



600 NORTH BROADWAY AVE BARTOW BB&T

600 N Broadway Ave, Bartow, FL 33830

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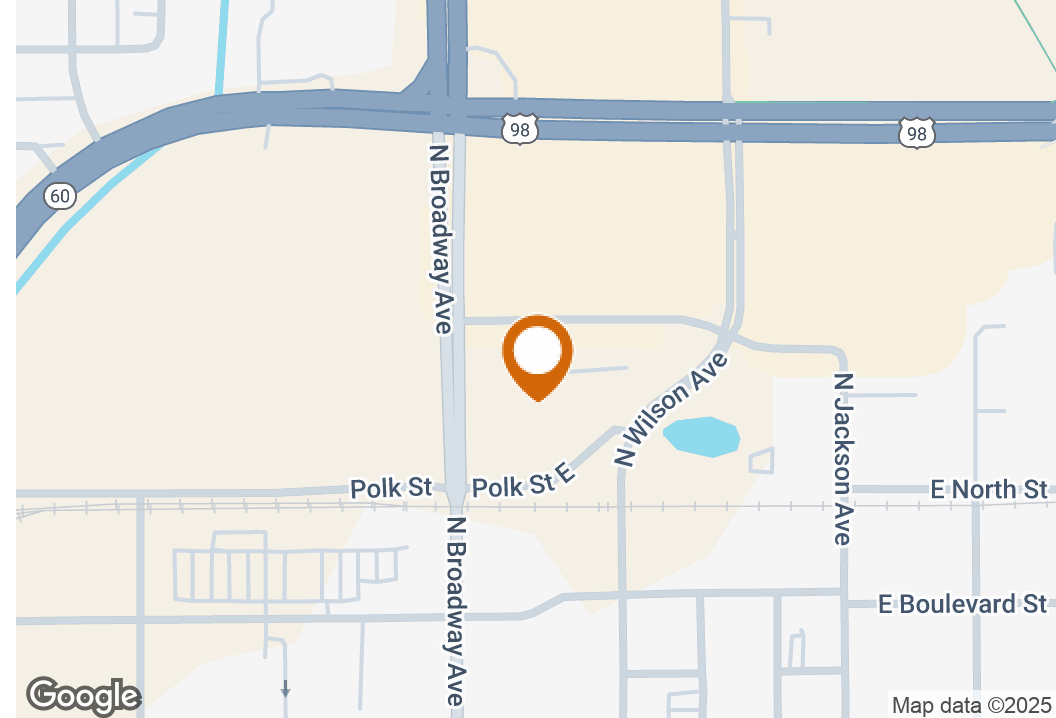


Subject

Broadway Ave



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
CAM	6.50/SF
Building Size:	45,990 ± SF
Available SF:	1,155 ± SF
Year Built:	1976
APN:	25-30-05-000000-034020
Zoning:	Commercial
Traffic Count	13,000 ± 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

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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



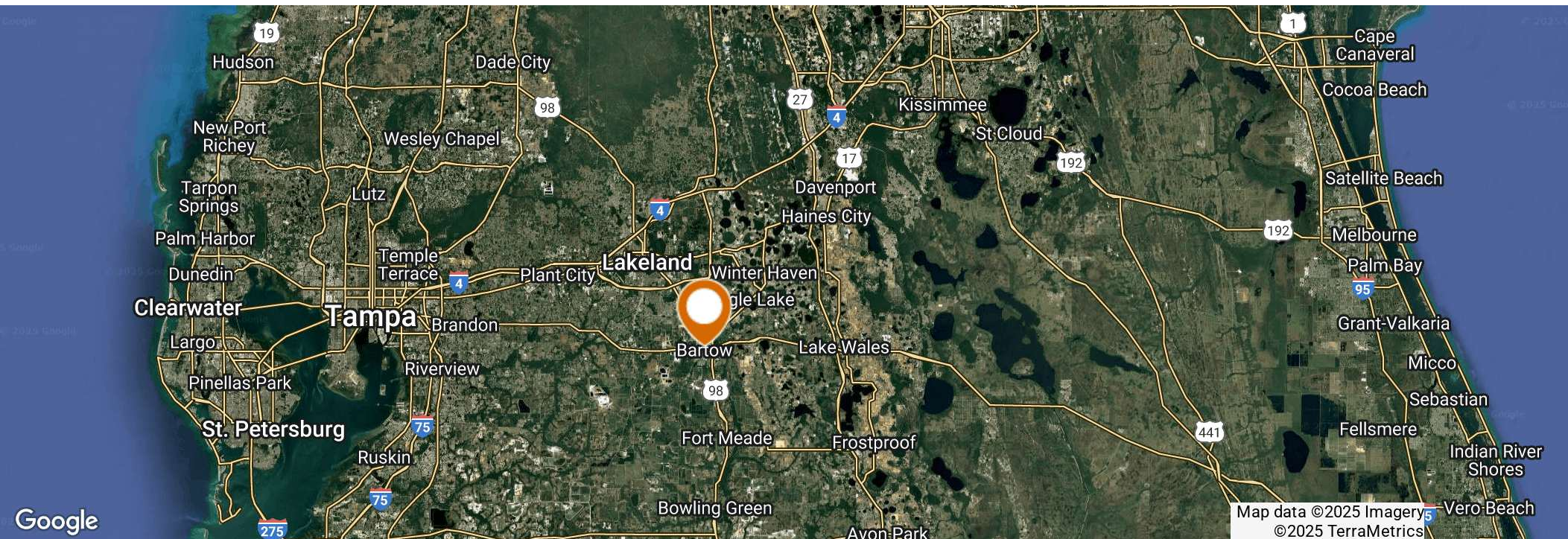
LOCATION & DRIVING DIRECTIONS

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.





Broadway Ave



LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,155 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Third Floor - Suite 304	Available	1,155 SF	NNN	\$20.00 SF/yr

3RD FLOOR

Property
Code:
101179

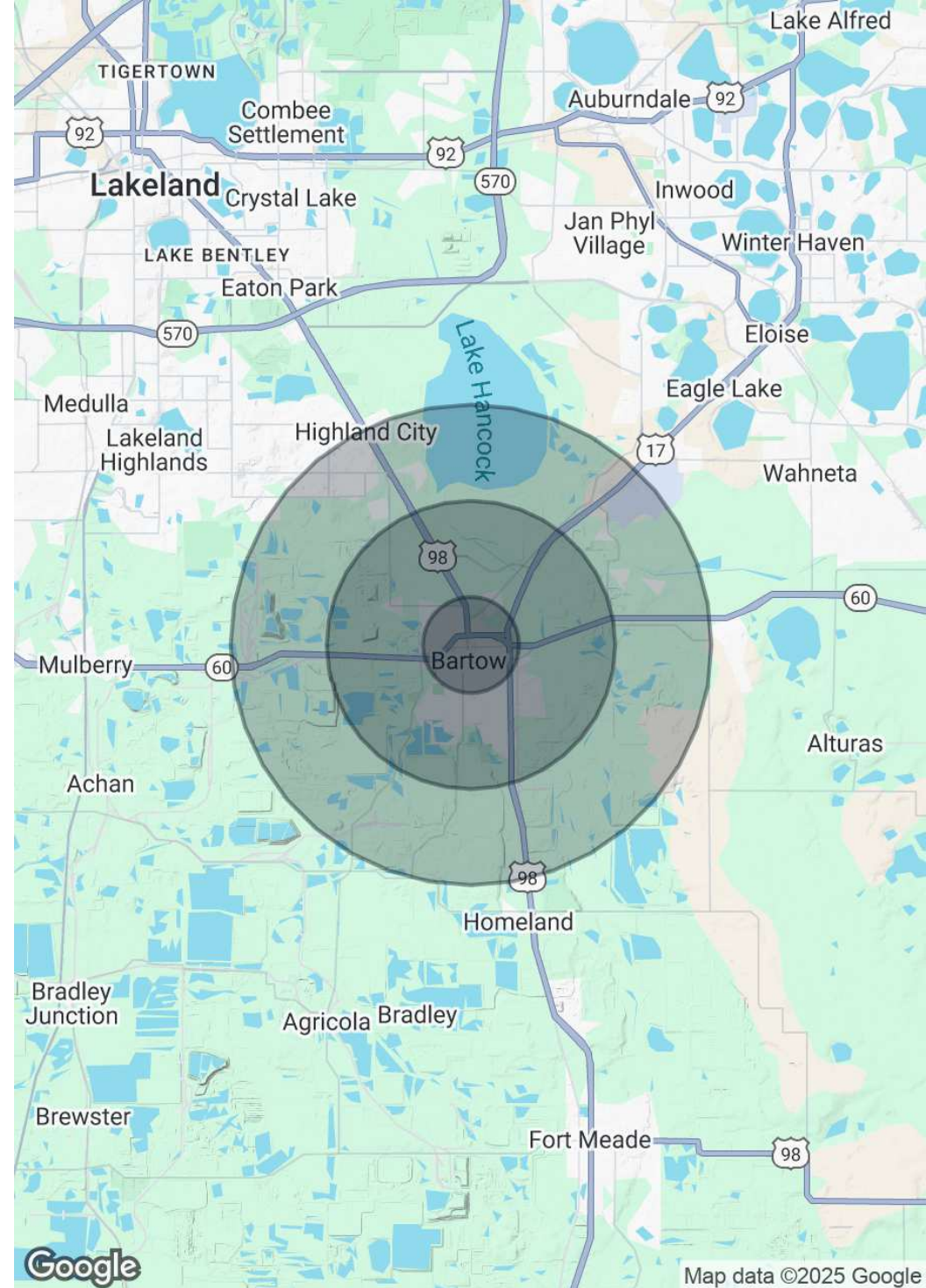


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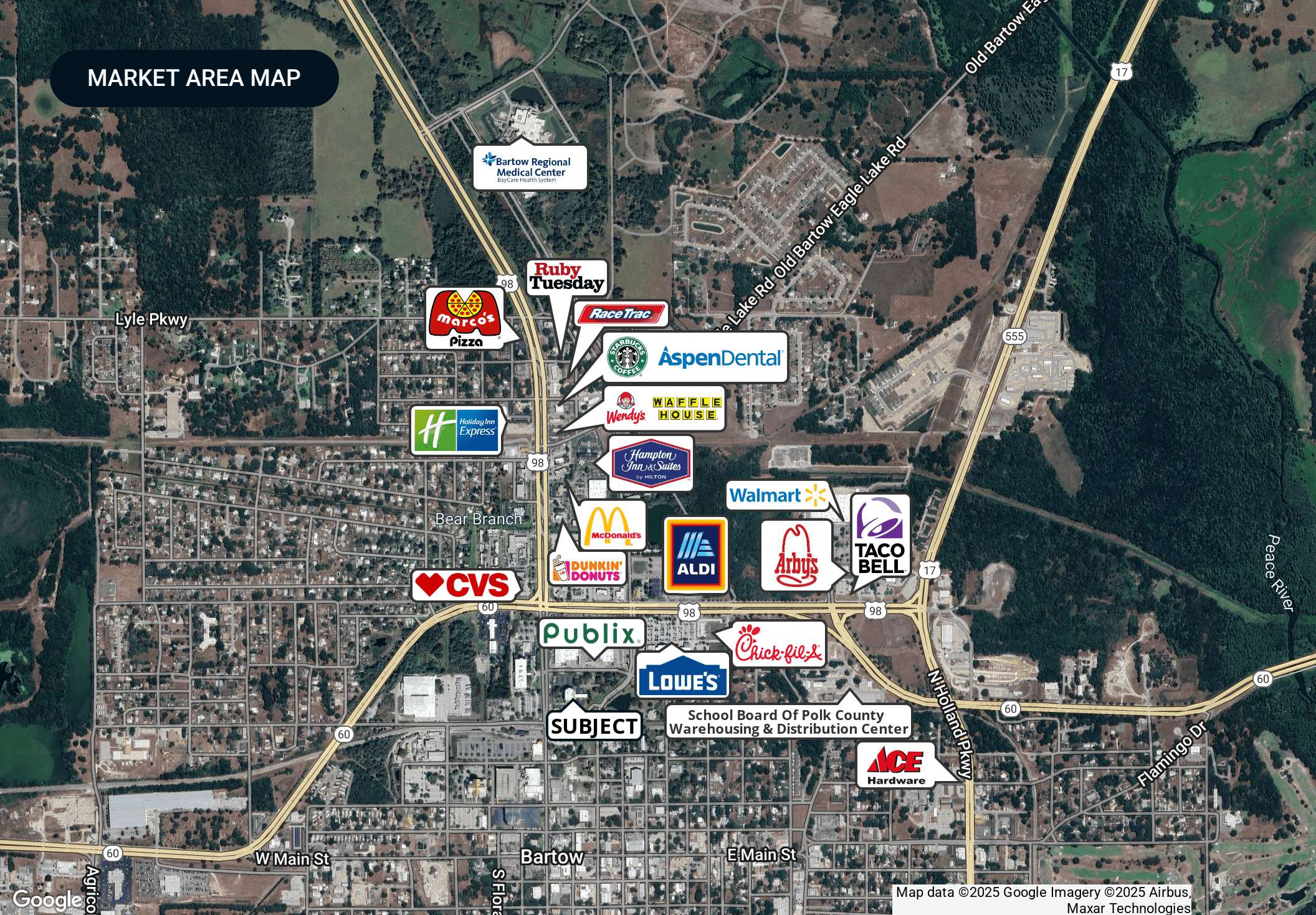
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

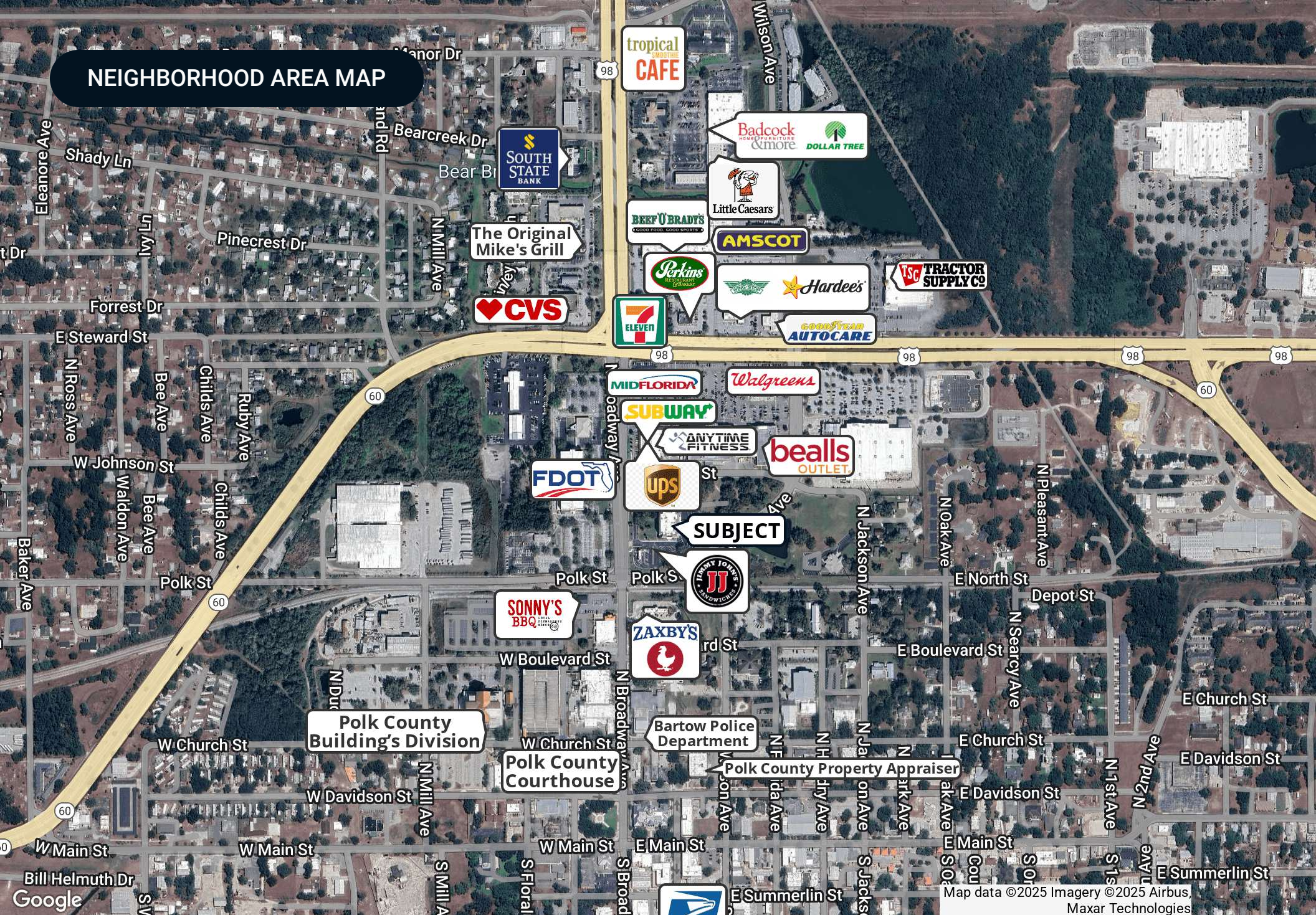
2020 American Community Survey (ACS)



MARKET AREA MAP



NEIGHBORHOOD AREA MAP



ADDITIONAL PHOTOS





Van Fleet Dr

Broadway Ave

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.

ADVISOR BIOGRAPHY



JONATHAN FLEMING

Advisor

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PROFESSIONAL BACKGROUND

Jonathan Fleming is an Advisor at Saunders Real Estate.

Jonathan earned his real estate license in 2008 and started his career with Choice-Dantzler Properties. He joined Saunders Real Estate in 2012.

Jonathan would then attend the University of Central Florida, graduating 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 2020. Jonathan's roles included three years as a transportation manager and four years as an operations manager. Jonathan was responsible for the budget, a fleet of 125 tractors and 200 trailers, and 75 employees across four departments 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 remodeling 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.

Additionally, Jonathan is highly involved in industry and civic organizations. He served on the following real estate committees:

- Realtors Political Action Committee (RPAC) for East Polk County Association of Realtors
- Events Committee for Lakeland Association of Realtors
- RPAC for Lakeland Association of Realtors
- Young Professionals Network for Lakeland Association of Realtors
- Legislative for Lakeland Association of Realtors

Jonathan currently serves on the Planning Commission board for the Polk County Board of County Commissioners and has previously served on the Board of Adjustments. He attends meetings of the Central Florida Development Council and monitors local city and county board meetings to stay informed of current events that may impact his clients. Since 2015, Jonathan has also been a member of Endeavor, Winter Haven's organization for young professionals.



For more information visit www.saundersrealestate.com

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