

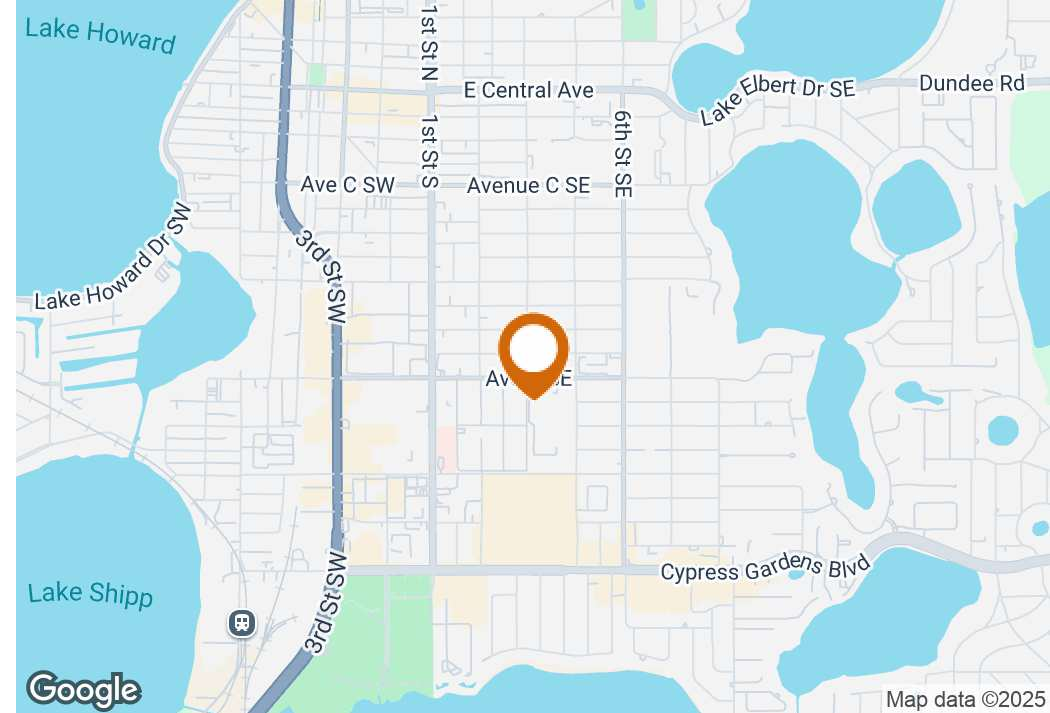
Unit - 9

Winter Haven Medical Offices

400 Ave K, SE, Winter Haven, Florida 33880

R. Todd Dantzler, CCIM
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PROPERTY SUMMARY



Lease Rate:
CAM:

\$20.00 SF/yr
\$6.35

Property Overview

Medical office complex in Winter Haven with a variety of specialties. The property features easy access, adequate parking with cross parking, and a nice meditative courtyard in the middle of the complex. Located approximately 1.1 miles south of Winter Haven Hospital BayCare and just a couple of blocks away from Winter Haven High School. Current medical providers in the complex include Orthodontics, Oral Surgery, Nemours Children's Health, Ophthalmology, Pediatrician, Cardiology, Dermatology, Orthotics, and Eternal Youth Aesthetics.

Spaces Available

Unit 9:	1,351 ± SF
Zoning:	Professional Activity Center
Market:	Winter Haven

Property Highlights

- Immediate occupancy
- Well-recognized medical address in Winter Haven
- New owner and management



LEASE SPACES

Ave K SE

Cambridge Square

Unit - 9

Lease Information

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,351 ± SF	Lease Rate / CAM	\$16.00 SF per yr / \$6.35

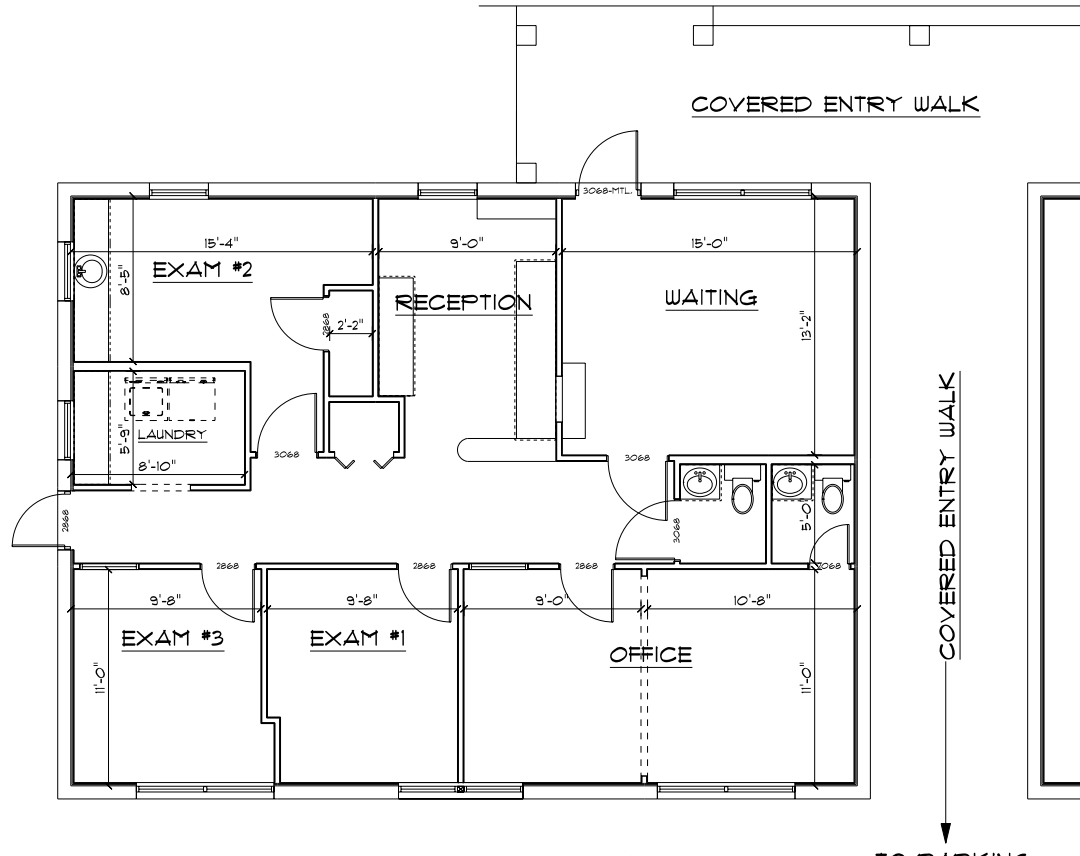
Available Spaces

Unit	Size (SF)	Lease Type	Lease Rate	Description
■ Unit 9	1,351 SF	NNN	\$20.00 SF/yr	Located at the north side of the complex, it has direct access to the large common parking area. It is tastefully decorated and enjoys a large waiting area, reception area, three (3) large exam rooms, and a large physicians office with a private restroom. There is also one restroom for patients. This space is available March 1st, 2025.

UNIT 9 - PHOTOS



UNIT 9 - FLOOR PLAN



EXISTING FLOOR PLAN SUITE #9 400 AVENUE K, S.E.
SCALE: 1/4" = 1'-0"

TO PARKING

AREA SCHEDULE	
NAME	AREA
Existing Gross Floor Area	1,351 sq ft.

SITE AERIAL

Ave K SE

Ave K SE

Ave K SE

Ave K SE

Ave K SE

Cambridge Square

Cambridge Square

Cambridge Square

AMPLE SHARED PARKING

DIRECT ACCESS

#1

#2

#3

#4

#5

#6

#9

#8

#7

#14

#10

#12

#11
400

1103

1105

1107

1201

1203

480

200

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

NEIGHBORHOOD MAP



Winter Haven High School

Cypress Square Professional Square

Eye Specialists of Mid-Florida, P.A.

CIRCLE K

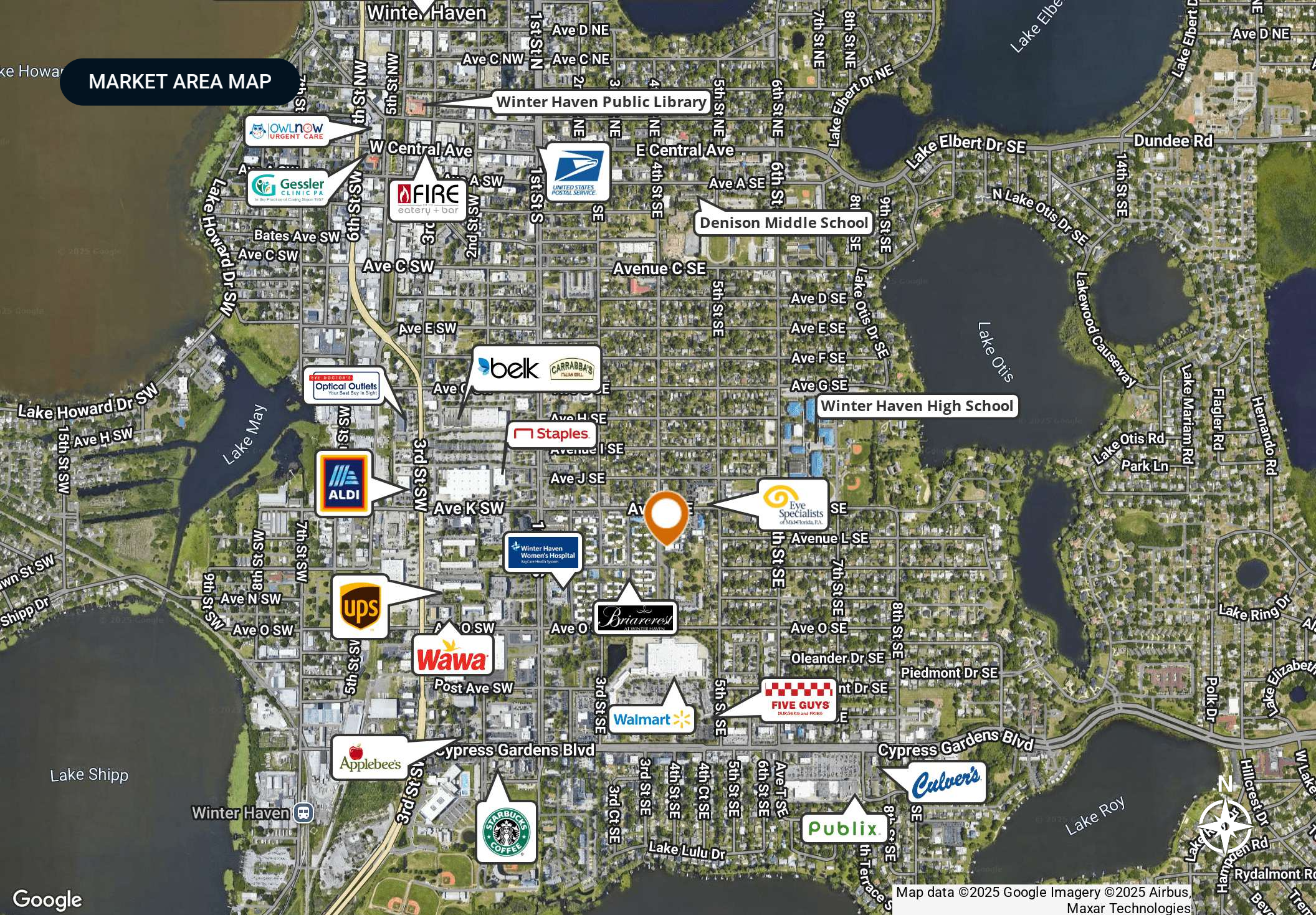
SUBJECT

Briarcrest AT WINTER HAVEN Apartments

BARRINGTON PLACE APARTMENT HOMES

Winter Haven Women's Hospital BayCare Health System

MARKET AREA MAP



Winter Haven Public Library

Denison Middle School

Winter Haven High School

belk

CARRABBAS
ITALIAN RESTAURANT

Staples

Optical Outlets
Your Best Buy In Sight

ALDI

Eye Specialists
of Mid-Florida, P.A.

Winter Haven Women's Hospital
BayCare Health System

ups

Briarcrest
ALL VETERINARIANS

Wawa

Walmart

FIVE GUYS
BURGERS and FRIES

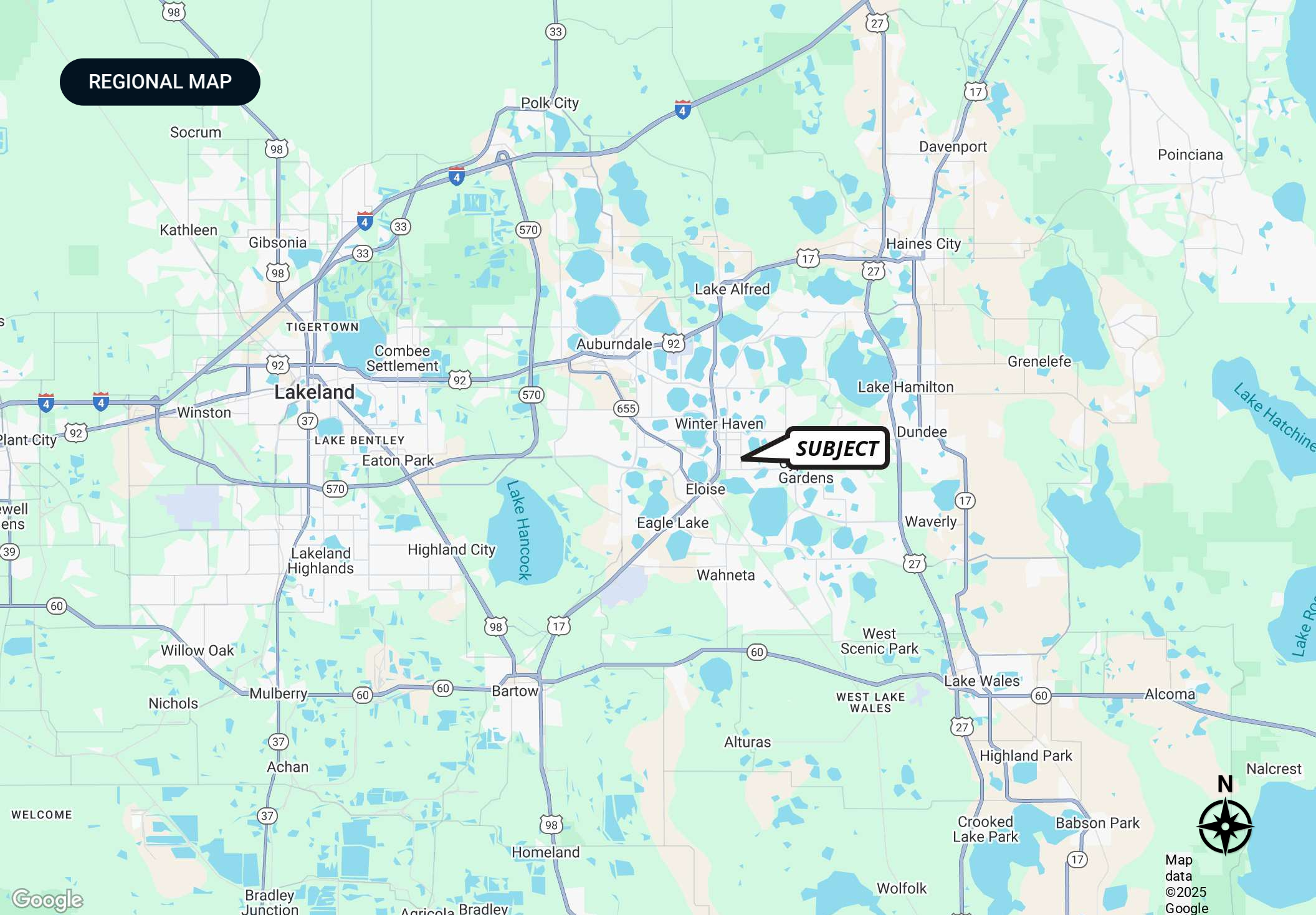
Applebee's

STARBUCKS
COFFEE

Publix

Culver's

REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

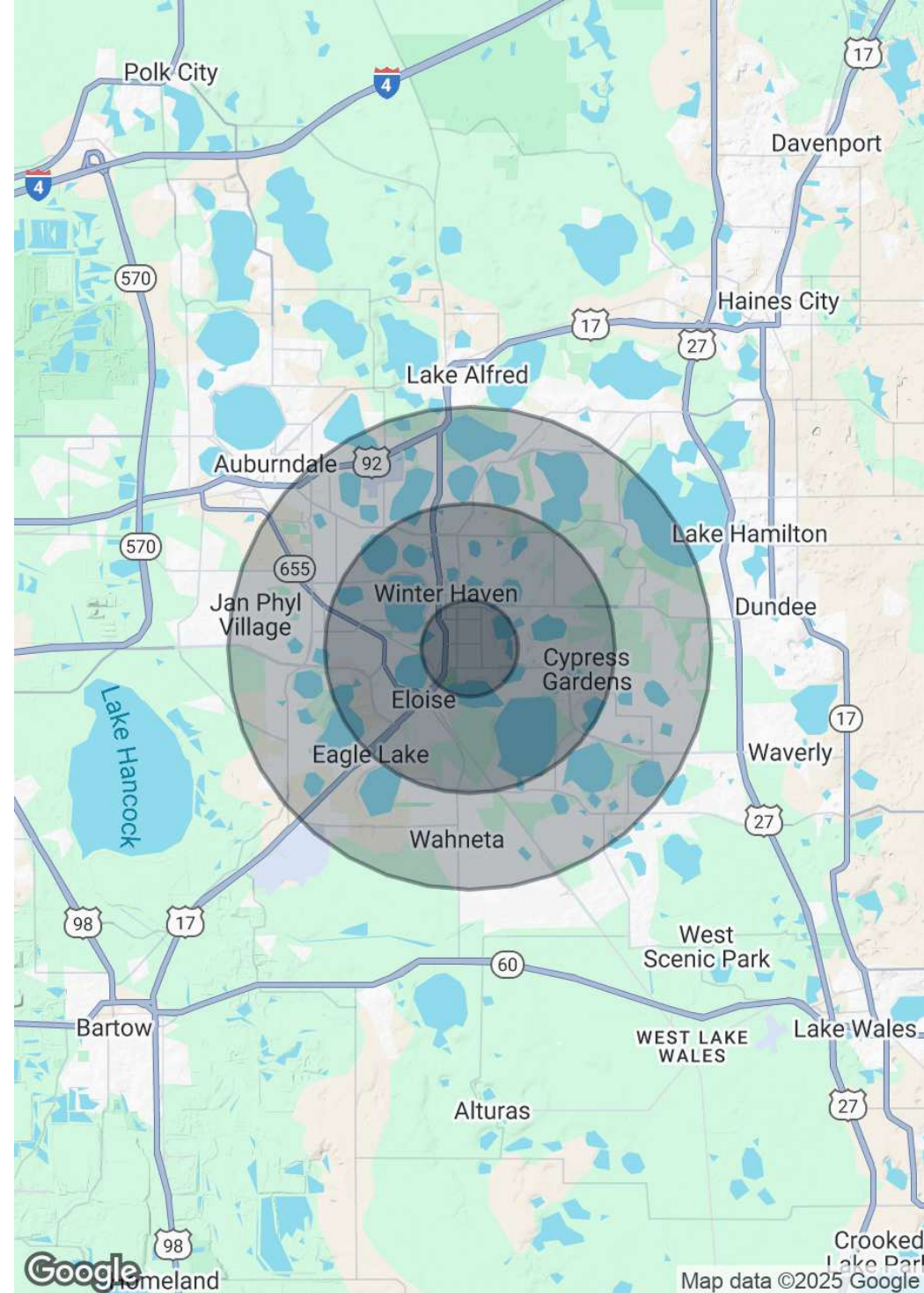
Population

	1 Mile	3 Miles	5 Miles
Total Population	6,492	40,151	87,245
Average Age	35.6	38.6	39
Average Age (Male)	37.4	38.4	38.6
Average Age (Female)	36	39.7	39.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,641	15,917	34,172
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$50,260	\$55,774	\$53,978
Average House Value	\$200,026	\$181,976	\$170,829

* Demographic data derived from 2020 ACS - US Census





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 (2023)
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.

ADVISOR BIOGRAPHY



R. Todd Dantzler, CCIM

Managing Director/Senior Advisor

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Professional Background

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at Saunders Real Estate.

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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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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