

# COMMUNITY BUSINESS PROPERTY FOR SALE

**3,952± SF TOTAL ON .14± AC FOR SALE**

**FOUNDRY**  
COMMERCIAL



**590 E SUMMERLIN ST | BARTOW, FL 33830**

**ASKING PRICE: \$575,000**

## PROPERTY OVERVIEW

The property consists of a 1-story, 3,952± SF double unit in a 3-unit retail outlet that was constructed in 1956.

The unit is currently operated as a Day Care and features an open area consistent with a day care facility, a standard kitchen and a fenced playground behind the building.

The parcel lies within the City of Bartow Community Redevelopment Area (CRA) – Area 1, a state-authorized redevelopment district established under Florida Statutes Chapter 163 to support neighborhood revitalization and targeted public investment.

## PROPERTY SPECIFICATIONS

PARCEL ID	253005372500021023
TOTAL SF	3,952± SF
ACREAGE	.14± SF
COUNTY	Polk
ZONING	C-1 (Downtown Commercial)
USE	Commercial, Day Care
PARKING	Street

## FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
Principal, Managing Director  
[Matt.Messier@foundrycommercial.com](mailto:Matt.Messier@foundrycommercial.com)  
Licensed Real Estate Broker

**CARLIN BEEKMAN | 407.540.7789**  
Vice President  
[Carlin.BEEKMAN@foundrycommercial.com](mailto:Carlin.BEEKMAN@foundrycommercial.com)  
Licensed Real Estate Broker

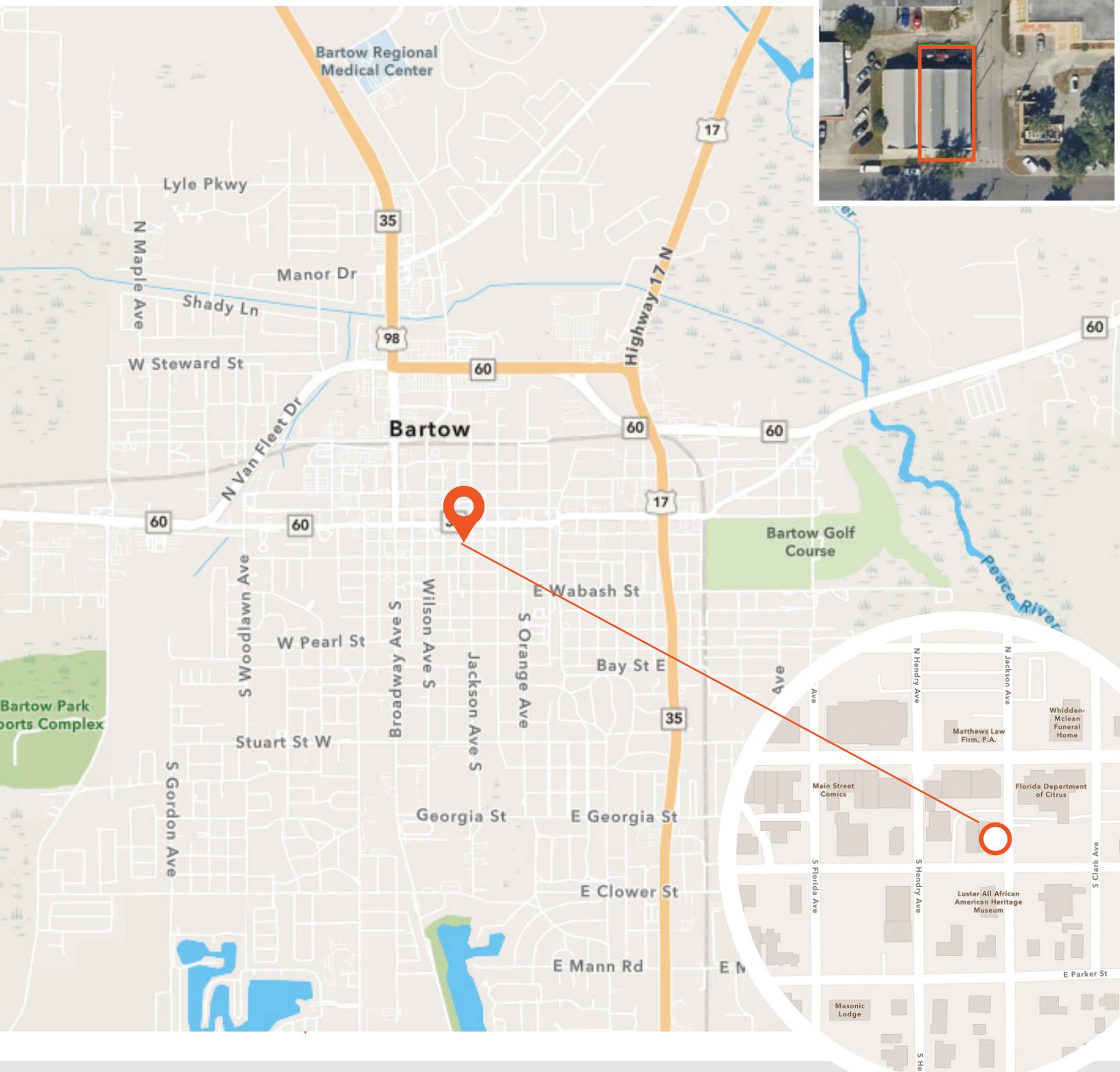
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://foundrycommercial.com)

## AERIAL &amp; PROPERTY LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | **407.540.7718**  
 Principal, Managing Director  
 Matt.Messier@foundrycommercial.com  
 Licensed Real Estate Broker

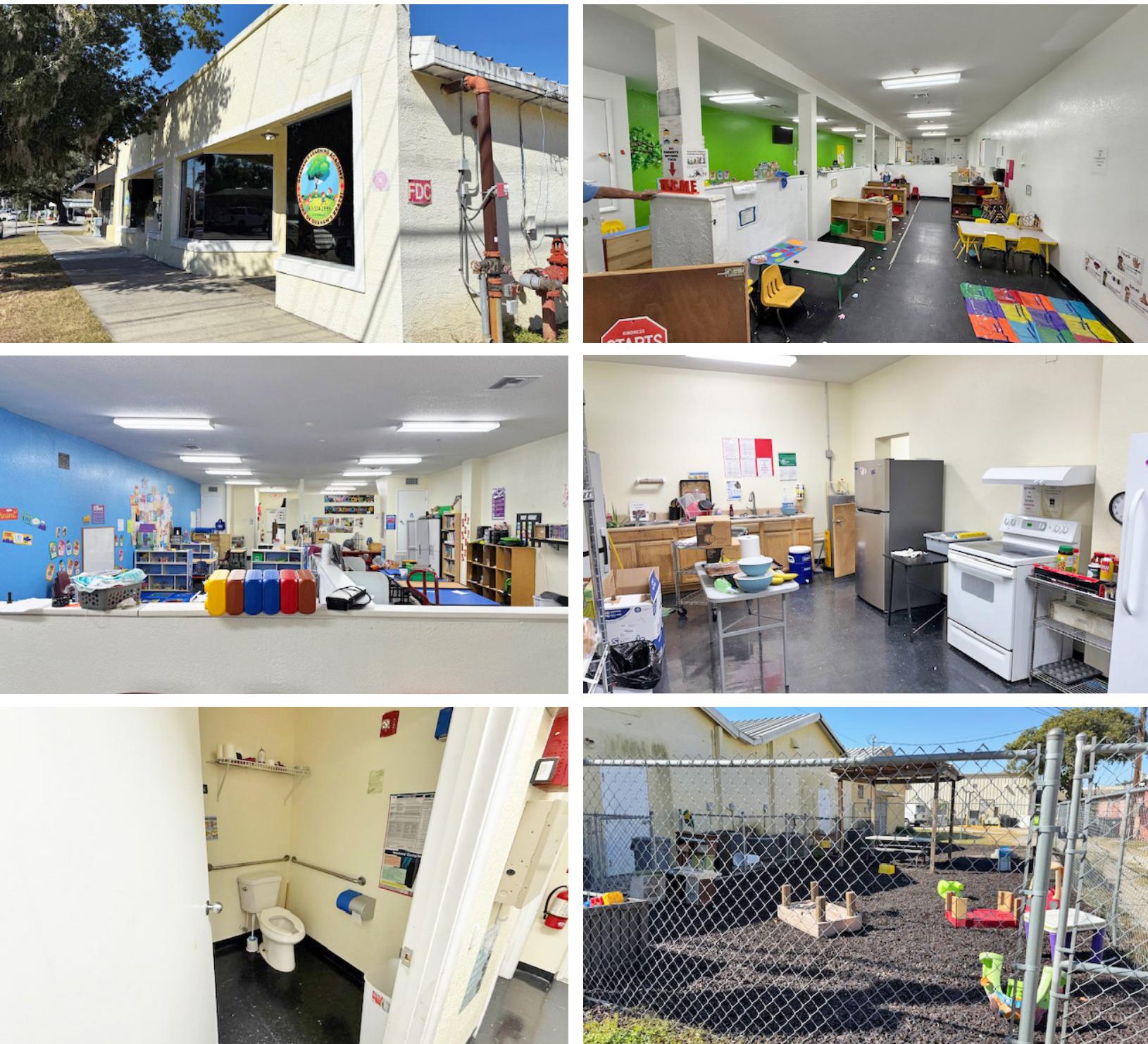
CARLIN BEEKMAN | **407.540.7789**  
 Vice President  
 Carlin.Beekman@foundrycommercial.com  
 Licensed Real Estate Broker

**FOUNDRY**  
 COMMERCIAL

MISSION  
 PROPERTY  
 GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

## PROPERTY PHOTOS



### FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
 Principal, Managing Director  
 Matt.Messier@foundrycommercial.com  
 Licensed Real Estate Broker

**CARLIN BEEKMAN | 407.540.7789**  
 Vice President  
 Carlin.Bekkman@foundrycommercial.com  
 Licensed Real Estate Broker

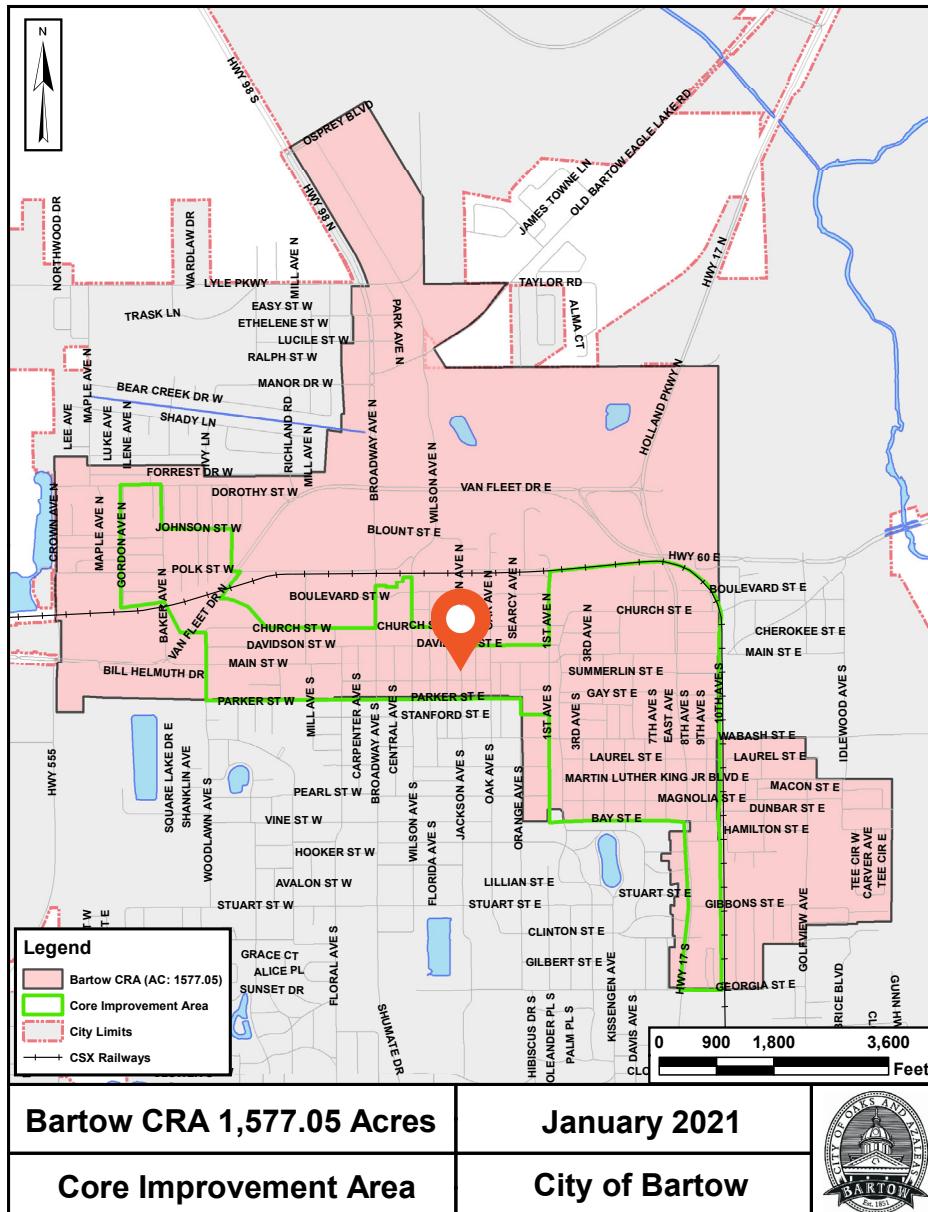
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

**FOUNDRY**  
 COMMERCIAL

MISSION  
 PROPERTY  
 GROUP

[foundrycommercial.com](http://foundrycommercial.com)

## COMMUNITY REDEVELOPMENT AREA



## FROM THE CITY OF BARTOW

The Community Redevelopment Agency's (CRA) Commercial Enhancement Grant Program aims to reduce the number of vacant commercial properties and improve commercial properties by assisting property owners and/or tenants with funding to renovate a commercial space for short or long-term occupancy. The intent of the renovations to a commercial property is to generate significant pedestrian foot traffic to the CRA District and its businesses.

Grants may be awarded to property owners for interior and exterior improvements to commercial property, and the project must include interior improvements for grant approval. The renovations are for first-floor ground-level improvements for the property's interior. This program is intended for interior and exterior renovations that do not exceed a total project cost of \$100,000. The CRA will fund a 50% matching grant for the total cost of the project up to a maximum of \$50,000 for reimbursement. Applicants may spend more than \$100,000 on their project, however, the maximum grant amount for reimbursement will remain \$50,000. Eligible improvements can include exterior improvements for painting, signage, lighting, doors, windows, site improvements, and minor exterior repairs. Eligible interior improvements include windows, doors, standard lighting, electrical, basic HVAC, concrete floor, ADA restrooms, fountains, Interior historical restoration, and fire code improvements. <https://www.cityofbartow.net/302/CRA-Incentive-Grant-Opportunities>

## FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
 Principal, Managing Director  
 Matt.Messier@foundrycommercial.com  
 Licensed Real Estate Broker

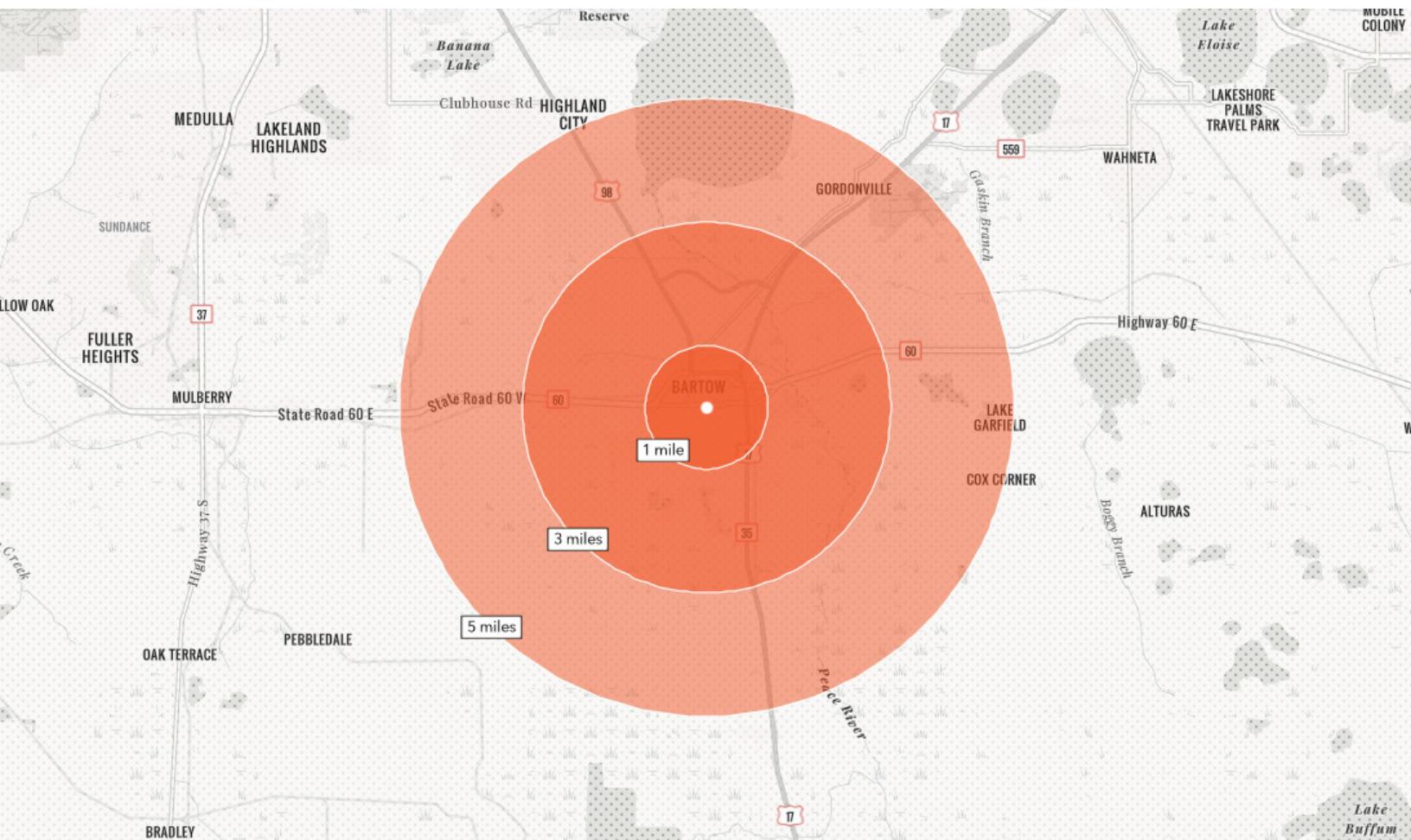
**CARLIN BEEKMAN | 407.540.7789**  
 Vice President  
 Carlin.Bekman@foundrycommercial.com  
 Licensed Real Estate Broker

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.



MISSION  
PROPERTY  
GROUP

## DEMOGRAPHICS



## 1 MILE RADIUS

	<b>6,833</b> ESTIMATED POPULATION 2025
	<b>34.9</b> MEDIAN AGE
	<b>\$242,735</b> MEDIAN HOME VALUE 2025
	<b>6,299</b> TOTAL EMPLOYEES
	<b>\$83,658</b> AVG HOUSEHOLD INCOME

## 3 MILE RADIUS

	<b>20,473</b> ESTIMATED POPULATION 2025
	<b>36.8</b> MEDIAN AGE
	<b>\$264,428</b> MEDIAN HOME VALUE 2025
	<b>12,221</b> TOTAL EMPLOYEES
	<b>\$97,546</b> AVG HOUSEHOLD INCOME

## 5 MILE RADIUS

	<b>30,926</b> ESTIMATED POPULATION 2025
	<b>36.6</b> MEDIAN AGE
	<b>\$273,261</b> MEDIAN HOME VALUE 2025
	<b>14,434</b> TOTAL EMPLOYEES
	<b>\$102,867</b> AVG HOUSEHOLD INCOME

## FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | **407.540.7718**  
 Principal, Managing Director  
 Matt.Messier@foundrycommercial.com  
 Licensed Real Estate Broker

CARLIN BEEKMAN | **407.540.7789**  
 Vice President  
 Carlin.Bekman@foundrycommercial.com  
 Licensed Real Estate Broker

**FOUNDRY**  
 COMMERCIAL

MISSION  
 PROPERTY  
 GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

[foundrycommercial.com](http://foundrycommercial.com)