



# 600 NORTH BROADWAY AVE BARTOW BB&T

600 N BROADWAY AVE  
BARTOW, FL 33830

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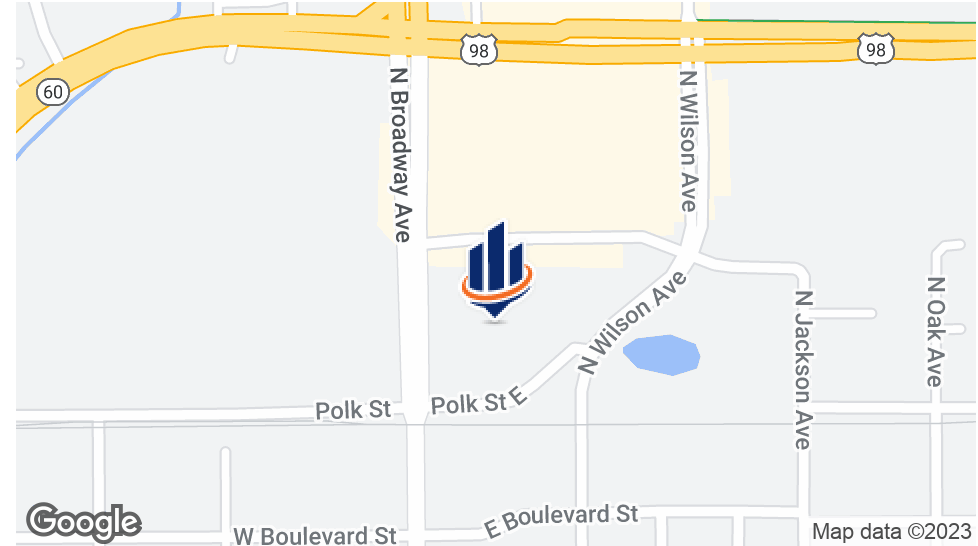
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Subject

Broadway Ave



# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$16 SF/yr (MG; NNN)</b>
<b>CAM</b>	<b>6.50/SF</b>
Building Size:	45,990 ± SF
Available SF:	1,155 - 4,650 ± SF
Year Built:	1976
APN:	25-30-05-000000-034020
Zoning:	Commercial
Traffic Count	12,000 Cars/Day

## PROPERTY OVERVIEW

Professional multi-story office space with various sizes available within an existing BB&T building located in Bartow, the county seat for Polk County. Centrally located on four-laned Broadway Ave in downtown Bartow with FDOT district headquarters located across the street. It is surrounded by other commercial buildings, shops, and restaurants. The county courthouse and administration building are one block away. The building also features plenty of parking and competitive rental rates make this an ideal office space.

## PROPERTY HIGHLIGHTS

- Zoning: Commercial
- Year Built: 1976
- Various sizes available on three separate floors

# Location Description



## LOCATION DESCRIPTION

This office building is located in downtown Bartow, Florida in proximity to a variety of professional offices, businesses, and restaurants. Publix, MidFlorida Credit Union, Lowes, and Starbucks are within one mile north of the subject property. Downtown Bartow is known for its small town charm despite being part of a growing metropolitan area. Bartow is located within the Lakeland-Winter Haven MSA, one of the fastest growing MSA's in the nation. US 98 and State Road 60 are two major thoroughfares situated in the area. US 98 connects Pensacola and the Alabama/Florida state line to the west with Palm Beach and the atlantic coast in the east. State Road 60 runs east-west and connects Clearwater to the west with Vero Beach in the east. This location is ideal as it provides access to customers, transportation, and resources for businesses.

# Location



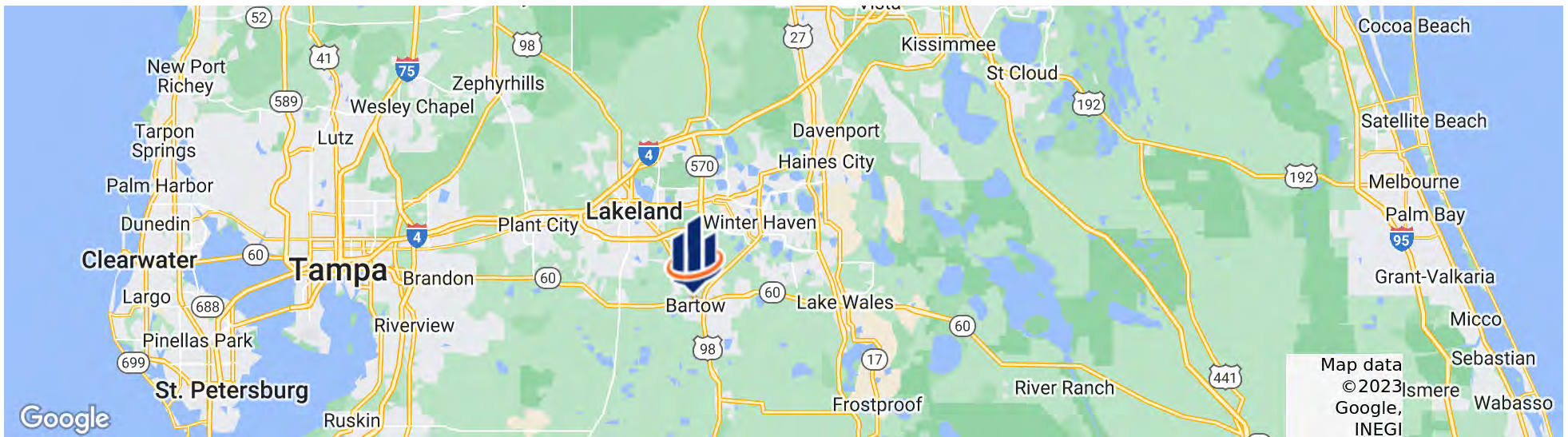
## LOCATION & DRIVING DIRECTIONS

Parcel: 25-30-05-000000-034020

GPS: 27.9012343, -81.8424716

Driving Directions: Take US-98 S; continue 1,000 ± FT onto N Broadway Ave; the property will be to the east.

Showing Instructions: Contact Agent.





Broadway Ave



# Lease Spaces



## LEASE INFORMATION

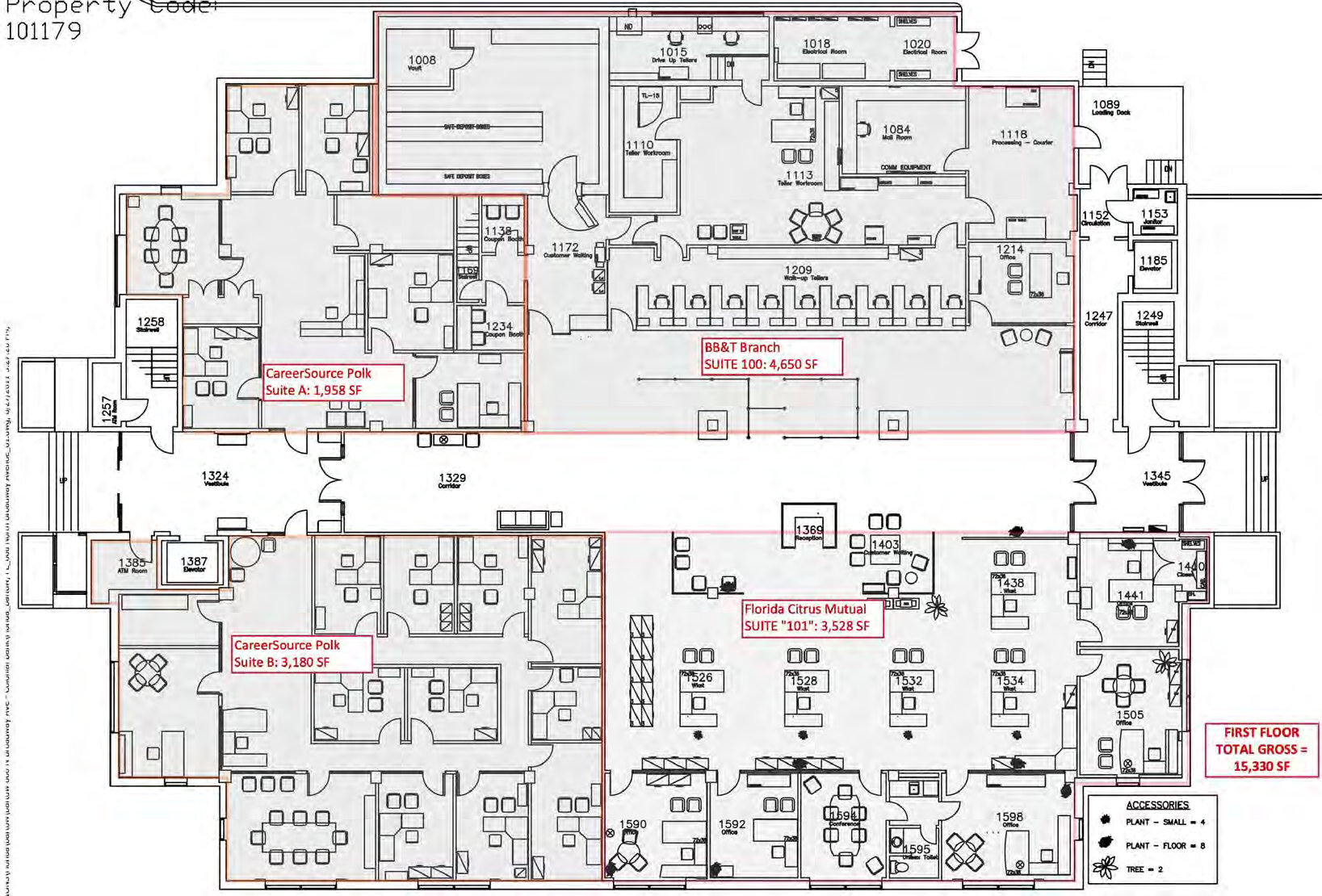
Lease Type: NNN Lease Term: Negotiable  
Total Space: 1,155 - 2,092 SF Lease Rate: \$16.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Third Floor - Suite 304	Available	1,155 SF	NNN	\$16.00 SF/yr
Third Floor - Suite 305	Available	2,092 SF	NNN	\$16.00 SF/yr

# 1st Floor

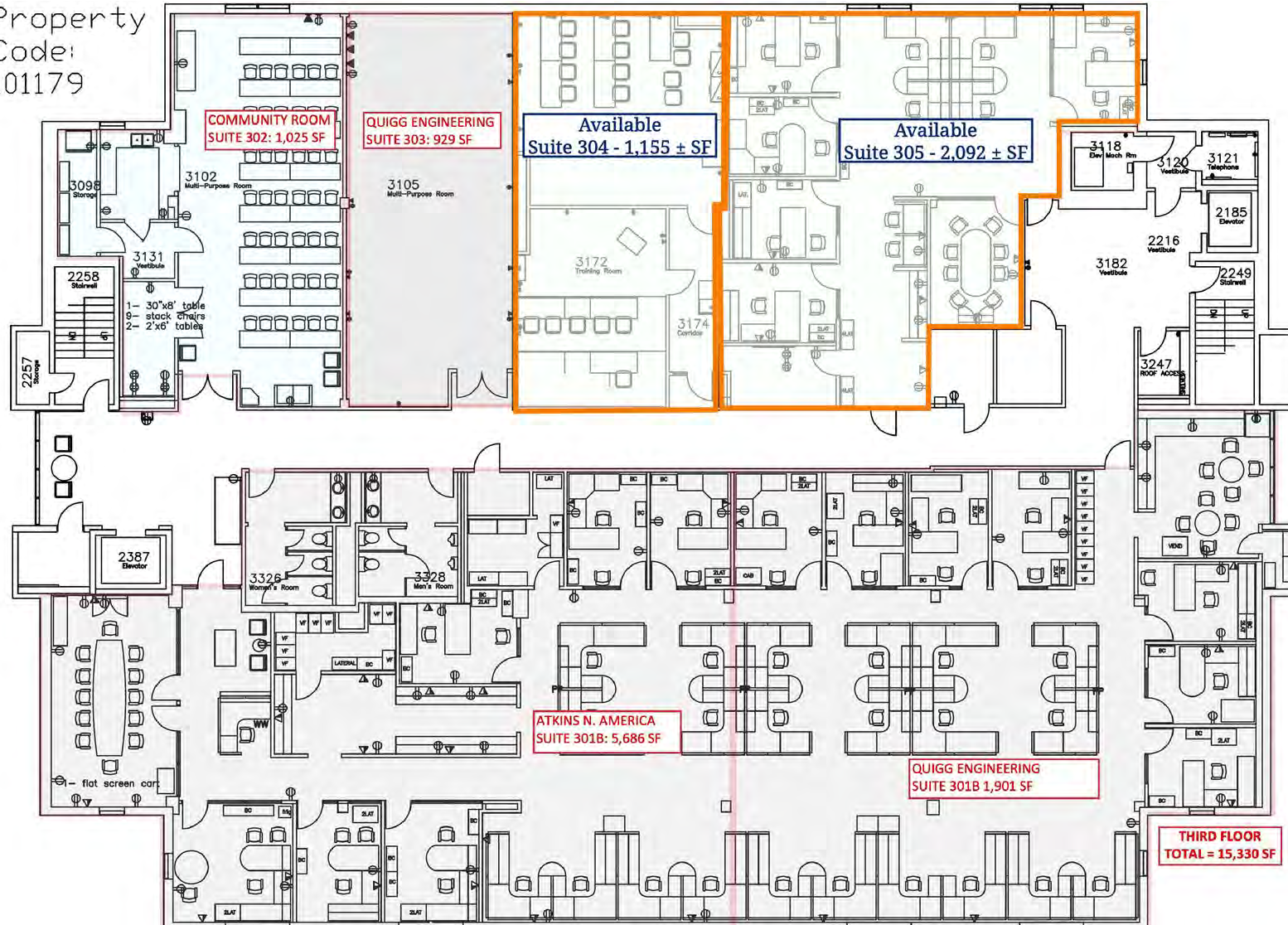
Property Code:  
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# 3rd Floor

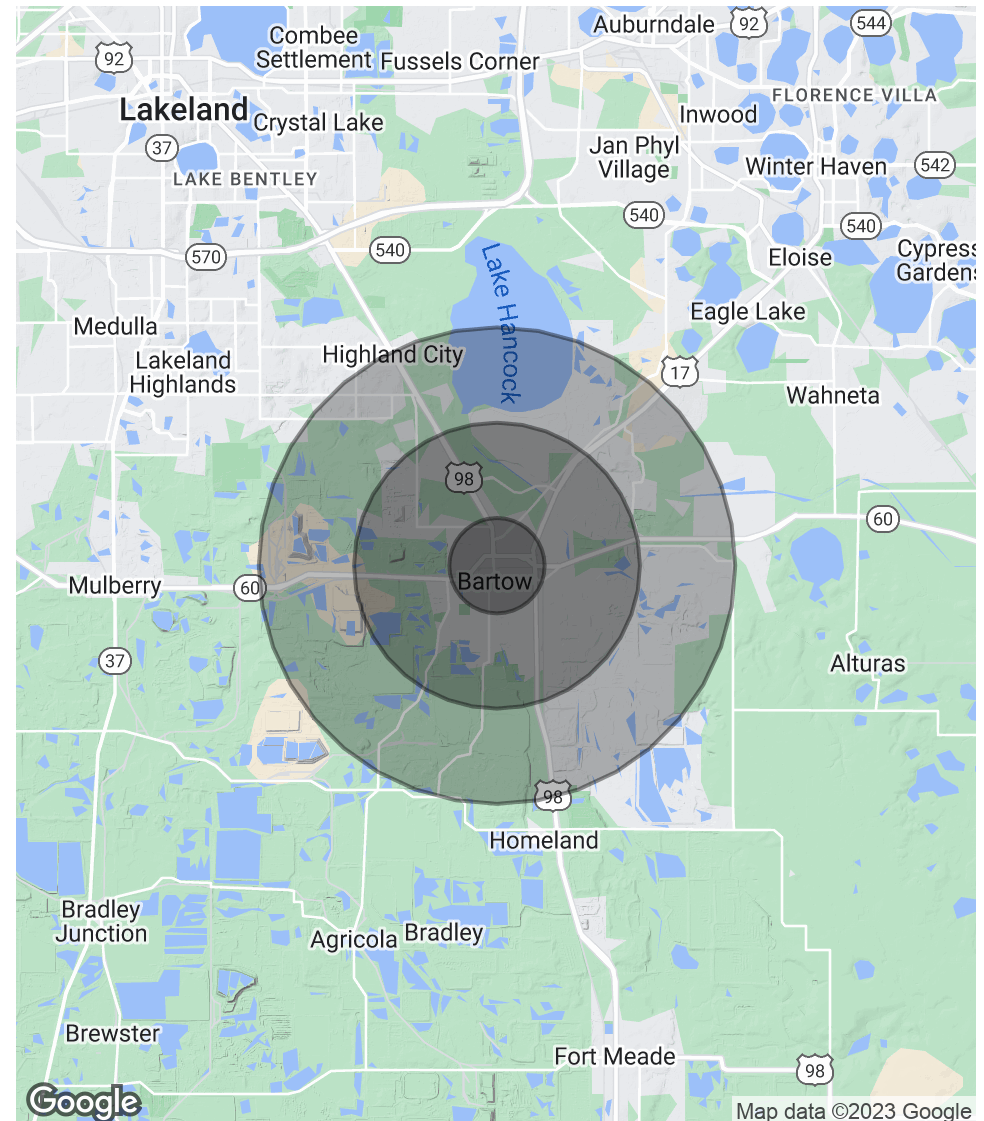
Property  
Code:  
101179



# Demographics Map & Report

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	5,048	20,313	31,982
Average Age	34.5	36.5	36.9
Average Age (Male)	33.6	35.4	35.8
Average Age (Female)	36.2	38.2	38.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,779	7,068	11,173
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$57,582	\$60,351	\$62,717
Average House Value	\$179,317	\$186,782	\$183,704

\* Demographic data derived from 2020 ACS - US Census





## POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
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.

# Market Area Map



# Neighborhood Area Map



# Additional Photos



Van Fleet Dr

Broadway Ave





## R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

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Direct: 877.518.5263 x403 | Cell: 863.287.3586

### 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 40 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®. 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 currently the 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.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area





## JONATHAN FLEMING

Advisor

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### PROFESSIONAL BACKGROUND

Jonathan Fleming is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jonathan earned his real estate license in 2008 and started his career with Choice-Dantzler Properties. He joined Coldwell Banker Commercial Saunders Ralston Dantzler in 2012.

Jonathan would then attend the University of Central Florida, graduate with honors, and obtain a major in Political Science with a minor in Business Administration. He was active in the Delta Tau Delta fraternity and participated in intramural sports.

Upon graduation, Jonathan gained extensive experience in the logistics industry which informs his current work in commercial real estate. He worked at Phoenix Logistics & Cold Storage, owned by Colorado Boxed Beef Company (CBBC), until March of 2020. Jonathan's roles included three years as transportation manager and four years as operations manager. Jonathan was responsible for the budget, a fleet of 125 tractors and 200 trailers, and 75 employees across four departments that including 25 drivers and 15 contractors.

Jonathan would later work to acquire national accounts like Daisy Brand Sour Cream & Cottage Cheese, Coca-Cola North America, McDonald's, Minute Maid, Natalie's Orchid Island Juice Company, Cutrale, Florida's Natural, Omaha Steaks, Bevolution Group, England Logistics, Saputo Dairy Foods, and Mission Foods. Eventually, he would help CBBC with acquisitions to take it from a \$1.2 billion company to over \$2 billion.

Jonathan also managed facility moves. He was one of two leads responsible for the remodel of a dry warehouse to build a 50,000 square foot freezer and cooler. He also worked on an implementation team for new hardware and software for warehouse management and transportation management systems.



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One of America's Best Brokerages



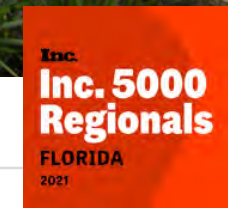
APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

# 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.

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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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