



HAINES CITY BALMORAL OFFICE

116 KENNY BLVD
HAINES CITY, FL 33844

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Gross)
Building Size:	11,612 ± SF
Available SF:	3,703 ± SF
APN:	272732804507001170
Traffic County (Hwy 27)	52,000 Cars/Day

PROPERTY OVERVIEW

Balmoral Office is located in Balmoral Resort, Florida, just east of Highway 27 in Haines City. The building offers 3,703 ± SF and also features an additional tenant, the Balmoral Resort Event Center. This prime office space is located in the heart of Haines City, a city that has been rapidly growing.

The two-story building provides easy access to the Balmoral unit on the second floor, which is ready to be occupied by a user (best suited for an office user). The tenant is responsible for all utilities, and parking is shared amongst the other tenants. This open floor plan space is available; however, it can be adapted into smaller suites if necessary. This unit has a traditional office layout with a reception area, conference and break room, electrical closet, and two restrooms. Flooring includes carpet and bathrooms with ceramic tile in front of the unit. This unit is currently available for lease.

PROPERTY HIGHLIGHTS

- Ample Parking with over 40 spaces
- Elevator and Patio
- Multi-family vacation homes across from the subject property
- Open concept space delivers flexibility to what the space could be used for

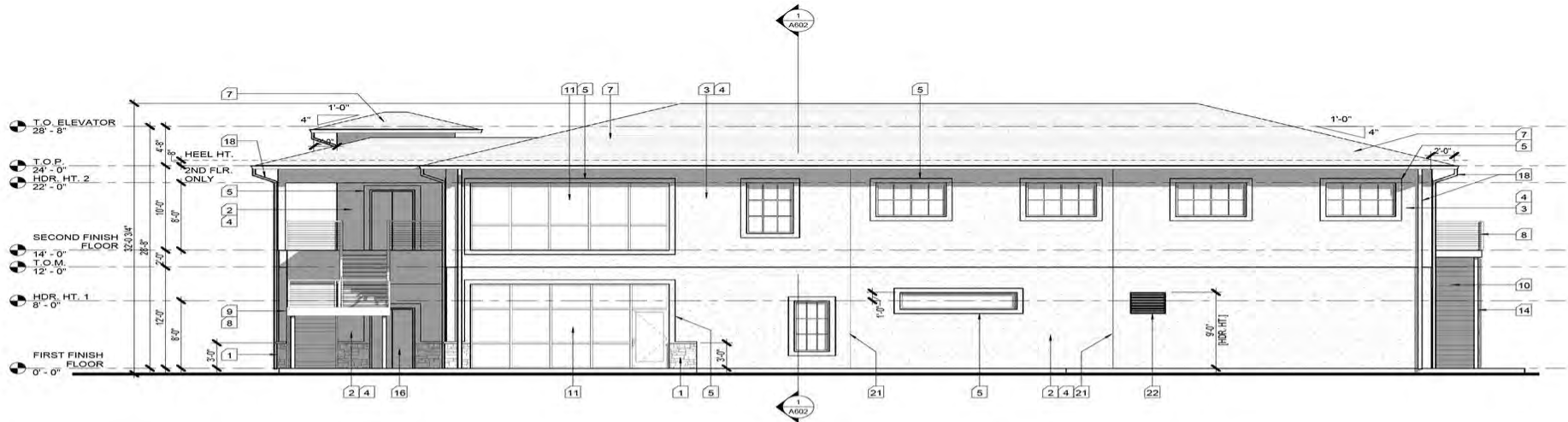
Location Description



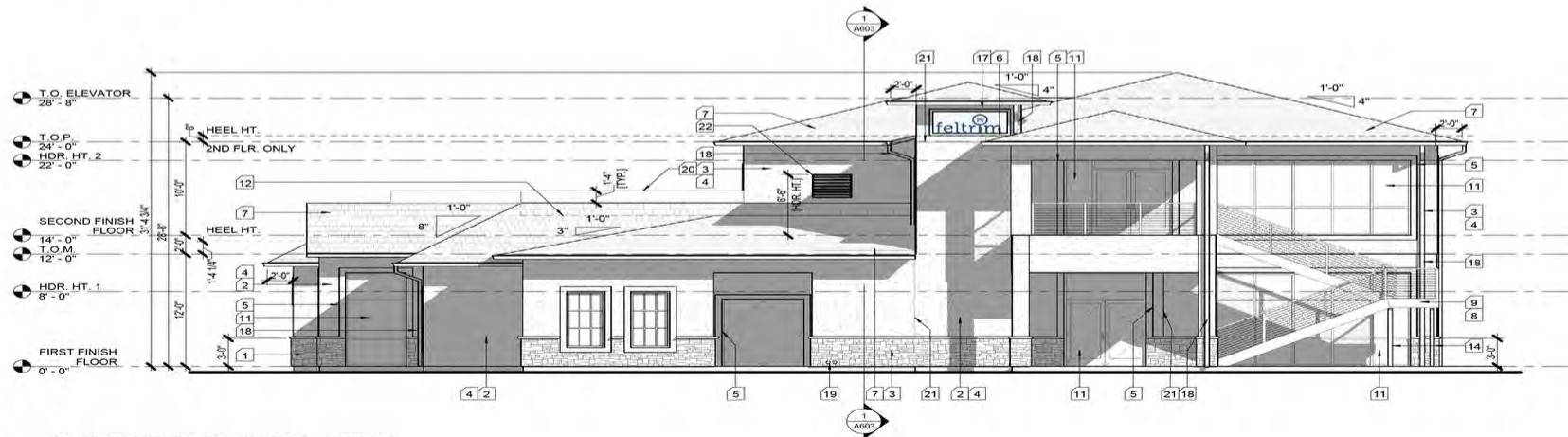
LOCATION DESCRIPTION

This 3703. ± SF office space is located in the heart of Haines City. The two-story building provides easy access to the Balmoral unit, located on the second floor, which is ready to be occupied by a user (best suited for an office user). The tenant is responsible for all utilities and parking is shared amongst the other tenants. This open floor plan space available; however, it can be adapted into smaller suites if necessary. This unit has a traditional office layout with a reception area, conference and break room, electrical closet, and two restroom. Flooring includes carpet and bathrooms have ceramic tile featured in the front of the unit. This unit is currently available for lease

Building Elevation

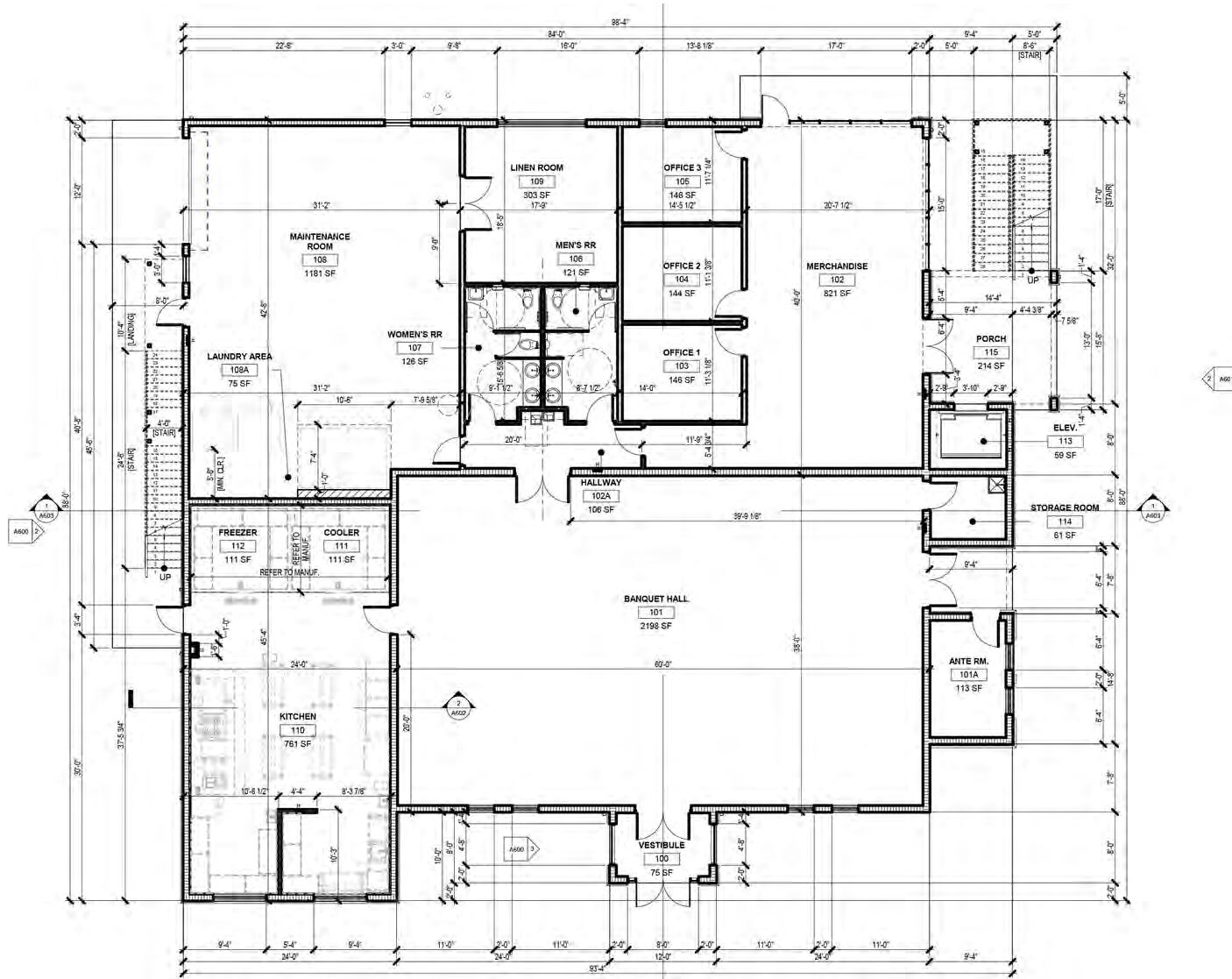


1 BUILDING ELEVATION - SOUTH
3/16" = 1'-0"

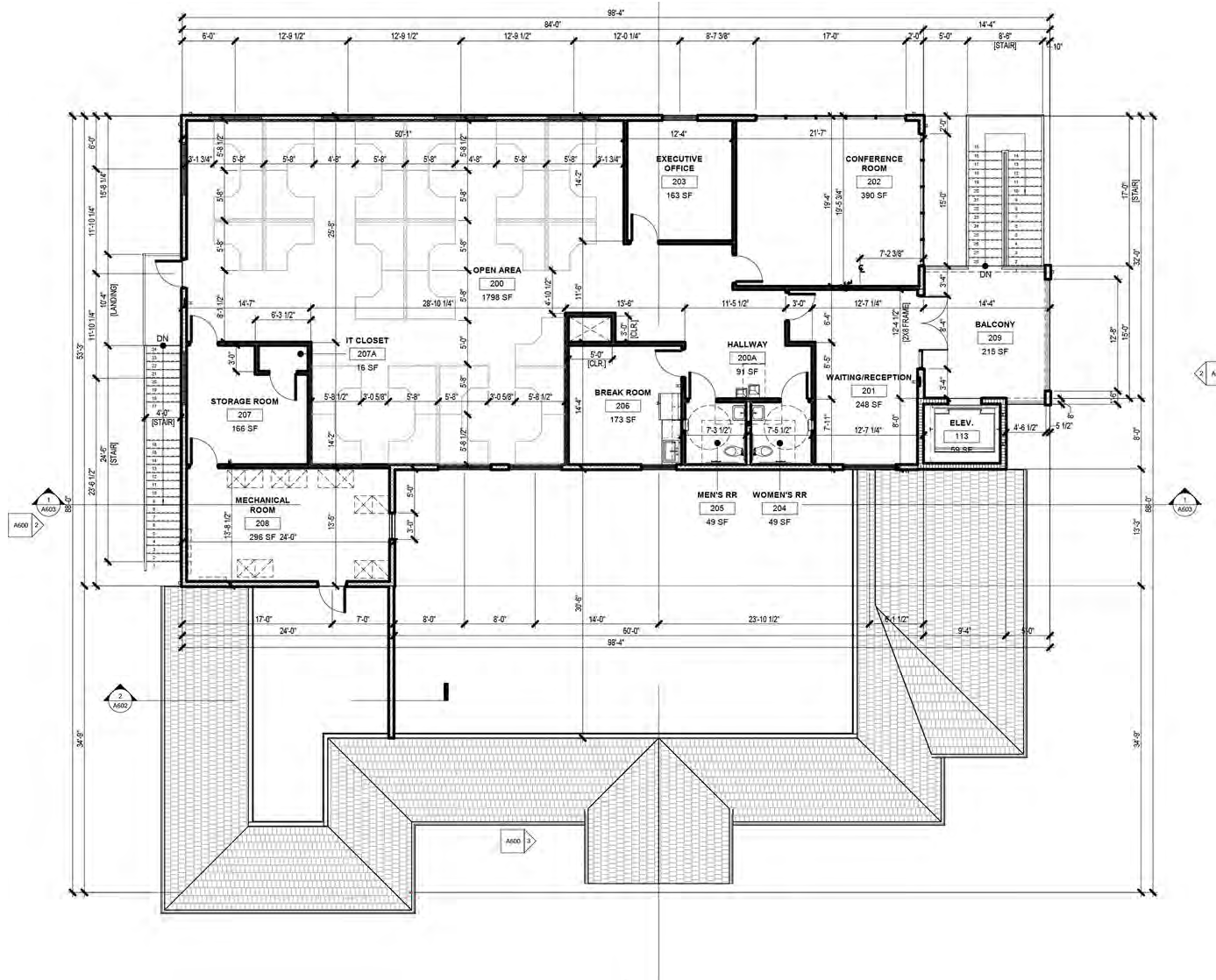


2 BUILDING ELEVATION - WEST
3/16" = 1'-0"

First Floor Plan



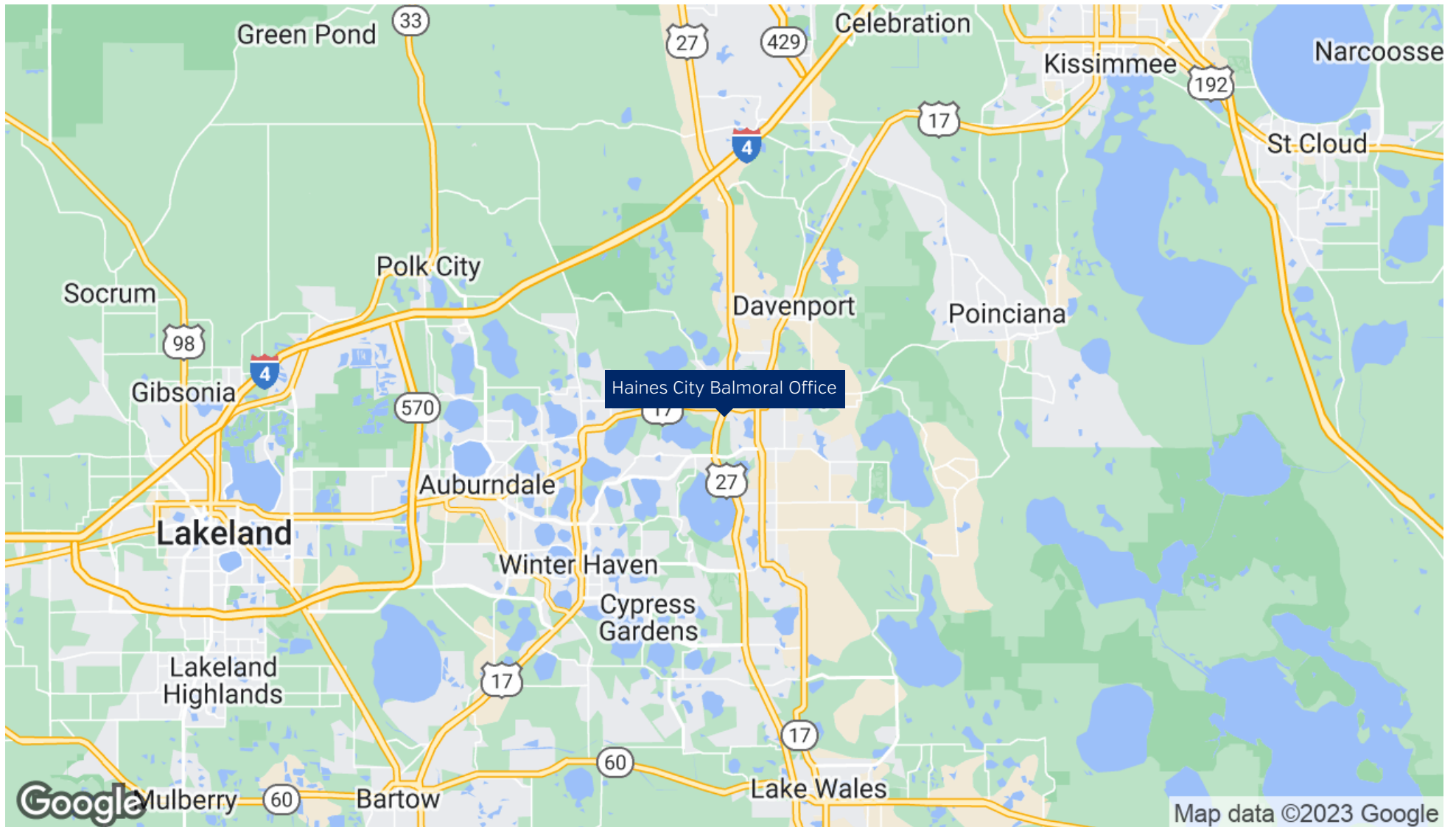
Second Floor Plan



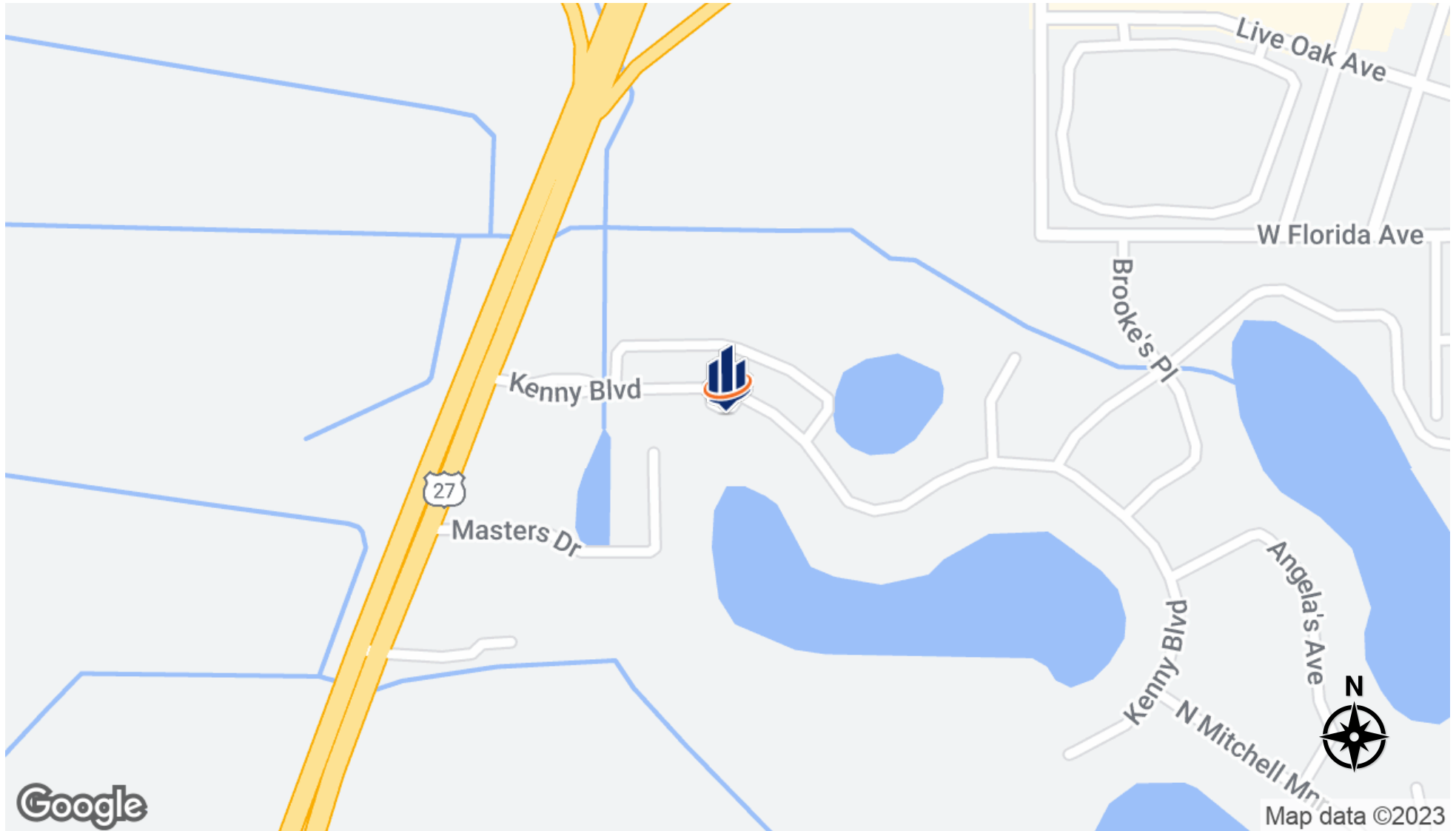
Interior Photos



Regional Map



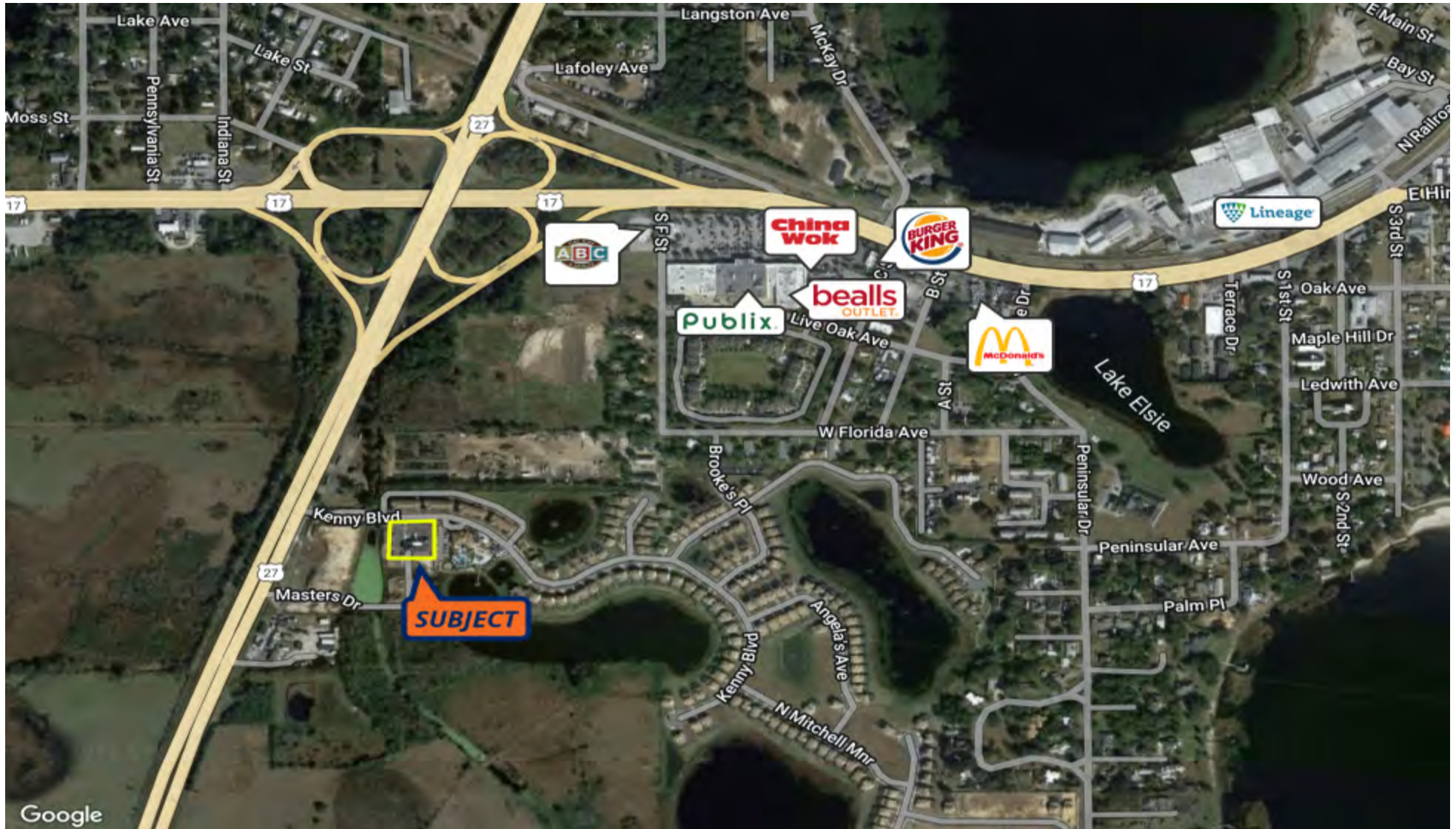
Location Map



Market Area Map



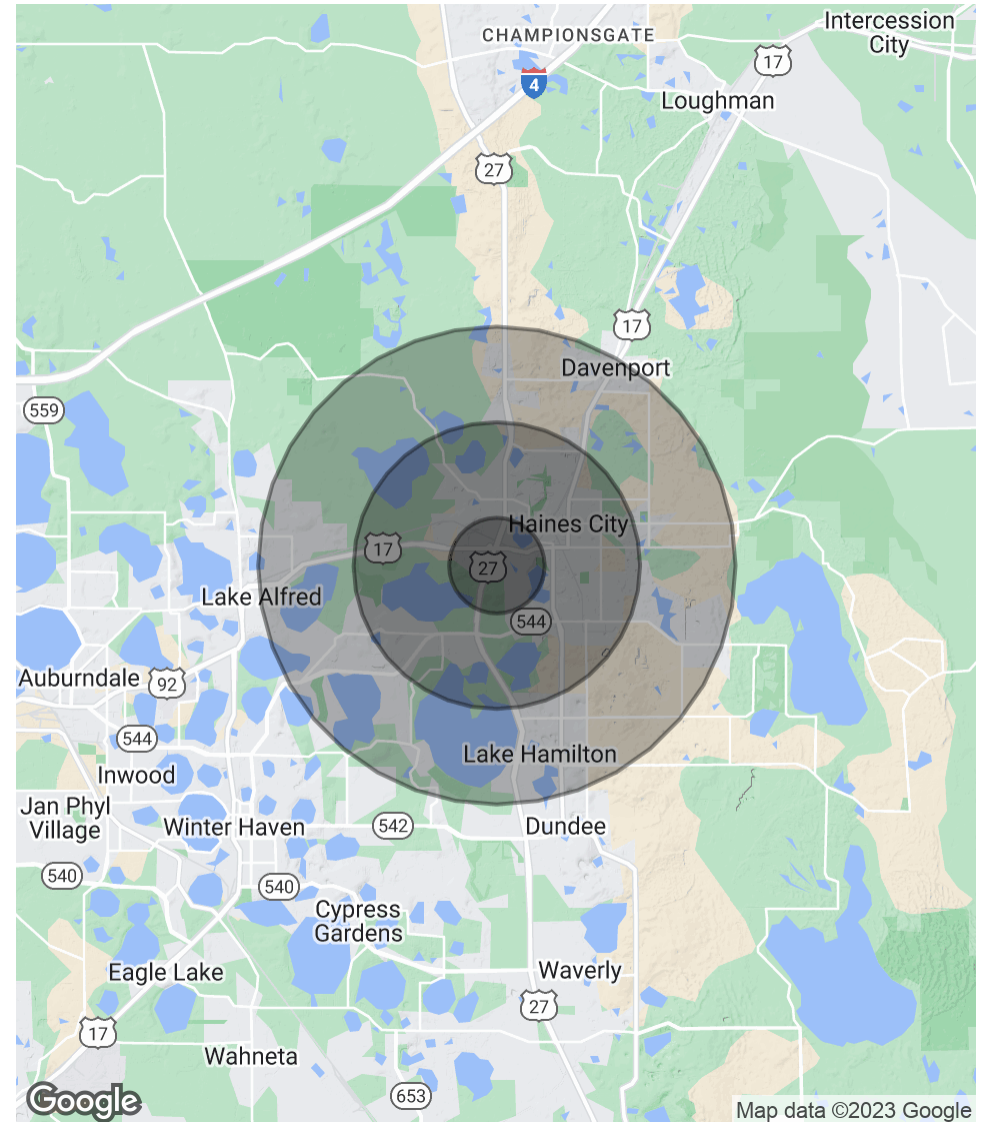
Neighborhood Retailer Map



Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	3,042	28,345	53,672
Average Age	48.0	44.4	43.6
Average Age (Male)	44.8	42.4	42.2
Average Age (Female)	51.8	45.4	44.4
HOUSEHOLDS & INCOME			
Total Households	1,612	13,658	25,277
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$58,185	\$41,799	\$45,266
Average House Value	\$161,317	\$142,442	\$150,879

* Demographic data derived from 2020 ACS - US Census





POLK COUNTY FLORIDA

Founded	1861	Density	326.06
County Seat	Bartow	Population	609,492 [2012]
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.



DANIELLE BROWN

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PROFESSIONAL BACKGROUND

Danielle Brown is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Danielle specializes in selling and leasing commercial properties, working with business owners, shopping malls/centers, and investment and industrial properties.

Danielle assists her clients in developing personalized and actionable master plans and advises them through purchasing, selling, and leasing of assets, always keeping them informed of emerging market details. She is also a candidate for being a Certified Commercial Investment Member (CCIM) as well as the Society of Industrial and Office Realtors (SIOR). In addition, she strives to provide excellent customer service through her knowledge of real estate finances and enthusiastic demeanor. Her target market for small and large businesses and retail includes Lakeland, Auburndale, and Mulberry. For industrial properties, Danielle focuses within Bartow, Auburndale, and Mulberry.

Originally from Philadelphia, Danielle was recruited by Southeastern University to sign with their women's basketball program. She was a two-year captain and helped bring another level of success to the team through her heart, persistence, and never-quit motto. She earned her B.S. in Sports Management and co-founded the Oratorical Arts Club known as "Speak That".

Danielle lives in Lakeland, Florida with her husband, Johann and her three stepchildren: Anaia, Kailyn, and Jonathan. They attend Faith Celebration Church where Danielle and her husband are ministers. She enjoys gatherings with friends and family, attending veterans' events, exercising, reading, and publicly performing poetry in her free time. She truly loves people and enjoys seeing her clients advance in their success. Her passion is to ensure her clients achieve their real estate goals now and in the future.

Danielle specializes in:

- Small & Large Businesses
- Commercial Sales & Leasing
- Industrial & Retail

MEMBERSHIPS

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



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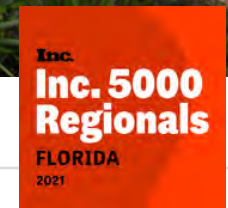
APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

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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

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