

# POLK CITY CENTER

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## POLK CITY CENTER

120 CARTER BLVD  
POLK CITY, FL

**Dunia Zaban**

Associate Advisor

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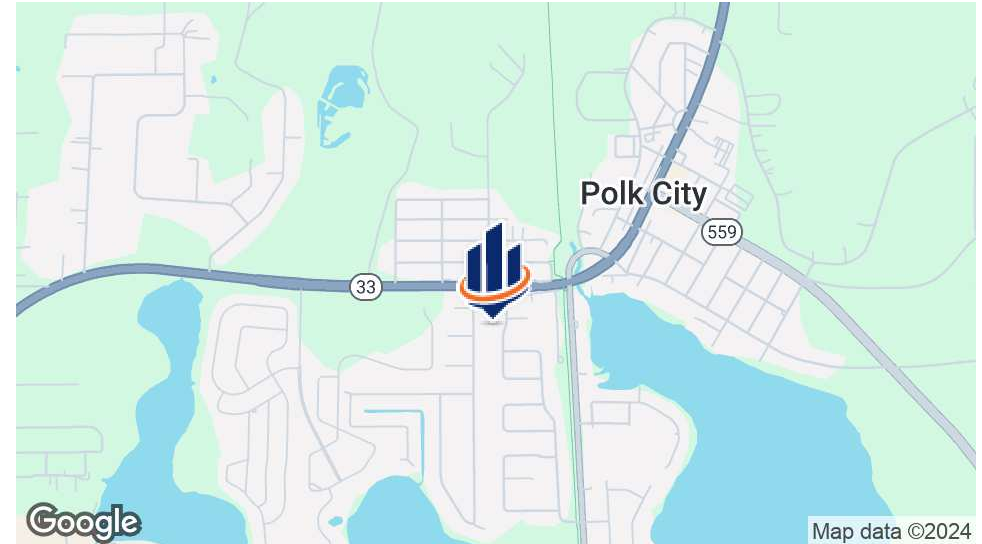
# 1 PROPERTY INFORMATION

120 Carter Blvd  
Polk City, FL 33868





# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$14.00/SF/Yr (NNN)</b>
<b>NNN Expenses:</b>	<b>\$8.00/SF</b>
Available SF:	1,019-2,038 SF
Lot Size:	0.88 Acres
Year Built:	2007
Parking Spaces:	31
Zoning:	C-2 General Commercial
PIN:	252632000000023210
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Polk City Center is a well established, stabilized, neighborhood shopping center near I-4 in Polk City, FL. This 10,192 SF center stays well occupied with a diverse set of tenants offering a mix of office and retail. The property is well-located in one of the upcoming cities of Polk County. Strategically positioned in one of Polk County's rapidly developing areas, it benefits from the significant growth driven by the nearby Florida Polytechnic University, located just a few miles to the south.

# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,019 - 2,038 SF	Lease Rate:	\$14.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	1,019 SF	NNN	\$14.00 SF/yr	1,1019 SF, 1-bathroom, 2-room unit offering a compact yet convenient space.
Suite 9 - 10	Available	2,038 SF	NNN	\$14.00 SF/yr	Units 9&10 although are separate units, can be combined together equaling 2,038 SF. Consisting of 2 bathrooms.



amazon



## 2 LOCATION INFORMATION

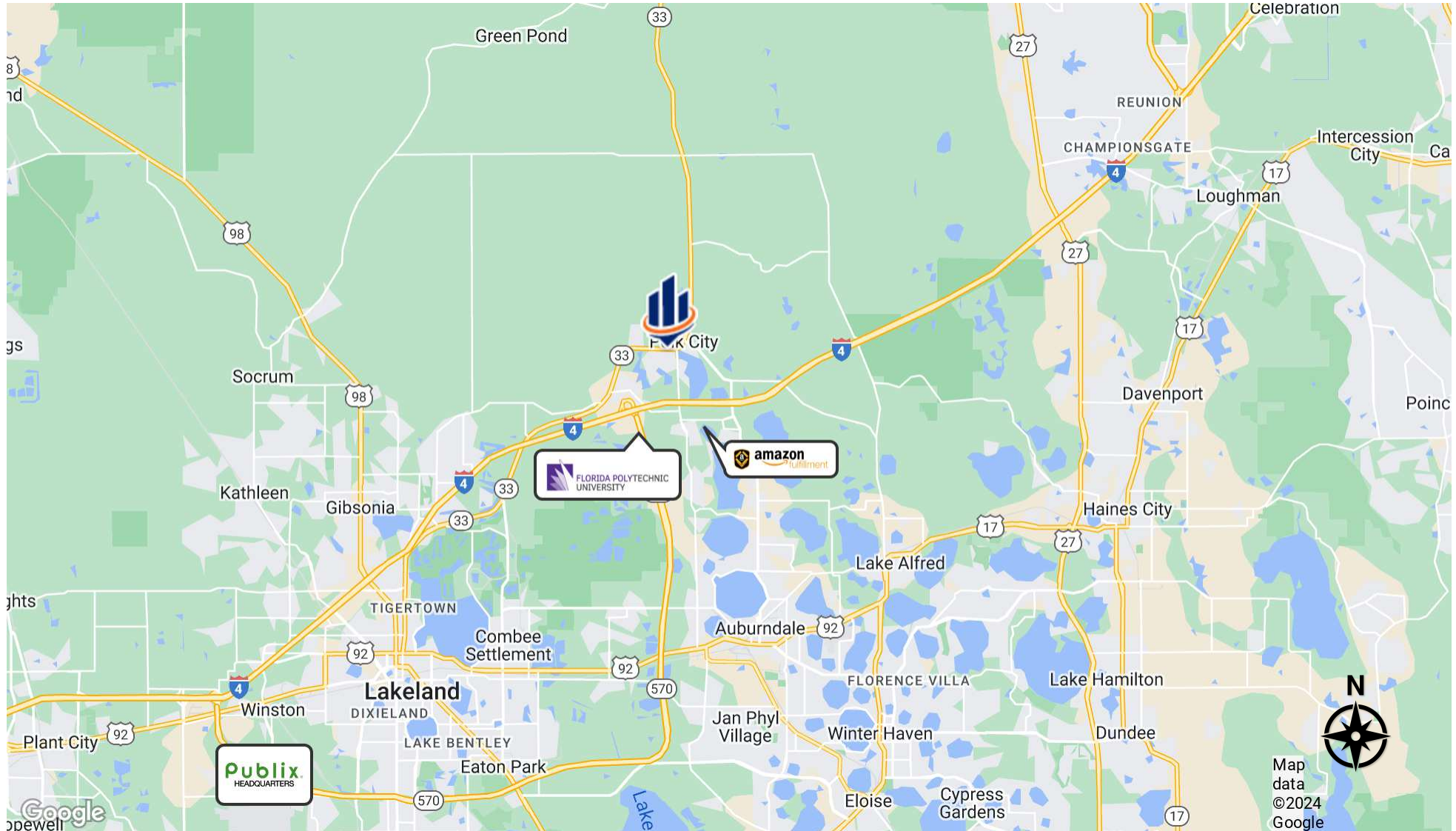
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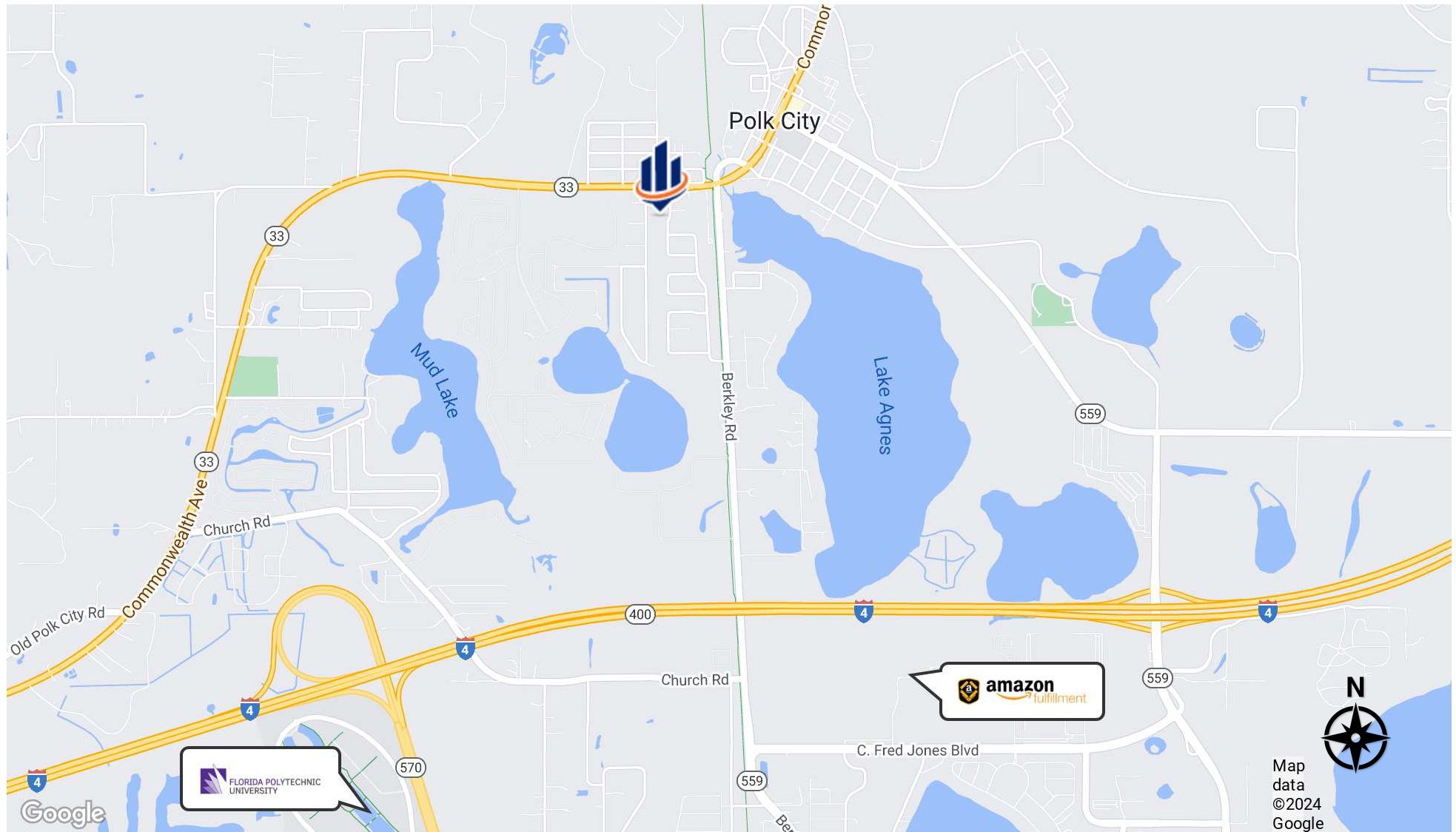




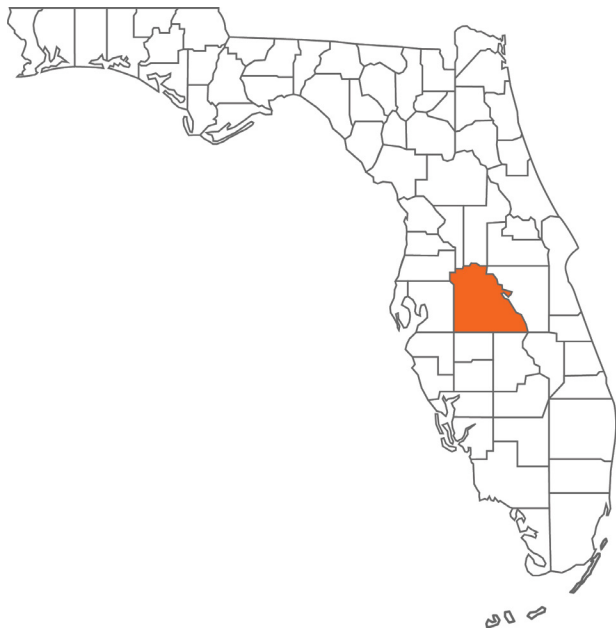
# Regional Map



# Location Map







## POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	703,886 [2020]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

# 3 MAPS AND PHOTOS

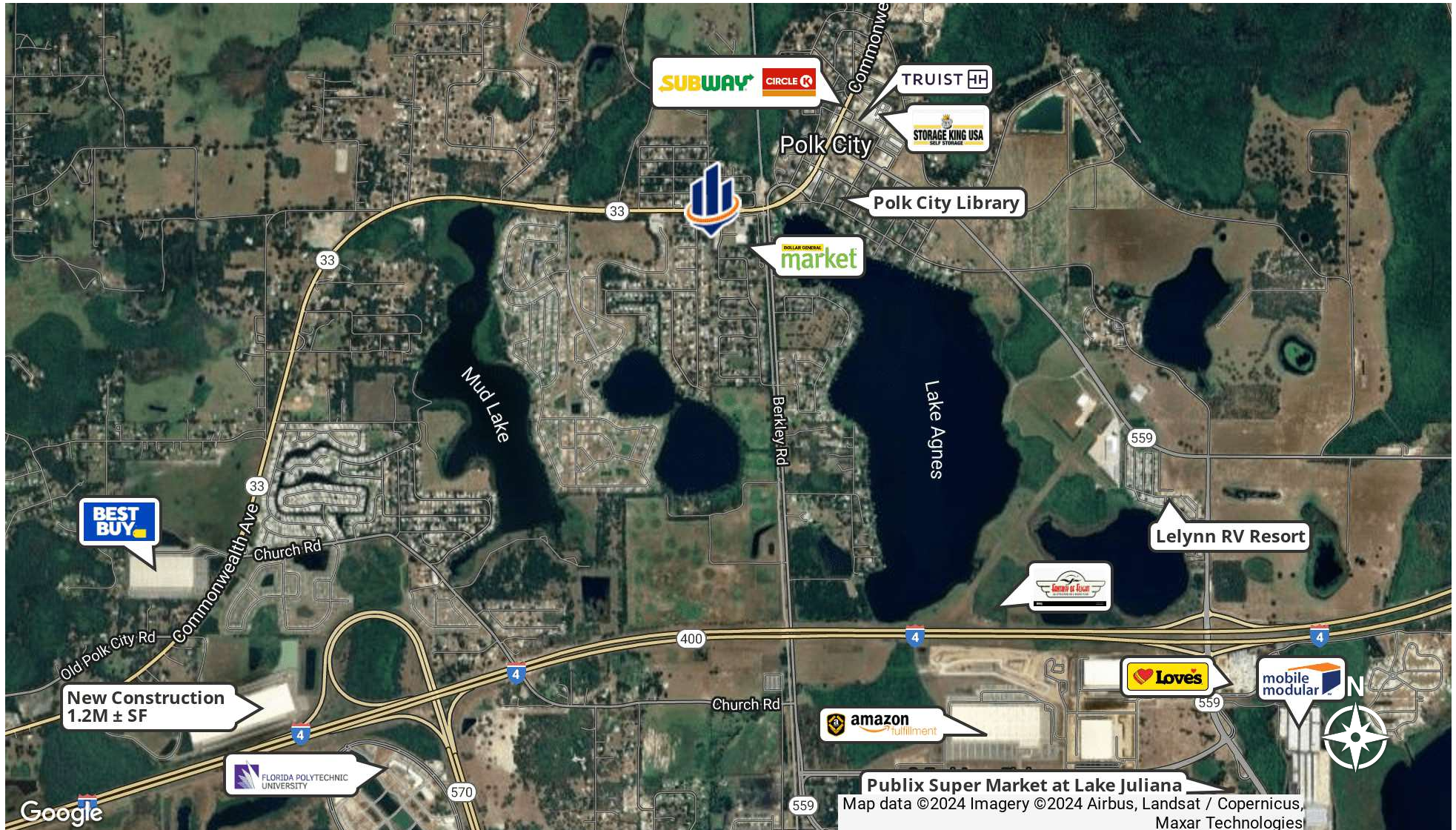
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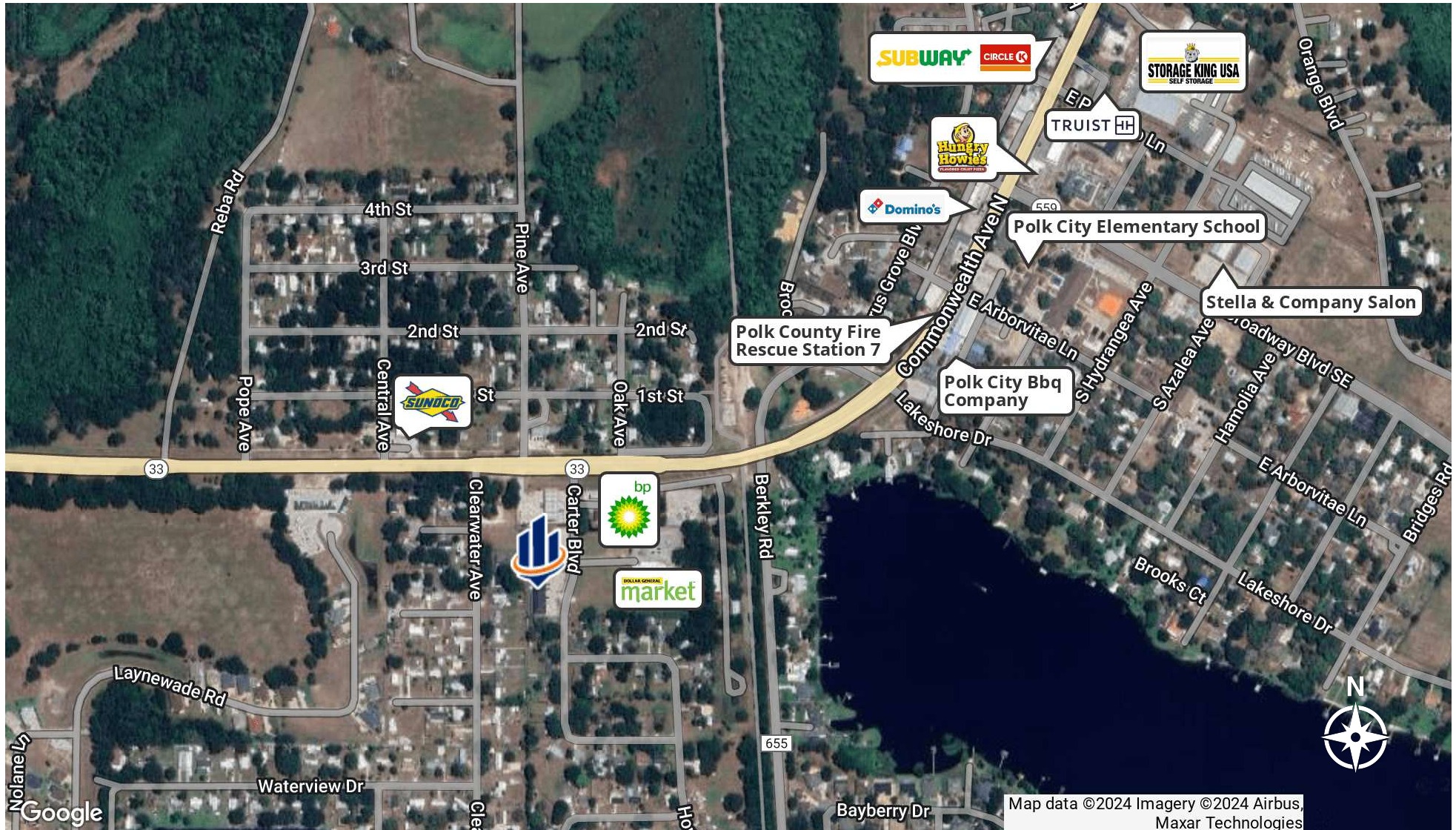


# Marker Area Map



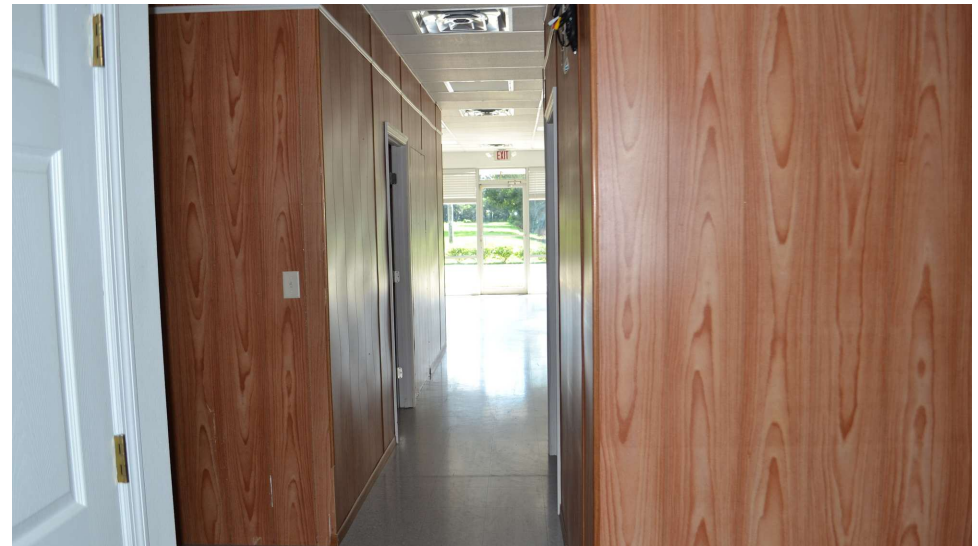
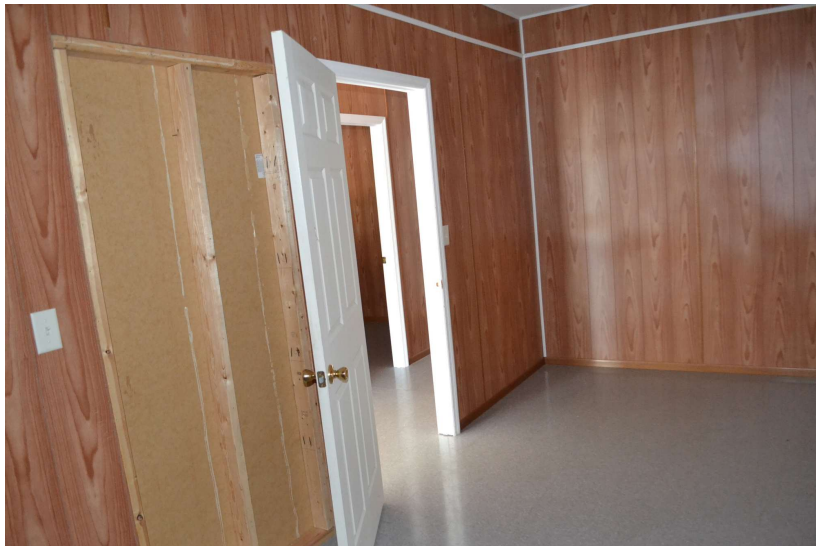


# Neighborhood Aerial





# Additional Photos: Unit 1



# Additional Photos: Units 9&10





# 4 AGENT AND COMPANY INFO

120 Carter Blvd  
Polk City, FL 33868



## DUNIA ZABAN

Associate Advisor

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### PROFESSIONAL BACKGROUND

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

Dunia is a dynamic addition to the SVN Saunders team, bringing a fresh outlook and a passion for commercial real estate. She is originally from Winter Haven, Florida, and currently resides in Lakeland, Florida.

After working in retail for a few years, Dunia would finally obtain her real estate license in December 2023. In building a solid foundation of retail and sales experience, she has recognized the importance of customer satisfaction and negotiation skills in today's competitive market.

Dunia's journey into real estate was initially sparked by personal experiences as she navigated the process of finding apartments for her family during her younger years. This early exposure ignited an interest in real estate that only grew fonder as she studied the intricacies of commercial real estate in particular.

Additionally, Dunia speaks moderate Portuguese and Spanish, learned through firsthand experiences while exploring the real estate landscape in Brazil and online courses.

Now, as an SVN advisor, Dunia strives to leverage her diverse background and dedication to exceed client expectations.

Dunia's personal interests include painting, traveling with family, and learning languages and instruments like guitar.



# About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

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.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

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.

# Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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](http://www.SVNsaunders.com)

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