



# RETAIL CENTER ON N SCENIC HIGHWAY

758 N SCENIC HWY  
BABSON PARK, FL 33827

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Scenic Hwy N





# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$650,000</b>
Building Size:	8,000 SF
Lot Size:	1.48 Acres
Price / SF:	\$81.25
Year Built:	1985
Zoning:	RCC- Rural Cluster Center [Polk County]
Traffic Count:	7,300 ± Vehicles/Day
APN:	283033955300036200
Road Frontage:	205 ± FT

## PROPERTY OVERVIEW

This 8,000 ± SF income producing retail center is well located for future growth in Babson Park off of Scenic Highway N [State Road 17]. It is currently 100% occupied with below market rents offering upside potential. The property enjoys easy management and property care. Just 4 miles to the west, you can find U.S Hwy 27, along with downtown Lake Wales 15 ± minutes away to the north.

## PROPERTY HIGHLIGHTS

- Income producing strip center
- High growth area
- Wonderful upside

# Property Description



## LOCATION DESCRIPTION

Located on the east side of Scenic Highway in Babson Park, adjacent to a Polk County Fire Station and just south of the main entrance to Webber International University.

## SITE DESCRIPTION

The site is a level lot with paved parking, minimal landscaping, an attractive appearance and near the entrance to Webber International University. Future residential development is quickly approaching. There is a Polk County fire station adjacent to the subject property. This area is preparing to boom with growth. Located north of Frostproof and south of Lake Wales in the Babson Park community.

## EXTERIOR DESCRIPTION

Single story block construction. Shingle roof.

## PARKING DESCRIPTION

Paved. Owner states he will reseal and restripe. 42 regular spaces and 2 handicapped spaces.

## UTILITIES DESCRIPTION

Septic and Polk County water



# Aerial Photo



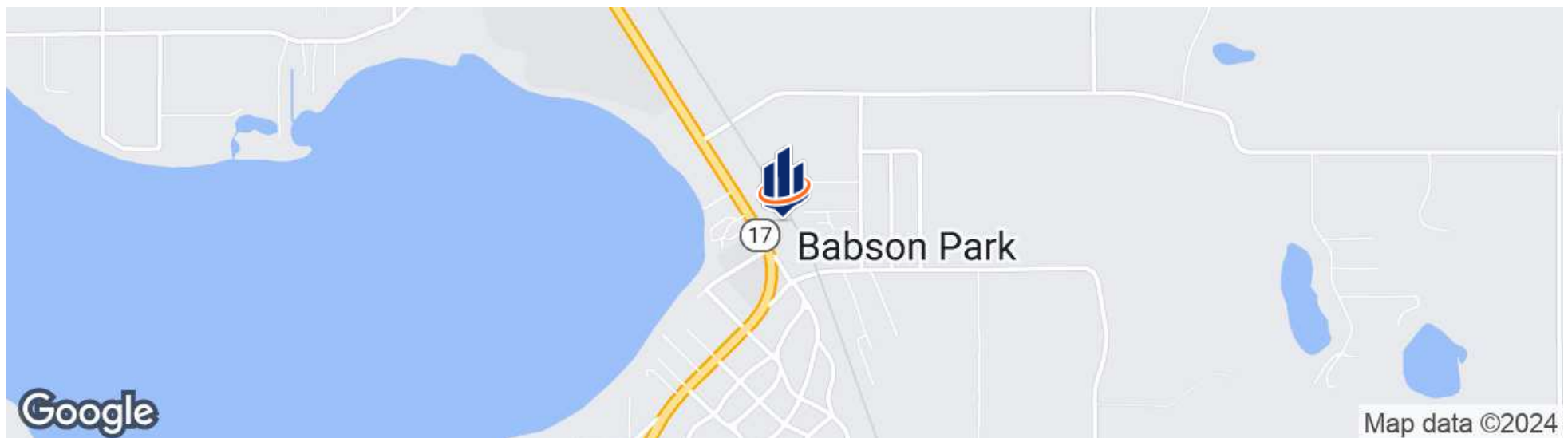


# Aerial Photo





# Regional & Location Map

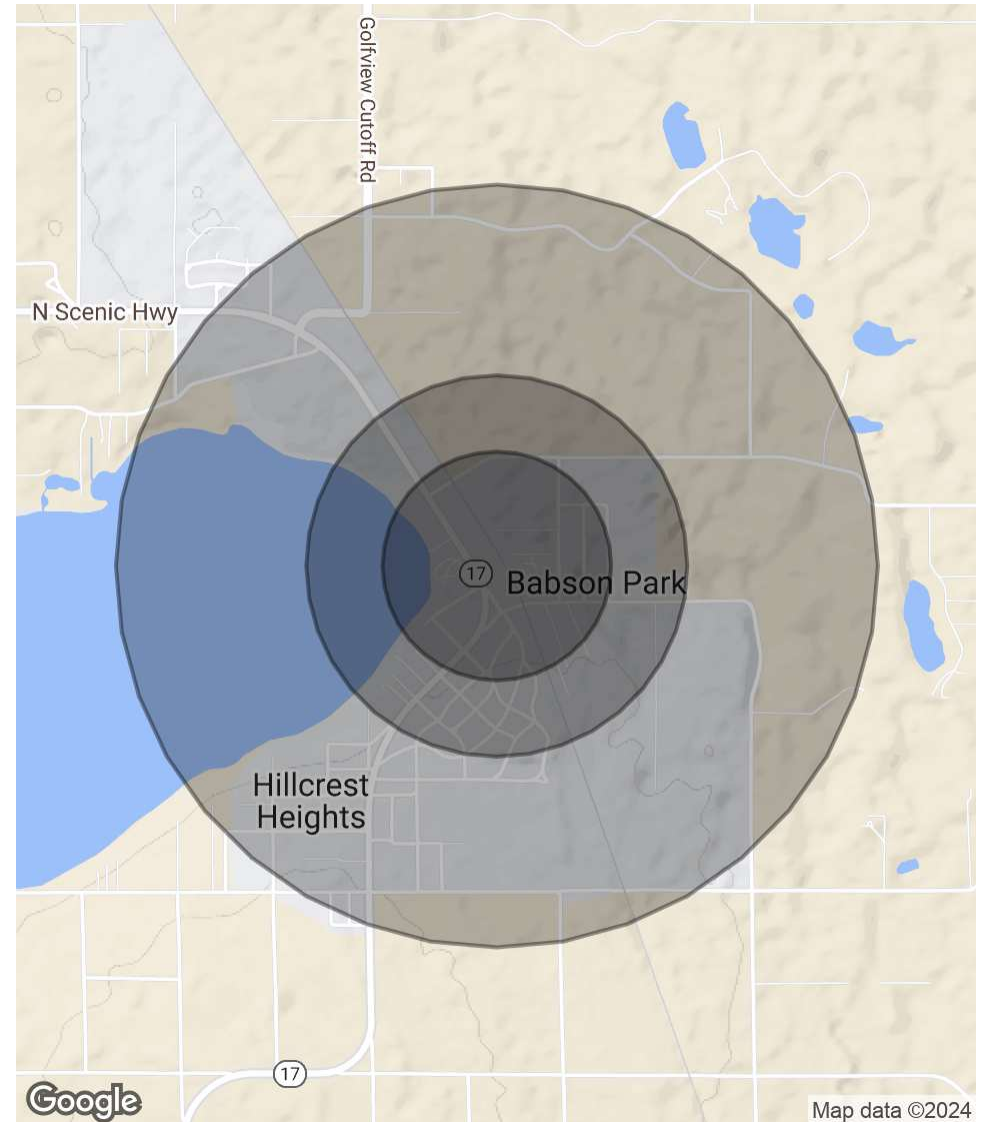


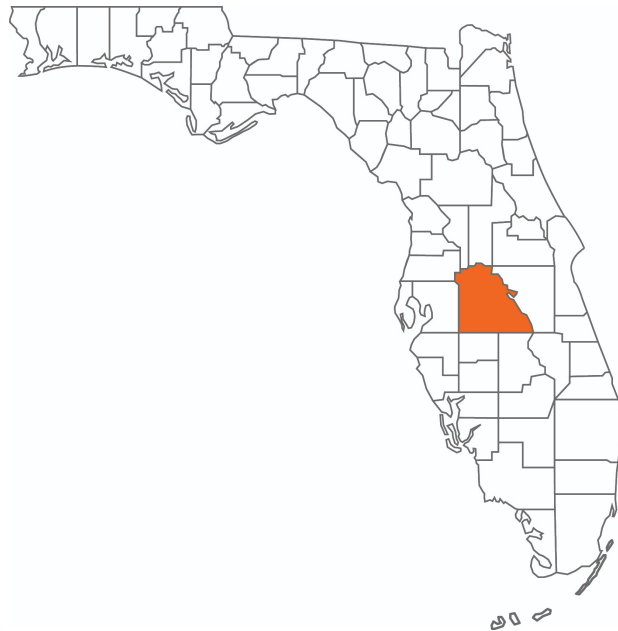
RETAIL CENTER ON N SCENIC HIGHWAY | 758 N SCENIC HWY BABSON PARK, FL 33827

# Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	187	497	1,549
Average Age	40	40	43
Average Age (Male)	41	41	42
Average Age (Female)	40	40	44
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	75	201	605
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$90,764	\$90,764	\$86,493
Average House Value	\$337,024	\$337,024	\$309,854

Demographics data derived from AlphaMap





## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



# Neighborhood Map





# Market Area Map





# Scenic Highway Frontage



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*



# Additional Photos







The Pool Spot

HEARTLAND CHIROPRACTIC

Dr. Curtis Smith  
Chiropractor & Acupuncturist  
1843 E. 2nd St.  
(843) 666-7766

ecologic cafe

ANTIQUE'S

FURNITURE HOME DECOR

888-844-0888

LANARLY  
BOOK STORE





## **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 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 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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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.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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.





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**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

**ARKANSAS**

112 W Center St, Suite 501  
Fayetteville, Arkansas 72701  
479.582.4113

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