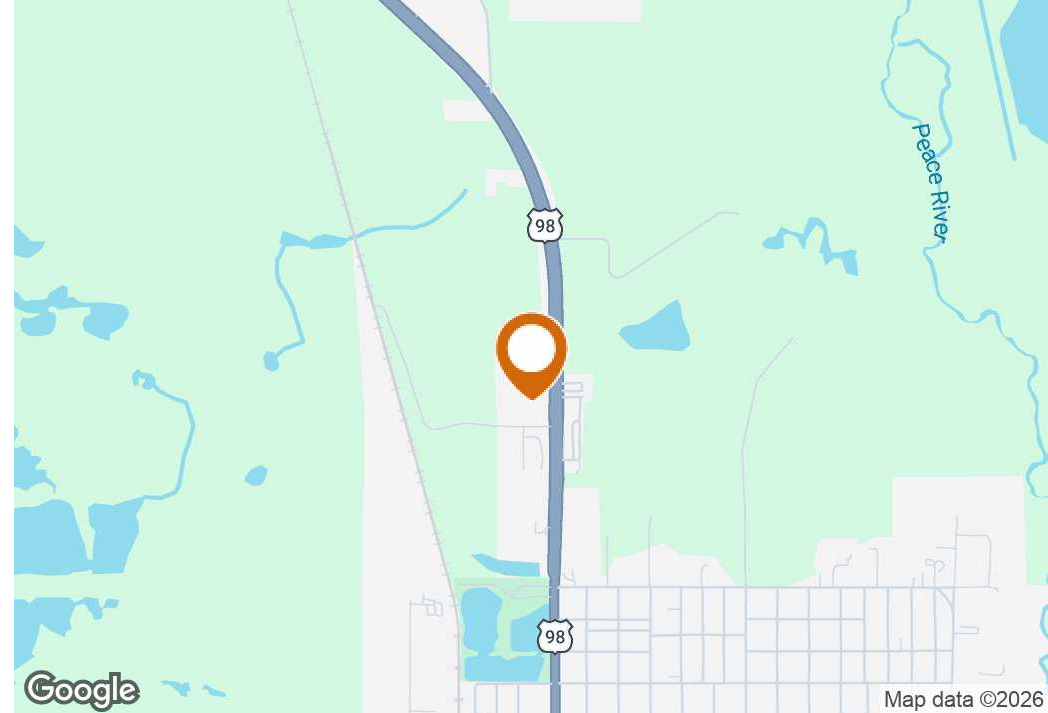


U.S 17 Retail Opportunity in Fort Meade

1401 U.S. 17 North, Ft Meade, Florida 33841

R. Todd Dantzler, CCIM
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,500,000
Building Size:	16,500 SF
Lot Size:	3.42 Acres
Price / SF:	\$151.52
Year Built:	2003
Zoning:	Commercial & Light Industrial
Market:	Polk
Traffic Count:	22,500 ± Cars/Day
APN:	25-31-22-000000-041020

Property Overview *RECENT PRICE REDUCTION*

This property is a former Badcock store fronting on U.S Highway 17. It is a corner lot with excess land included in the 3.42 acres. The subject building is approximately 16,500 SF with a rear loading dock and a large warehouse/receiving area. There are three offices, two restrooms, a kitchen/break room, and a large, air conditioned showroom.

Property Highlights

- Immediate occupancy
- Oversized lot for expansion or additional building.
- Excellent exposure on US 17 at the Northern entrance into Ft. Meade

PROPERTY DESCRIPTION



Location Description

This property is located on the west side of US Hwy 17, a major north-south transportation route that provides seamless connectivity to surrounding cities, including Bartow (10 miles to the north) and Wauchula (12 miles to the south). This highway sees approximately 22,500 cars per day, allowing for excellent visibility.

Fort Meade's economy has seen significant growth in recent years, driven by ecotourism and hospitality. The nearby Streamsong Golf Resort & Spa, a 10,000-acre world-class facility developed by Mosaic Corporation, and the opening of Legoland in 2011 have positively impacted the area. The city also features Fort Meade Middle-Senior High School, several historic buildings, the Fort Meade Historical Museum, and Patterson Park.

PROPERTY DETAILS

Location Information

Building Name	U.S 17 Retail Opportunity In Fort Meade
Street Address	1401 U.S. 17 North
City, State, Zip	Ft Meade, FL 33841
County	Polk
Market	Polk

Building Information

Building Size	16,500 SF
Ceiling Height	14 FT
Number of Floors	1
Year Built	2003
Gross Leasable Area	16,500 SF
Condition	Average
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Ceilings	Acoustic Tile
Floor Coverings	Varies
Foundation	Slab
Exterior Walls	Block

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	Commercial & Light Industrial
Lot Size	3.42 Acres
APN #	25-31-22-000000-041020
Lot Frontage	370 FT
Lot Depth	400 FT
Corner Property	Retail
Traffic Count	22500
Traffic Count Street	US Hwy 17
Amenities	Electronic sign along the highway
Waterfront	No

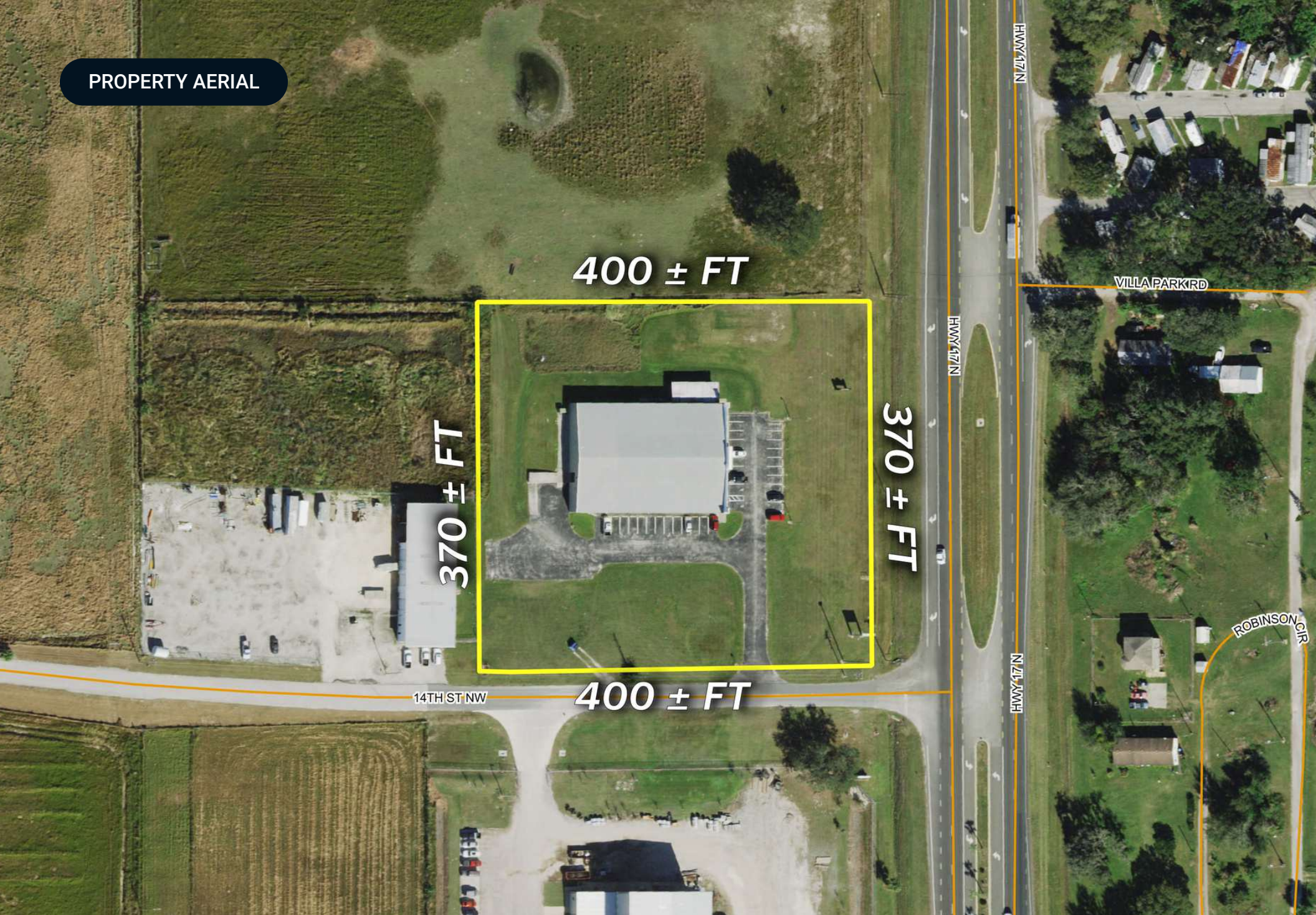
Parking

Parking Type	Surface
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Utilities & Amenities

Elevators	No
Central HVAC	Yes
Restrooms	2
Landscaping	Minimal

PROPERTY AERIAL



400 ± FT

370 ± FT

370 ± FT

400 ± FT

14TH ST NW

HWY 47N

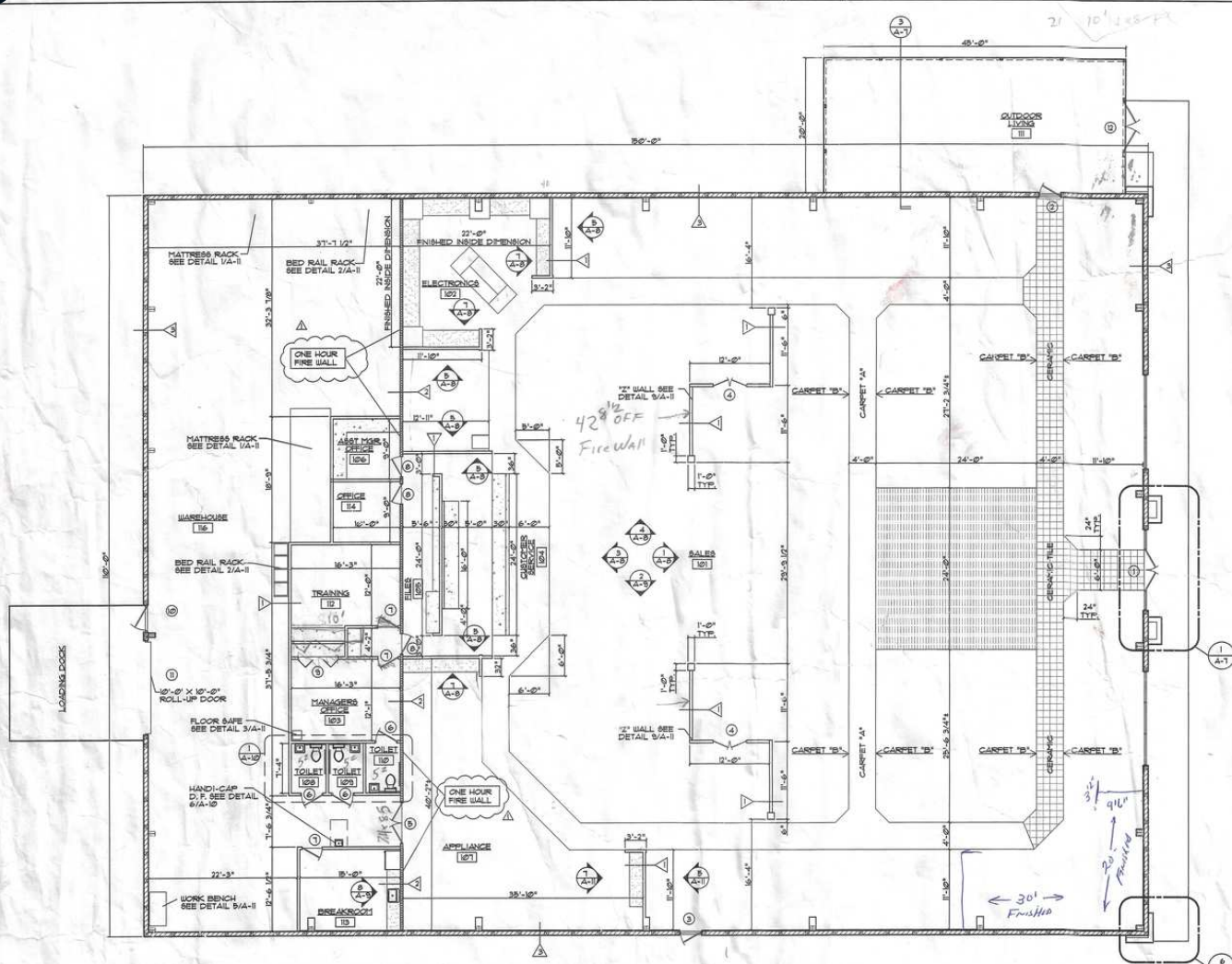
HWY 47N

N 21 1/2 W

VILLAPARK RD

ROBINSON CIR

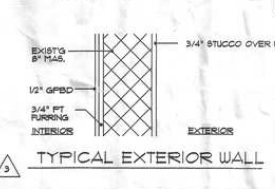
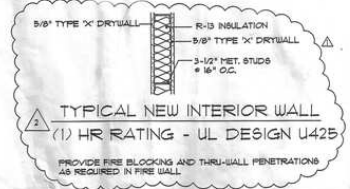
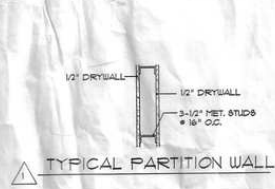
FLOOR PLAN

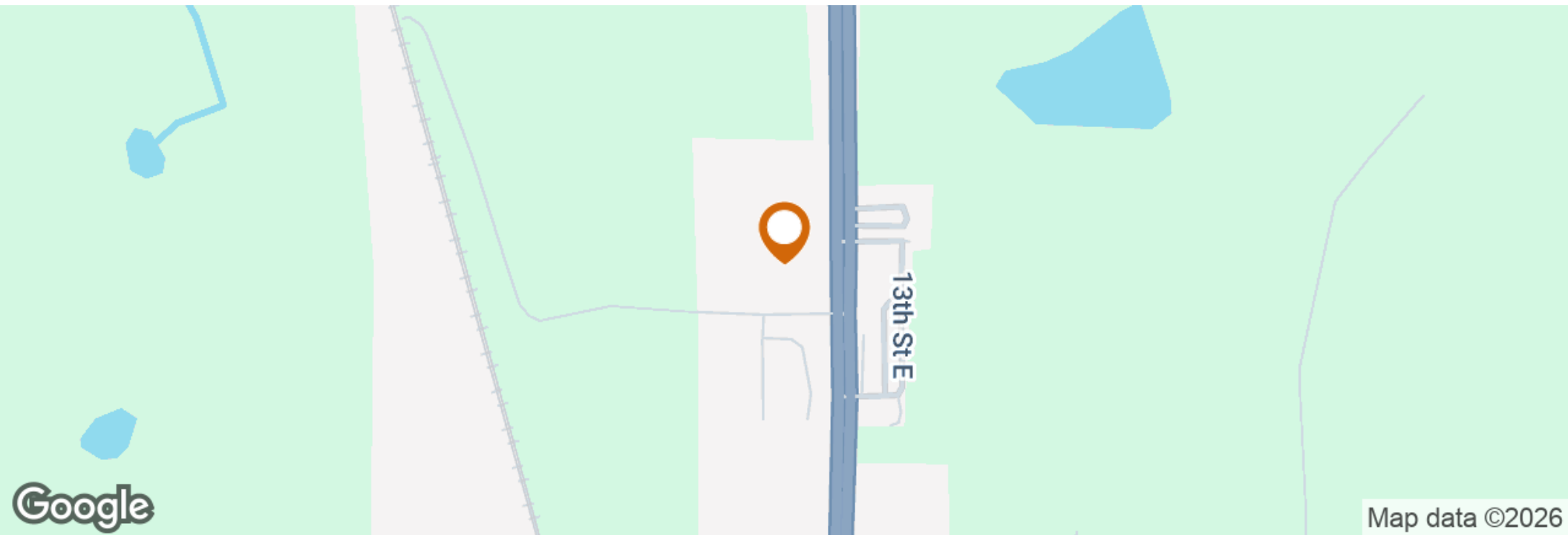
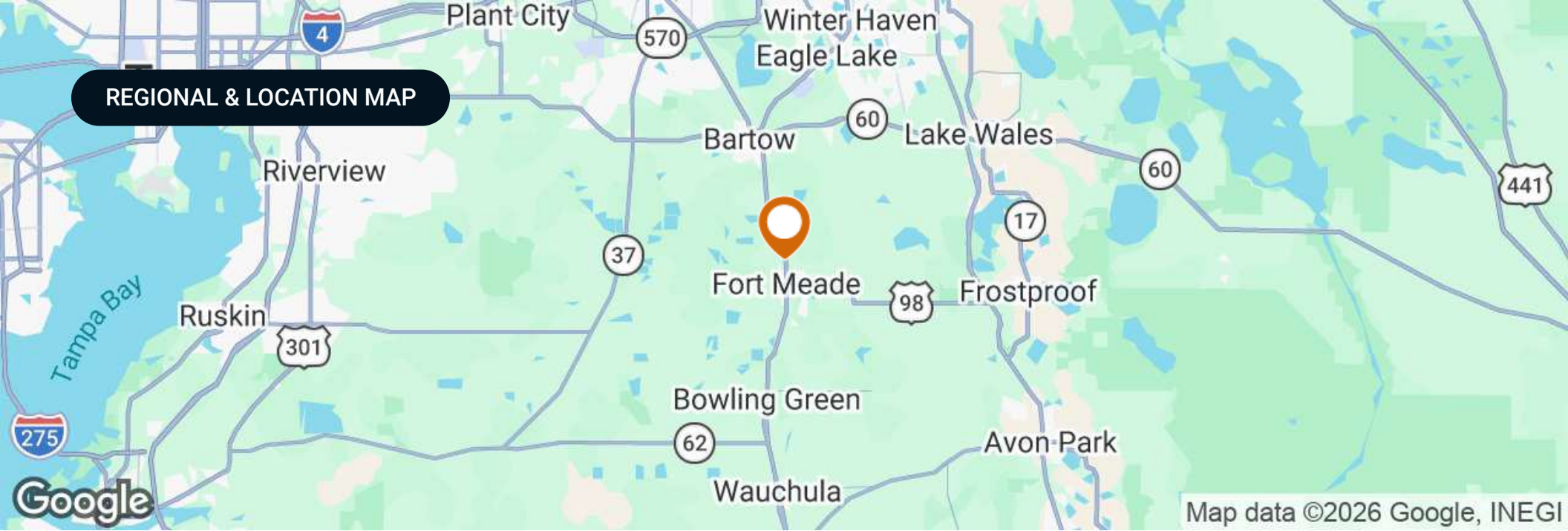


FLOOR PLAN
SCALE 1/8"=1'-0"

RETAIL	10,800 SQ. FT.
WAREHOUSE	3,240 SQ. FT.
OFFICE / TOILETS	1,455 SQ. FT.
TOTAL	16,500 SQ. FT.

NOTE:
ALL TYPICAL 1" WALLS
DO EXTEND TO CEILING - SEE
INTERIOR ELEVATIONS FOR HEIGHT





DEMOGRAPHICS MAP & REPORT

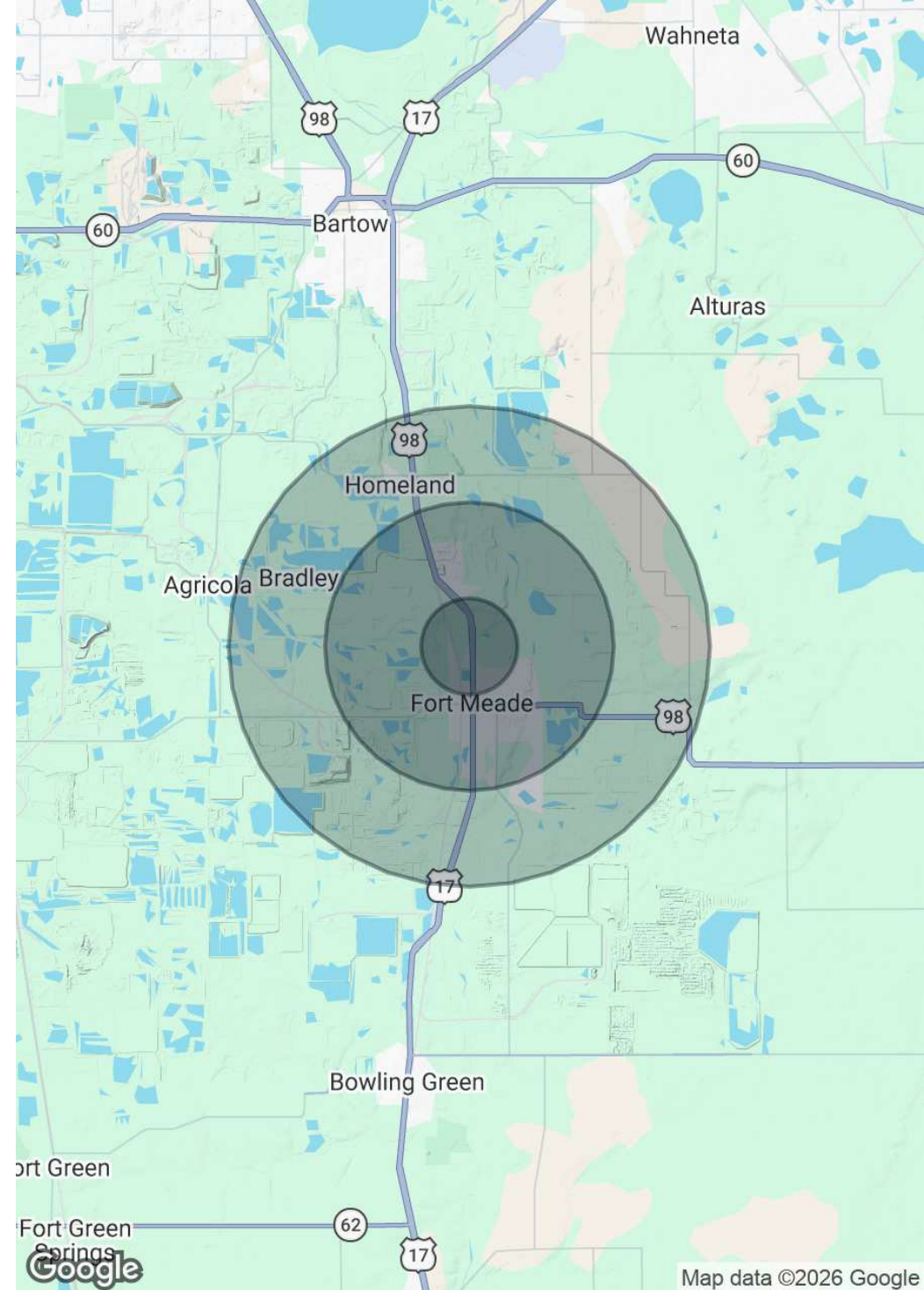
Population

	1 Mile	3 Miles	5 Miles
Total Population	1,102	6,007	7,317
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	40	42	42

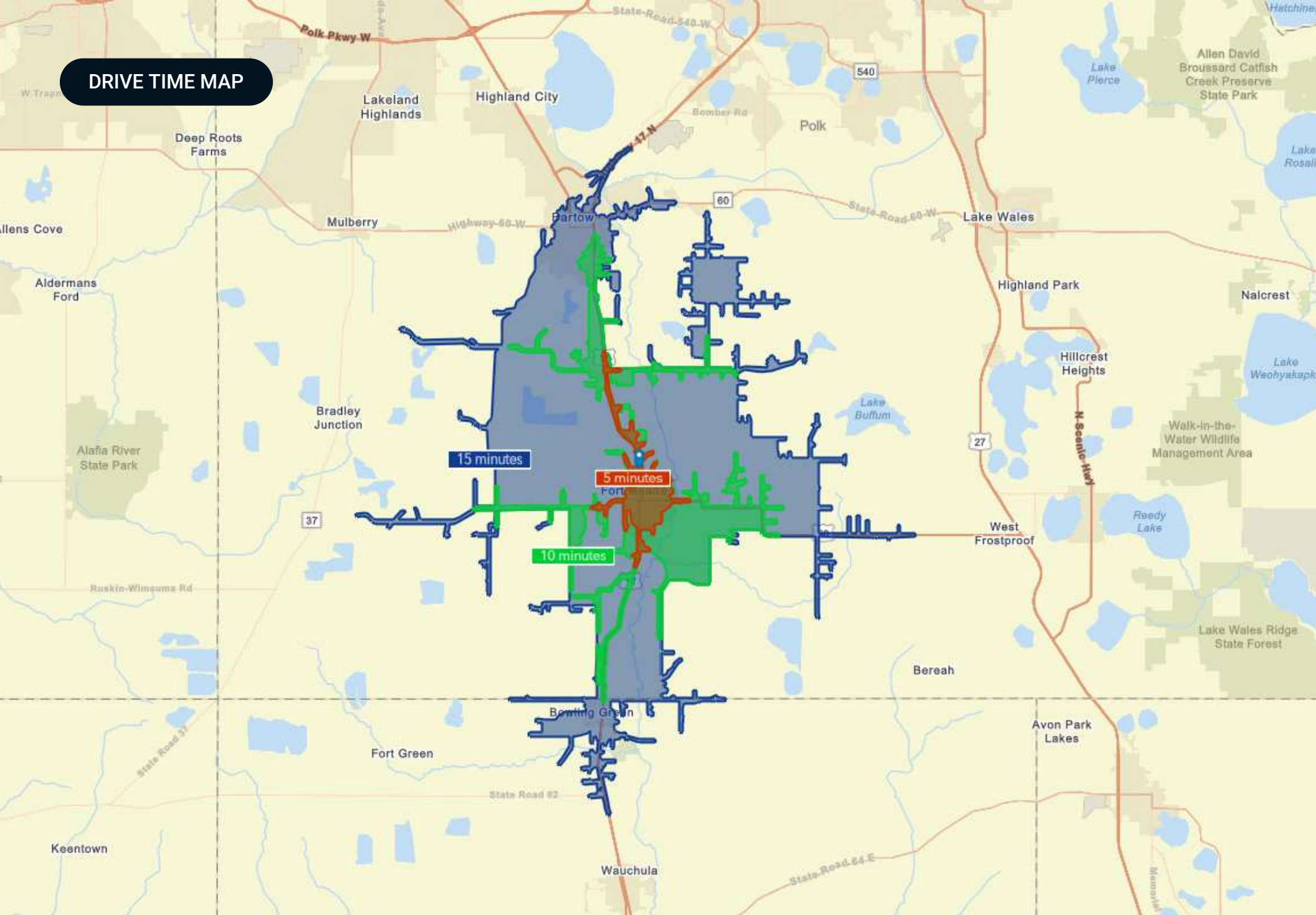
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	403	2,270	2,741
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$58,680	\$68,169	\$70,617
Average House Value	\$284,017	\$231,813	\$234,826

2020 American Community Survey (ACS)



DRIVE TIME MAP



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



R. Todd Dantzler, CCIM

Managing Partner, Senior Advisor

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Professional Background

R. Todd Dantzler, CCIM is a Managing Partner 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.

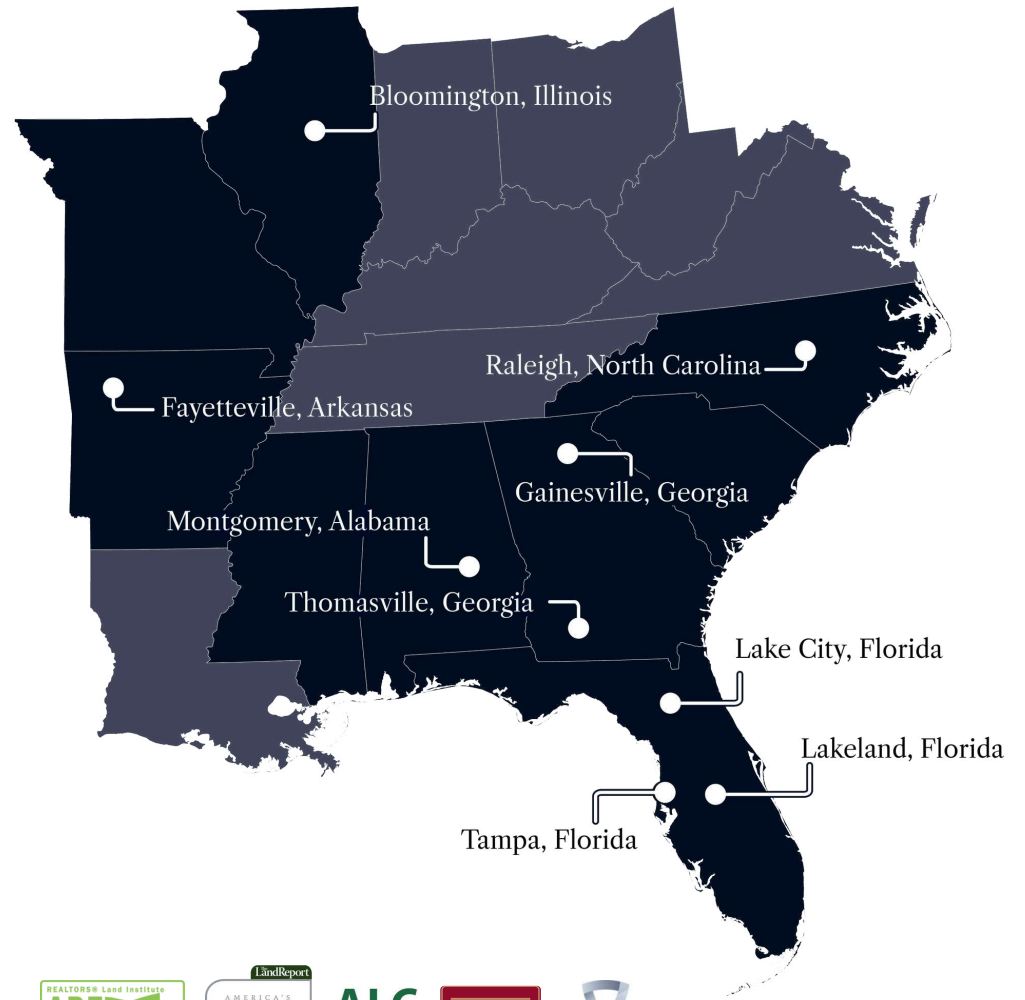
In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

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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