



FOR LEASE

Co-Share Fully Built Out Medical Space

510 West Main Street

Bartow, FL 33830

1,862 SF
AVAILABLE

\$3200.00
MONTHLY

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Property Overview

1,862 SF AVAILABLE SF	\$3200 ASKING RATE MONTHLY	1985 YEAR BUILT	10,054 LOT SIZE	1,862 BUILDING SQFT
25300638500001010 PARCEL ID	Commercial ZONING	Polk COUNTY	Hospital (medical complex, clinic) PROPERTY TYPE	1 UNITS

— EXECUTIVE SUMMARY

2,000 sq ft medical office positioned directly on Main Street in the heart of downtown, offering exceptional visibility and immediate proximity to Bartow Regional Medical Center, one of the area's primary healthcare anchors.

The space is fully built out for medical use and thoughtfully designed for efficient patient flow and day-to-day operations. Features four equipped treatment rooms, each with treatment tables, large flat-panel touch-screen systems for dictation and EHR integration, and extensive built-in cabinetry for organized storage of supplies and equipment. The layout also includes a dedicated private physician's office, a spacious two-station staff check-in/work area, and a separate lab to support clinical operations. A welcoming, well-sized waiting area provides a comfortable environment for patients and visitors.

This is a true turnkey opportunity for physicians, specialists, or nurse practitioners looking to enter or expand within Bartow's growing medical corridor. The location benefits from steady population growth throughout Polk County, increasing demand for outpatient services, and strong proximity to major roadways and surrounding residential neighborhoods.

— PROPERTY HIGHLIGHTS

- Prime Main Street location in downtown Bartow with strong visibility and immediate proximity to Bartow Regional Medical Center
- 2,000 sq ft fully built-out medical office, allowing for immediate occupancy with minimal upfront capital
- Efficient layout featuring four equipped treatment rooms with EHR-integrated workstations, treatment tables, and ample built-in storage
- Dedicated private physician office, separate lab, and a functional two-station staff work/check-in area supporting smooth daily operations
- Comfortable waiting area designed to enhance patient experience and overall office flow
- Turnkey opportunity ideal for physicians or nurse practitioners looking to enter or expand within Polk County's growing medical market

ACCESSIBILITY

TRANSIT

W. Main St. & S. Floral Ave.	0.2 mi
N. Mill Ave. & W. Boulevard St.	0.2 mi
W. Main St. & N. Carpenter Ave.	0.3 mi

AIRPORTS

Lakeland Linder International Airport	12.2 mi
Bartow Executive Airport	5.2 mi
Blackwater Creek Ultralight Airport	24.6 mi

Space Available

Flexible 1-3 Days/Week | 1-3 Year Term

\$3200 Monthly

SF AVAILABLE

1,862 SF

TERM

Negotiable

TYPE

Other

USE

Medical

Co-share space available 1-3 days per week at \$400/day plus taxes and fees, with a 1-3 year lease term.

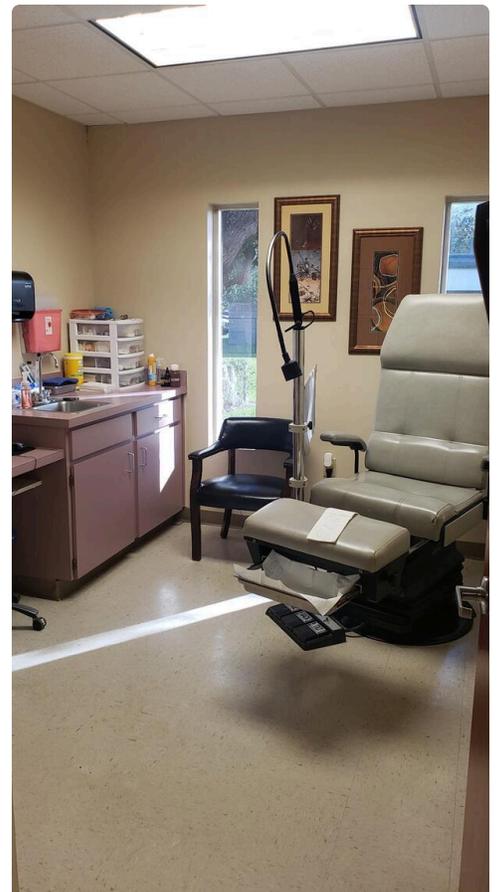
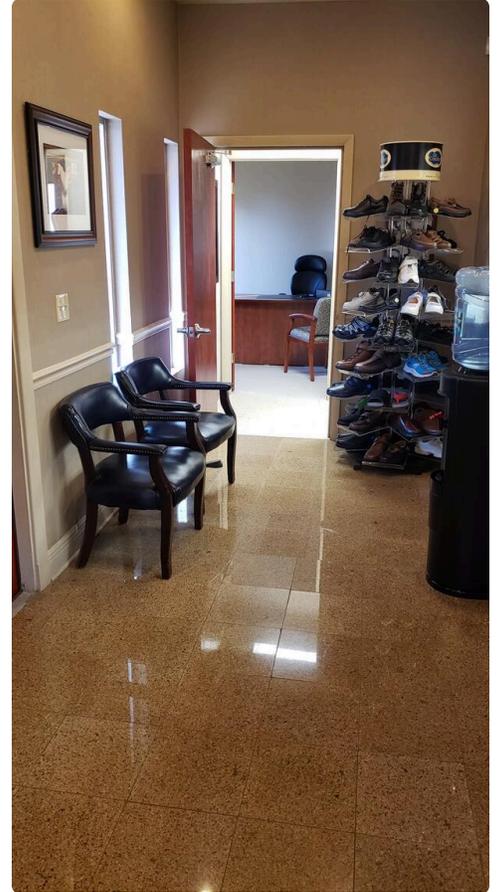








Photo Gallery



Market Overview



POPULATION
17,298

AREA
523 sq mi

ELEVATION
121 ft

TIME ZONE
Eastern Time Zone

COUNTY
Polk County

INCORPORATED
January 1, 1851

STATE
Florida

Market Overview: Bartow, FL

Bartow, Florida continues to benefit from steady population growth and its strategic position within Polk County, one of the fastest-growing regions in the state. Located between Tampa and Orlando, the area has seen consistent in-migration driven by affordability, job growth, and accessibility to major transportation corridors. As the county seat, Bartow maintains a stable economic base anchored by government, healthcare, logistics, and local business activity, all of which contribute to sustained demand for commercial services and long-term market stability.

The healthcare sector in Bartow and the broader Polk County market is expanding alongside population growth, particularly as the region attracts both families and an aging demographic. This has led to increasing demand for outpatient medical services, specialty care, and physician office space near established healthcare anchors like Bartow Regional Medical Center. With continued residential development and limited supply of well-located, turnkey medical space, the market presents a strong opportunity for providers looking to establish or grow their presence in a high-demand, underserved corridor.

DEMOGRAPHIC SNAPSHOT

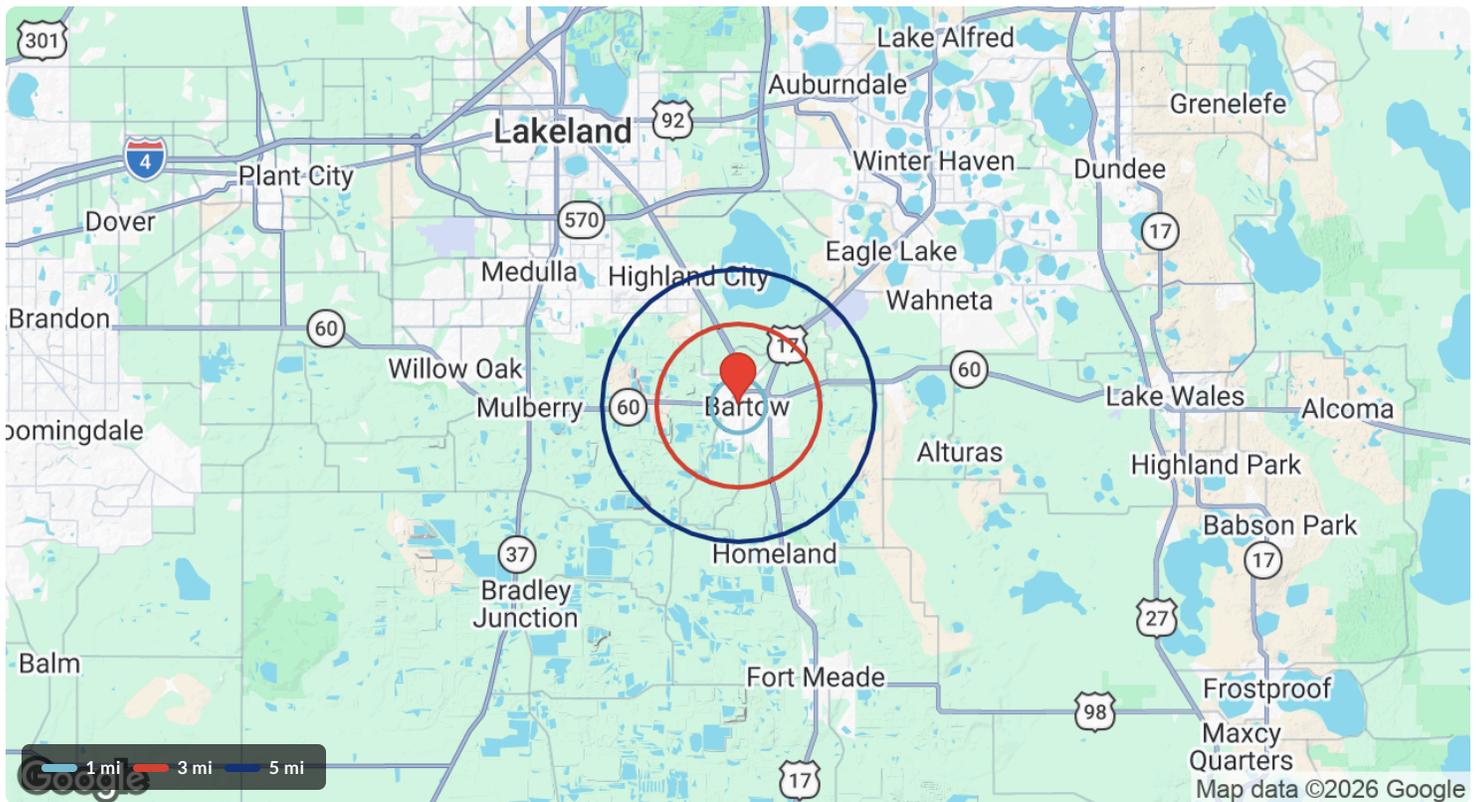
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	6,626	Population	19,723	Population	33,323
Median HH Income	\$69,106	Median HH Income	\$72,980	Median HH Income	\$79,325
Households	2,563	Households	7,291	Households	12,096

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,980	16,035	22,662
2010 Population	6,301	17,480	27,047
2025 Population	6,626	19,723	33,323
2030 Population	7,039	21,800	37,432
2025-2030 Growth Rate	1.22 %	2.02 %	2.35 %
2025 Daytime Population	12,635	26,916	37,035

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,339	5,794	8,068	less than \$15,000	270	610	814
2010 Total Households	2,382	6,305	9,581	\$15,000-\$24,999	149	422	657
2025 Total Households	2,563	7,291	12,096	\$25,000-\$34,999	224	617	943
2030 Total Households	2,753	8,150	13,717	\$35,000-\$49,999	376	905	1,361
2025 Avg. Household Size	2.57	2.58	2.68	\$50,000-\$74,999	327	1,165	1,884
2025 Owner Occupied Housing	1,471	4,872	8,725	\$75,000-\$99,999	309	1,101	1,760
2030 Owner Occupied Housing	1,674	5,622	10,140	\$100,000-\$149,999	691	1,498	2,445
2025 Renter Occupied Housing	1,092	2,419	3,371	\$150,000-\$199,999	166	588	1,322
2030 Renter Occupied Housing	1,079	2,528	3,576	\$200,000 or greater	51	386	909
2025 Vacant Housing	204	570	1,005	Median HH Income	\$69,106	\$72,980	\$79,325
2025 Total Housing	2,767	7,861	13,101	Average HH Income	\$80,226	\$88,934	\$99,693



Source: ESRI / ArcGIS Business Analyst

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