

COURTHOUSE PROFESSIONAL OFFICE COMPLEX

395 S CENTRAL AVE
BARTOW, FL 33830

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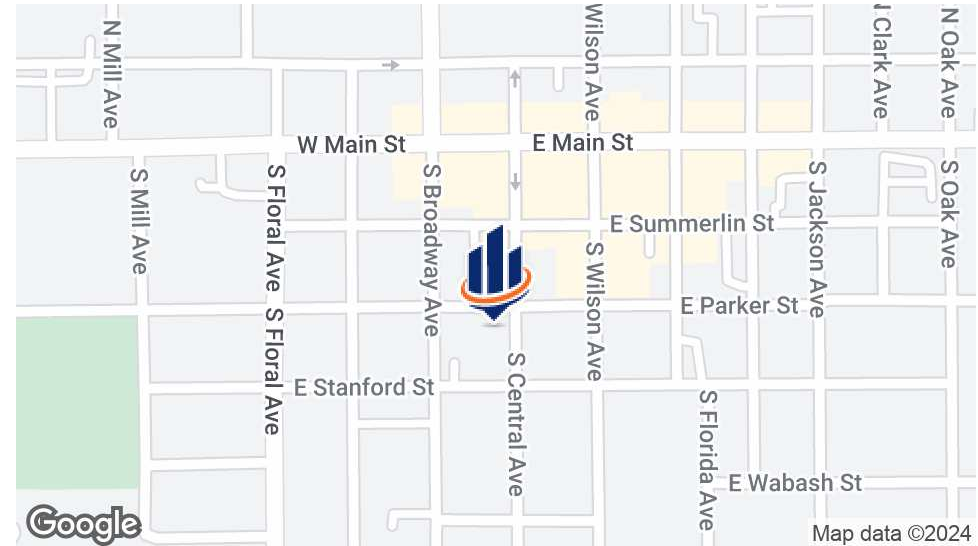


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1 PROPERTY INFORMATION

395 S Central Ave
Bartow, FL 33830

Property Summary



OFFERING SUMMARY

| | |
|--------------------|---|
| Sale Price: | \$2,500,000 |
| Building Size: | 18,160 ± SF |
| Lot Size: | 0.75 ± Acres |
| Price / SF: | \$137.67 |
| Year Built: | 1915 |
| Renovated: | 2002 |
| Zoning: | C-1 |
| Traffic Count: | 8,400 on S Broadway Ave. |
| APN: | 253005375000009030, 253005375000009010 |
| Video: | View Here |

PROPERTY HIGHLIGHTS

- Located less than 1,000 ± FT from the Polk County Courthouse
- 18,160 ± SF of office space
- 26 total private offices
- Two structures: the original was built in 1915 and the new building was built in 2002
- The newer structure includes a mock courtroom, humidior room, and high end finishes
- The property also has a beautiful outdoor courtyard and workout facility
- Private parking provided behind the building and street parking available in front.
- Many of the furnishings are available for purchase

Property Description



PROPERTY OVERVIEW

This property is located in Downtown Bartow, less than 1,000 feet from the Polk County Courthouse. Consisting of 18,160 ± Heated SF on 0.75 ± acres, this property consists of two main, historic structures that have been connected via a walkway and conference room. The original building was built in 1915 and the newer, larger office space was built in 1992. The property is zoned Commercial [C-1] by the City of Bartow. This is an excellent location for many businesses including financial institutions, law firms, or professional office.

The two buildings are able to be separated such that the complex could be occupied by multiple different businesses. The original building, built in 1915, consists of four upstairs private offices, each with an adjacent secretary office (this could be configured as eight private upstairs offices depending on the user). Downstairs, the original building consists of a large conference room, lobby, research room, kitchen/break-room, storage room, multiple private restrooms, and 6 private offices.

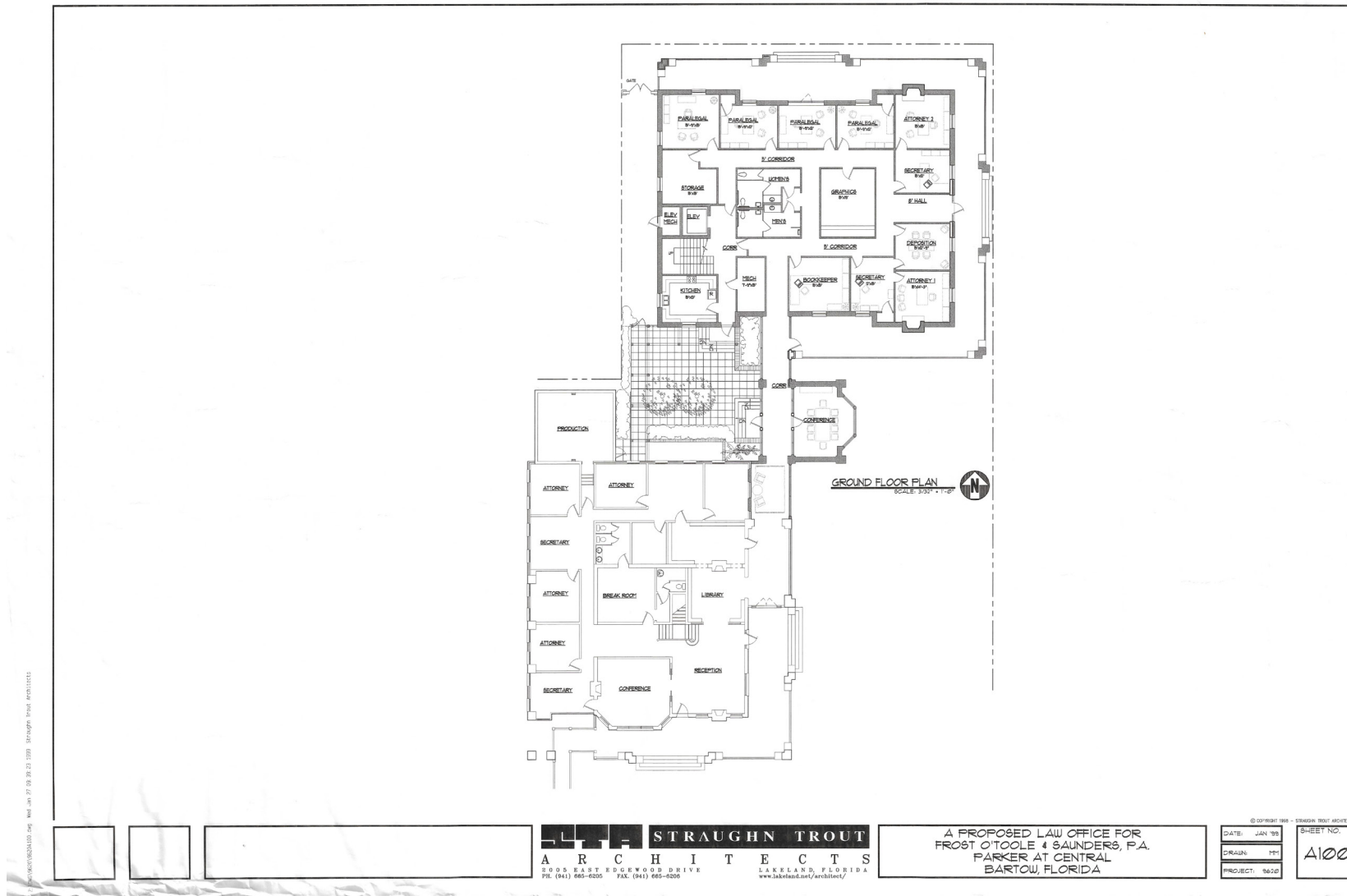
The connecting building consists of a conference room and private office. Outside of the walkway is a beautiful stone courtyard.

The larger, newer building, constructed in 2002, consists of twelve private offices (nine legal offices and three paralegal offices), a humidifier room, a mock courtroom, four smaller meeting rooms which seat up to six people each, a research room, kitchen, an elevator, and restrooms. The natural wood finishes throughout both buildings are high end and compliment the professional nature of the property.

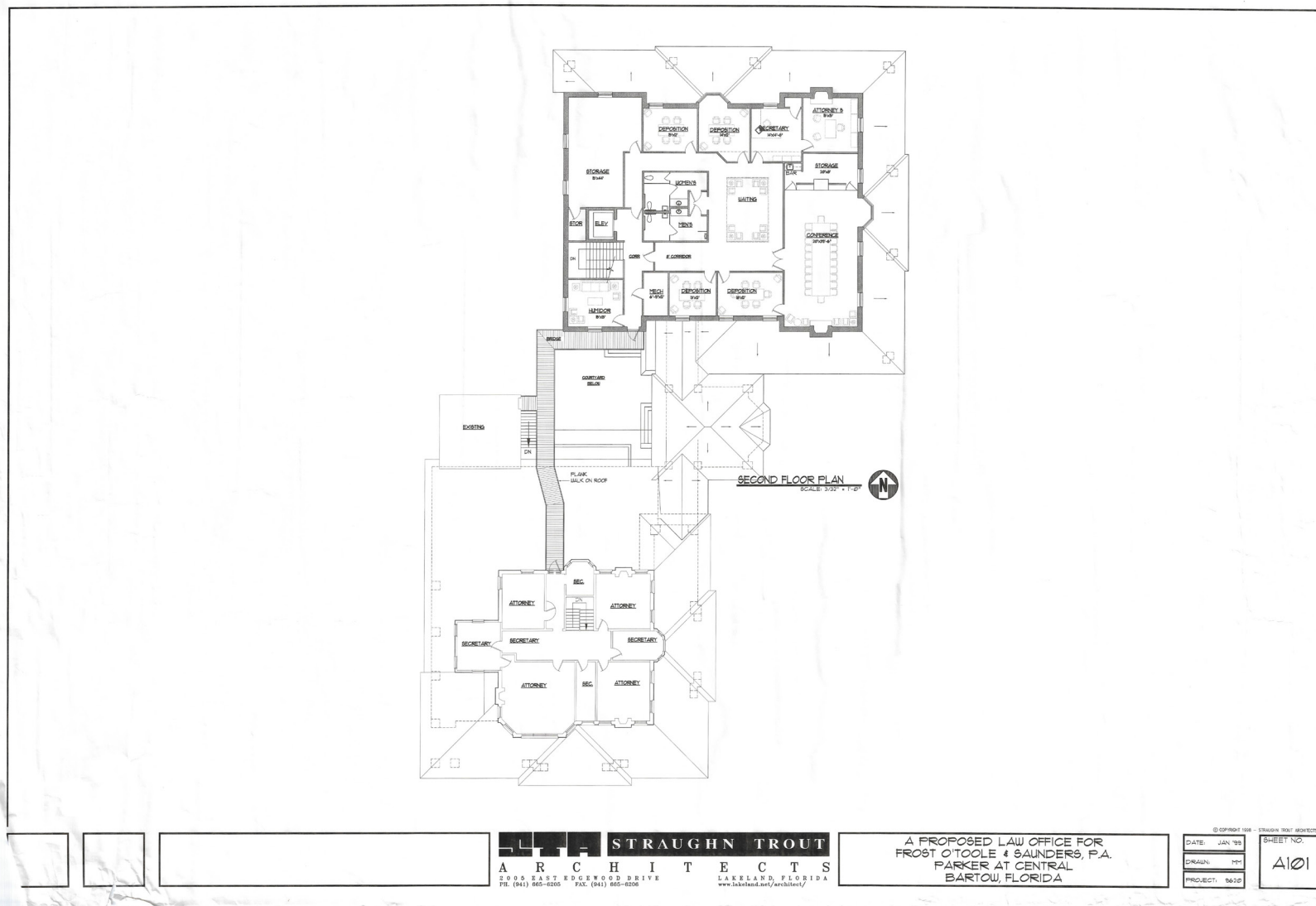
LOCATION OVERVIEW

This property is located in Downtown Bartow, less than 1,000 feet from the Polk County Courthouse. The property is zoned Commercial [C-1] by the City of Bartow. This is an excellent location for many businesses including financial institutions, law firms, or professional office. The population density near the property is very good - 20,126 within 3 miles and the average household income within 3 miles of close to \$60,000 is good for the area.

Floorplan - First Floor



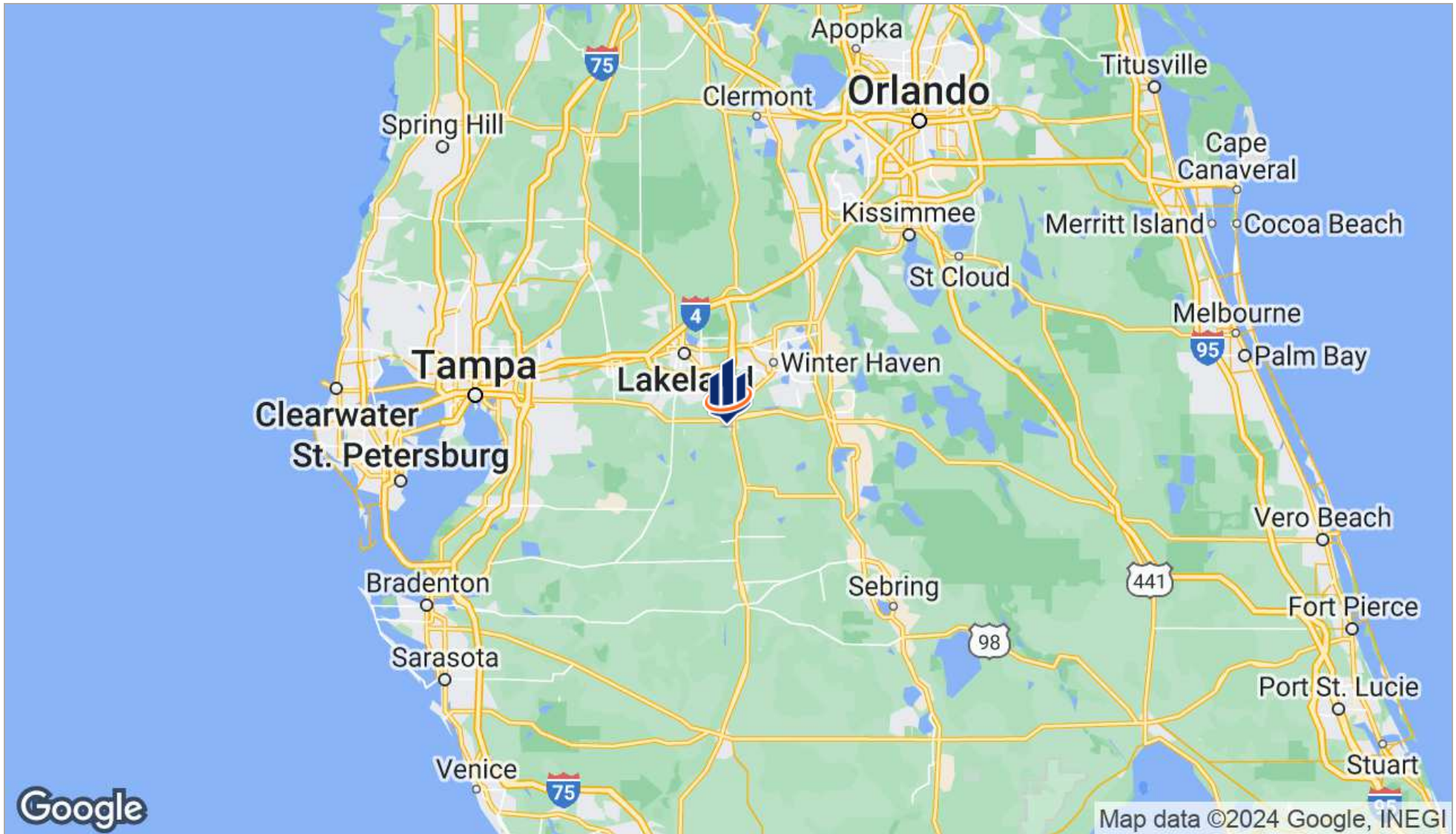
Floorplan - Second Floor



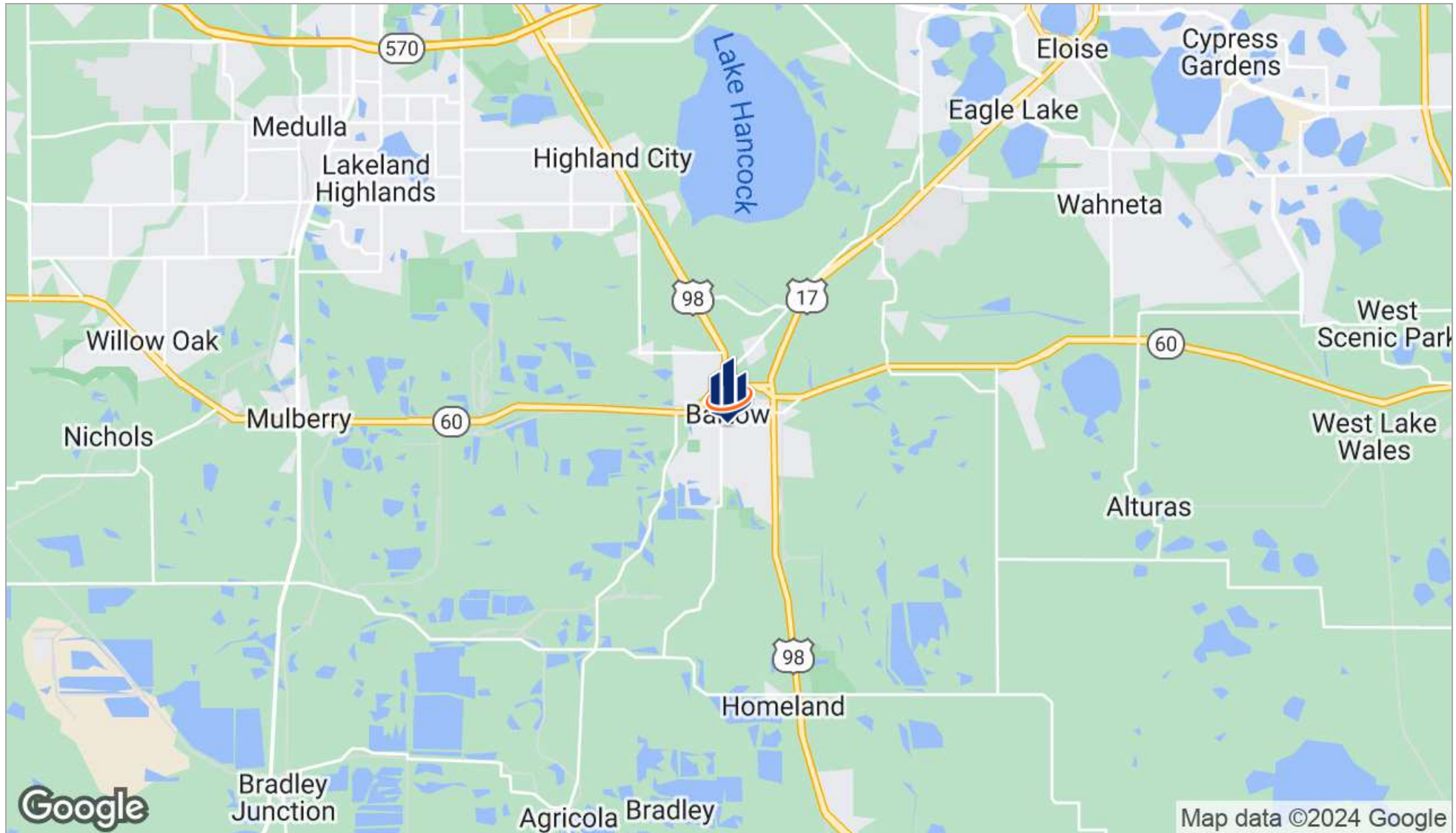
2 LOCATION INFORMATION

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Regional Map



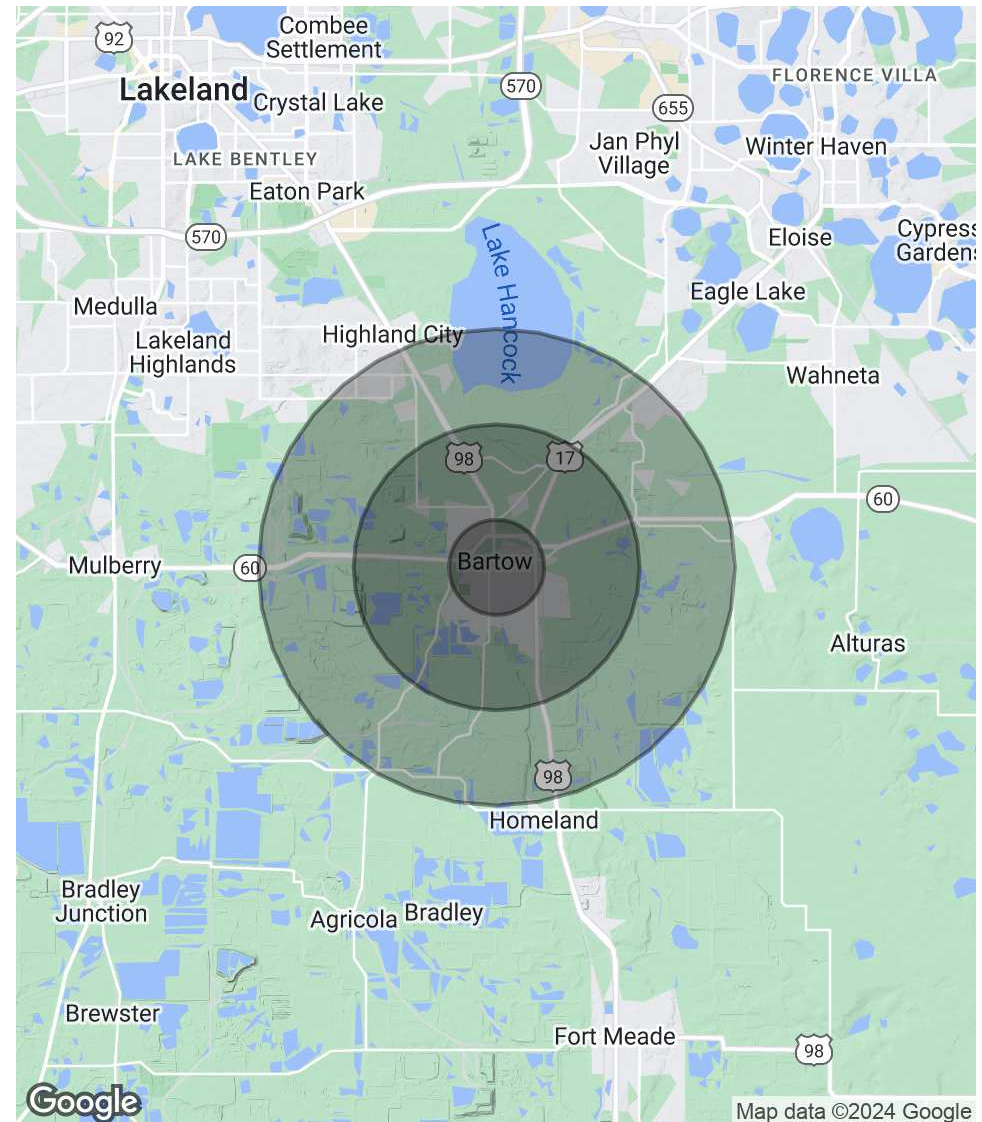
Location Map



Demographics Map & Report

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 5,345 | 20,126 | 29,887 |
| Average age | 36.4 | 36.3 | 37.0 |
| Average age (Male) | 35.2 | 35.2 | 35.8 |
| Average age (Female) | 38.3 | 38.0 | 38.7 |
| HOUSEHOLDS & INCOME | | | |
| Total households | 1,929 | 6,963 | 10,449 |
| # of persons per HH | 2.8 | 2.9 | 2.9 |
| Average HH income | \$56,801 | \$59,194 | \$62,190 |
| Average house value | \$173,354 | \$186,973 | \$183,971 |

* Demographic data derived from 2020 ACS - US Census



Trade Area Map



Legal Market Map



Aerial Map



Aerial Facing North



Additional Photos



Additional Photos



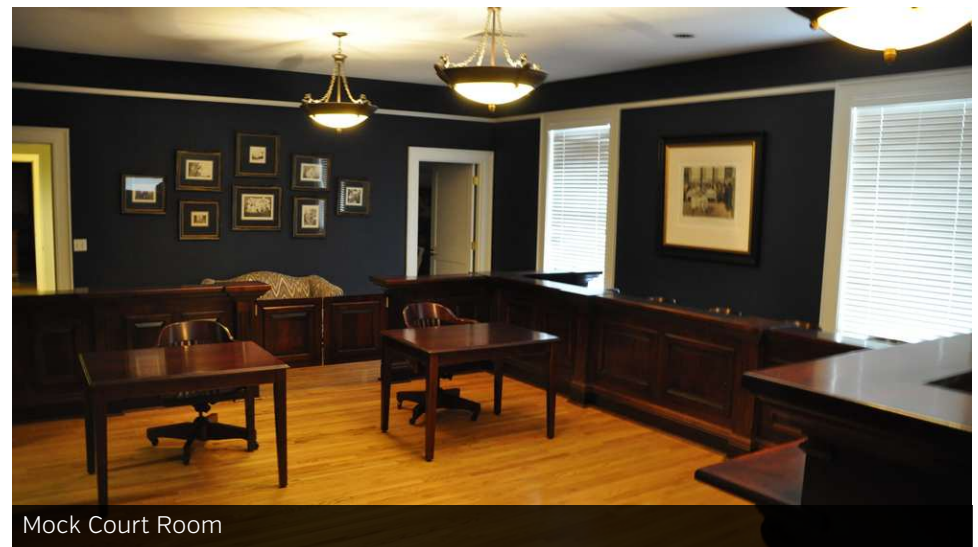
Additional Photos



Humidor / Lounge Room

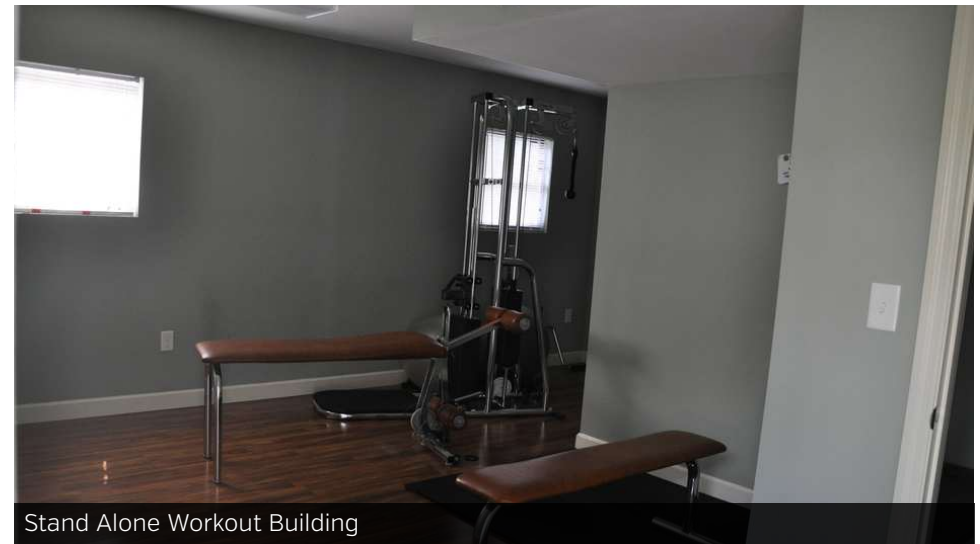
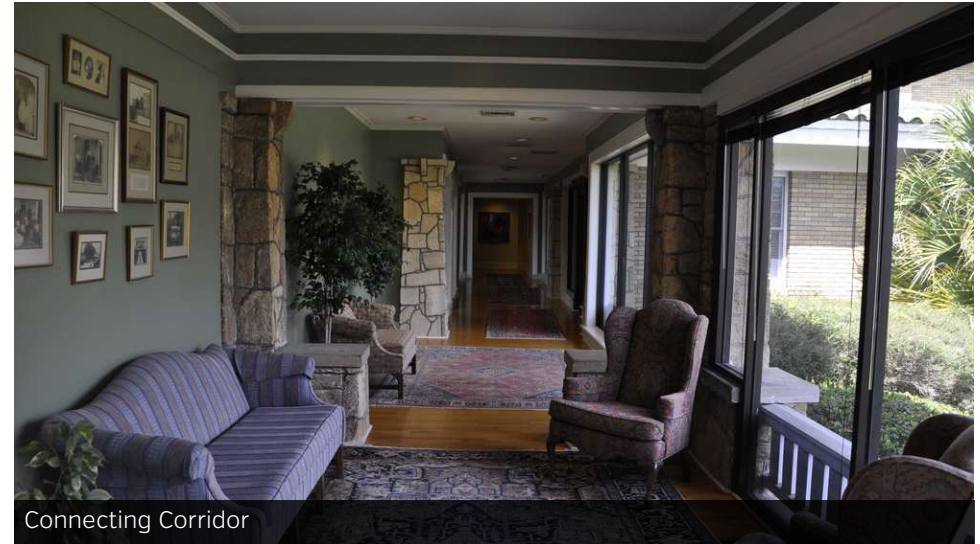


Mock Court Room



Mock Court Room

Additional Photos





3 ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Tyler Davis is the CFO (and Associate Advisor) at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private insurance companies in the country.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. In college, Tyler was a member of Beta Gamma Sigma, Beta Alpha Psi, and Pi Kappa Phi Fraternity. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC. Tyler joined SVN Saunders Ralston Dantzler in May of 2019 where he assists with internal financial accounting issues, leasing, and business brokerage. Tyler is a licensed Florida Real Estate agent, a member of The Lakeland Rotary Club, sits on the Friends of Bonnet Springs Park board of directors, and is a member of the American Institute of Certified Public Accountants.



DAVID HUNGERFORD, CCIM, SIOR

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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$240 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



For more information visit SVNsaunders.com

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