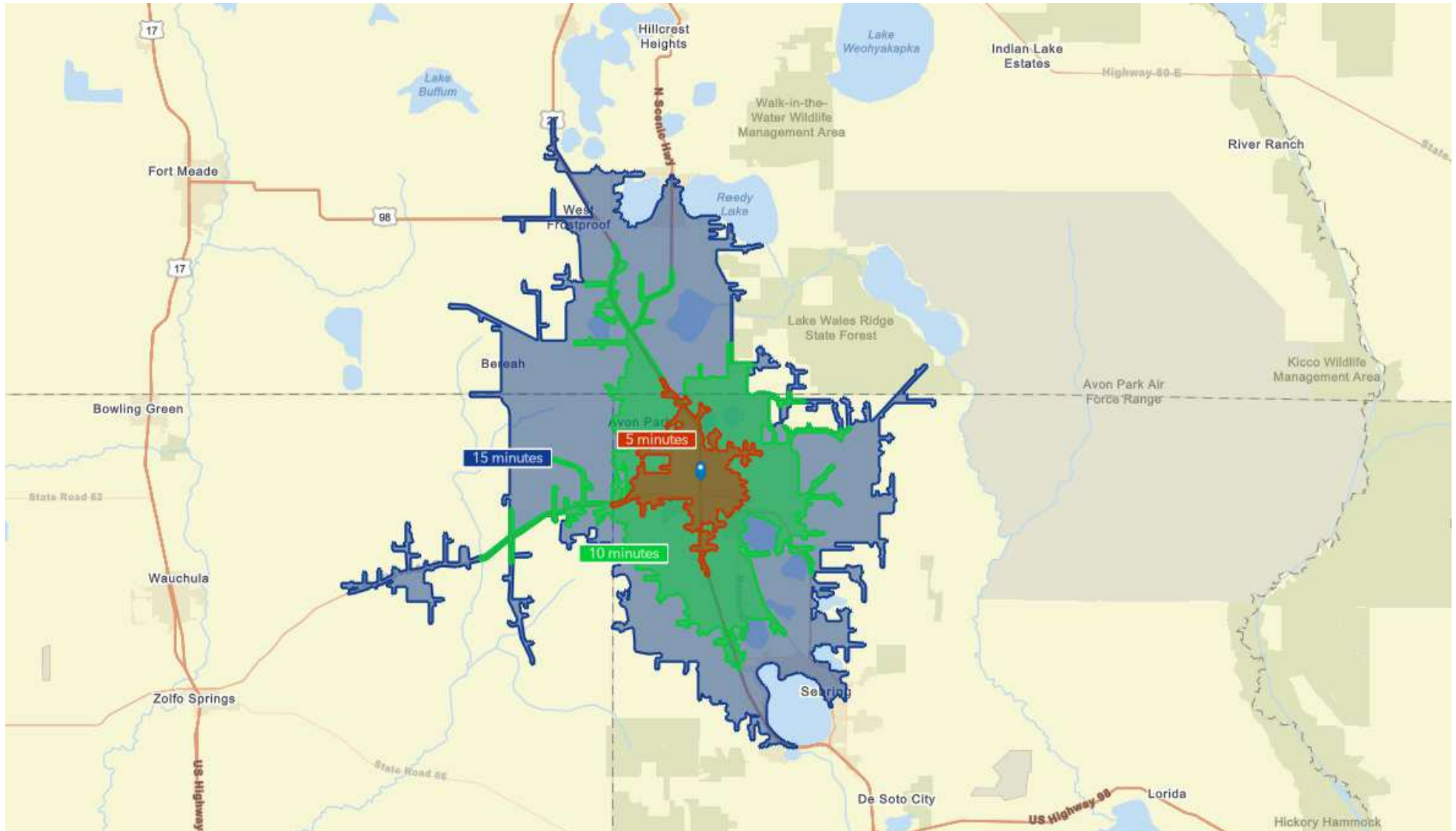


POLK COUNTY FLORIDA

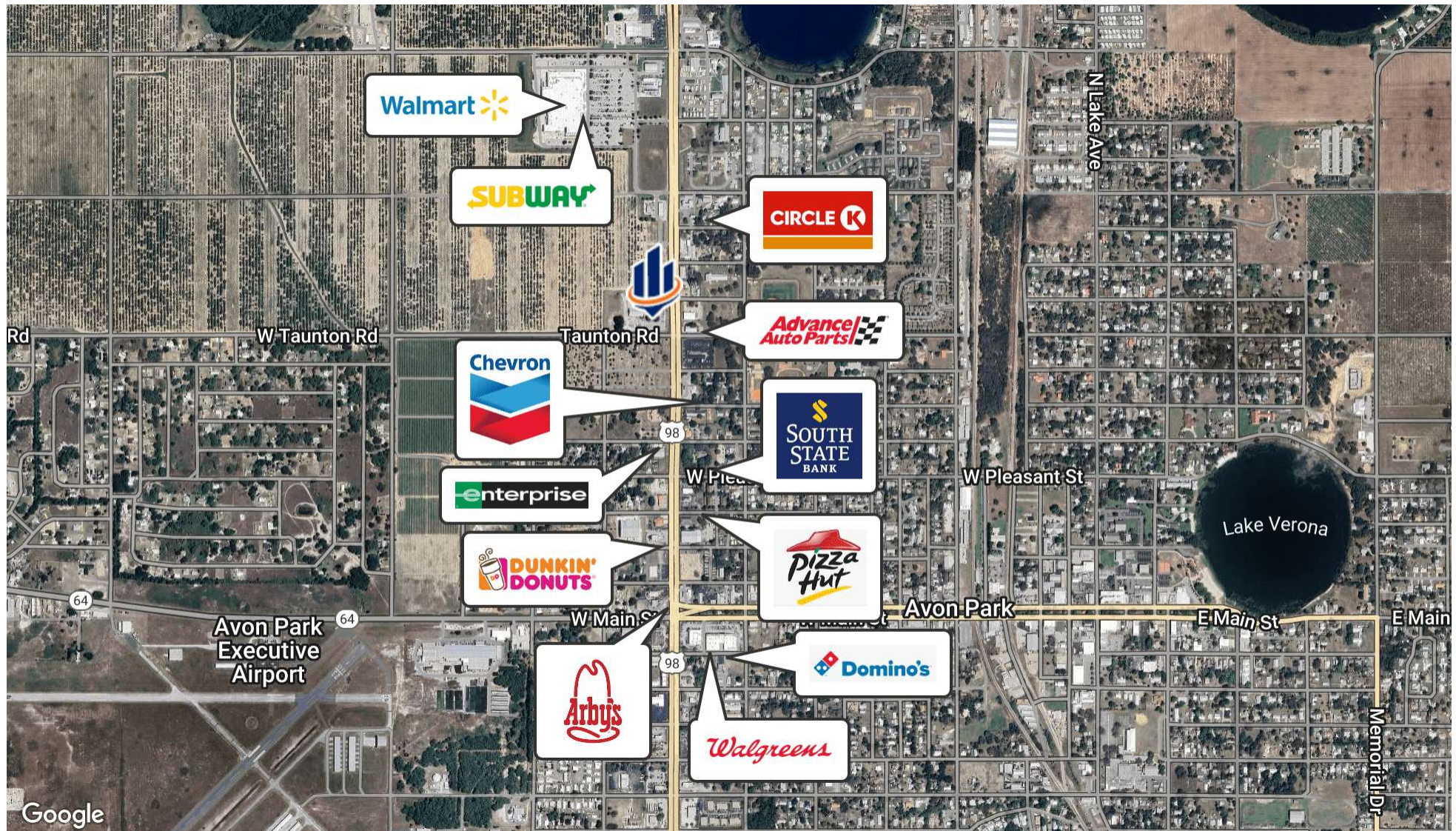
Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

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.

Drive Time Map



Neighborhood Map



Market Area Map



Interior Photos



Additional Photos





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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 42 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



For more information visit www.SVNsaunders.com

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