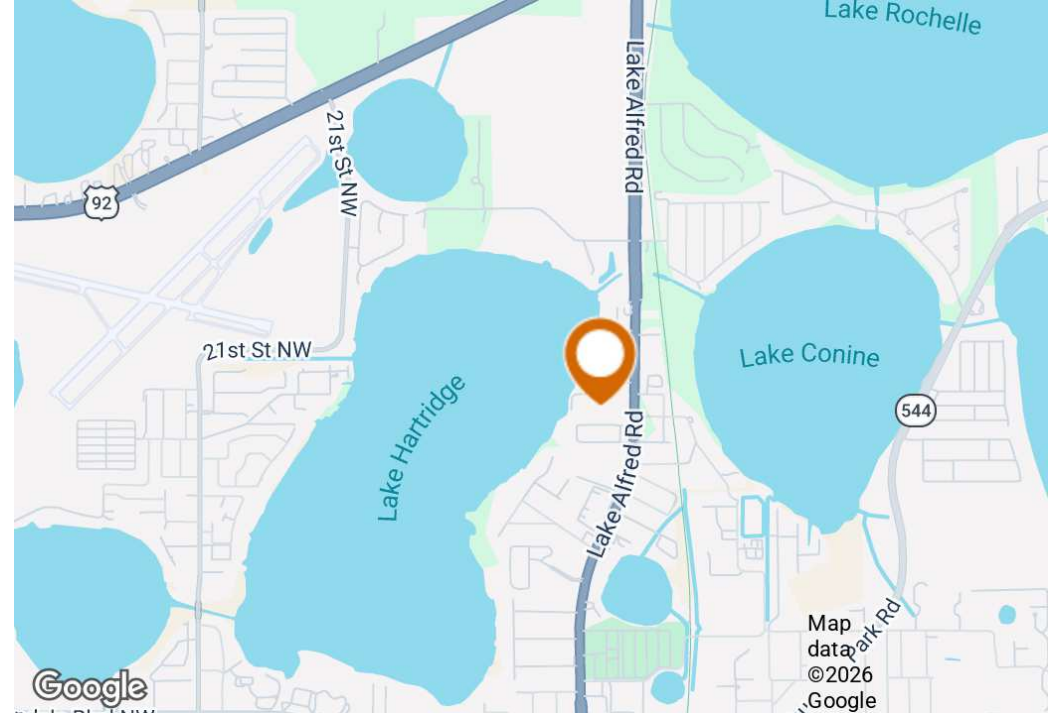


Gil Jones Building

3425 Lake Alfred Road, Winter Haven, Florida 33881

R. Todd Dantzler, CCIM
Managing Partner, Senior Advisor
863-287-3586
todd@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$15.50/SF/Yr
CAM:	\$3.25/SF
Building Size:	200,000 ± SF
Available SF:	8,086 - 47,000 ± SF
Lot Size:	15.71 Acres
Renovated:	2023-2026
Zoning:	C-3 Zoning- City of Winter Haven
Submarket:	Orlando
Traffic Count:	28,000 Cars per Day
APN:	26-28-08-000000-042180
Video:	<u>View Here</u>

Property Overview

The property is under new ownership and management, bringing fresh energy and enthusiasm to the revitalization of this iconic building. Originally built in the early 1960s as a regional headquarters for State Farm, the property has evolved over the years and is now poised for its next chapter. Currently, New Beginnings High School anchors the frontage along US 17, with Extra Space Storage occupying the central portion. The lakefront section is being refurbished and will soon be ready for new tenants.

The building includes four versatile spaces—ideal for office or clinic use. The property benefits from lake frontage on Lake Hartridge.

Property Highlights

- New paint, roof repaired, and facelift on the exterior of the building.
- Located 1.2 miles south of US 92 in Lake Alfred
- CAM charges: \$3.25/SF

PROPERTY DESCRIPTION



Location Description

Located 1.2 ± miles south of US 92 in Lake Alfred and .9 ± miles north of Havendale Blvd in Winter Haven. West side of Lake Alfred Road (US 17)

Site Description

The site is 15.71 acres on Lake Alfred Road aka US 17. It is a one story professional office building that was constructed in 1962 with major renovations in 2023 and 2026 including a new paint, repaired roof, and facelift on the exterior. It also fronts on Lake Hartridge, the northern most lake on Winter Haven's famous Chain of Lakes.

Exterior Description

One story, clay brick exterior, several entrances. New paint, roof repaired, and facelift on the exterior of the building. Views of Lake Hartridge.

Interior Description

Clear span and moveable walls for most of the building. Various sized spaces available up to 47,000 ± SF total.

Multiple entrances. Raw space can be fitted to clients needs.

Utilities Description

Included. City of Winter Haven water and sewer. TECO electric service.

BUILDING INFORMATION

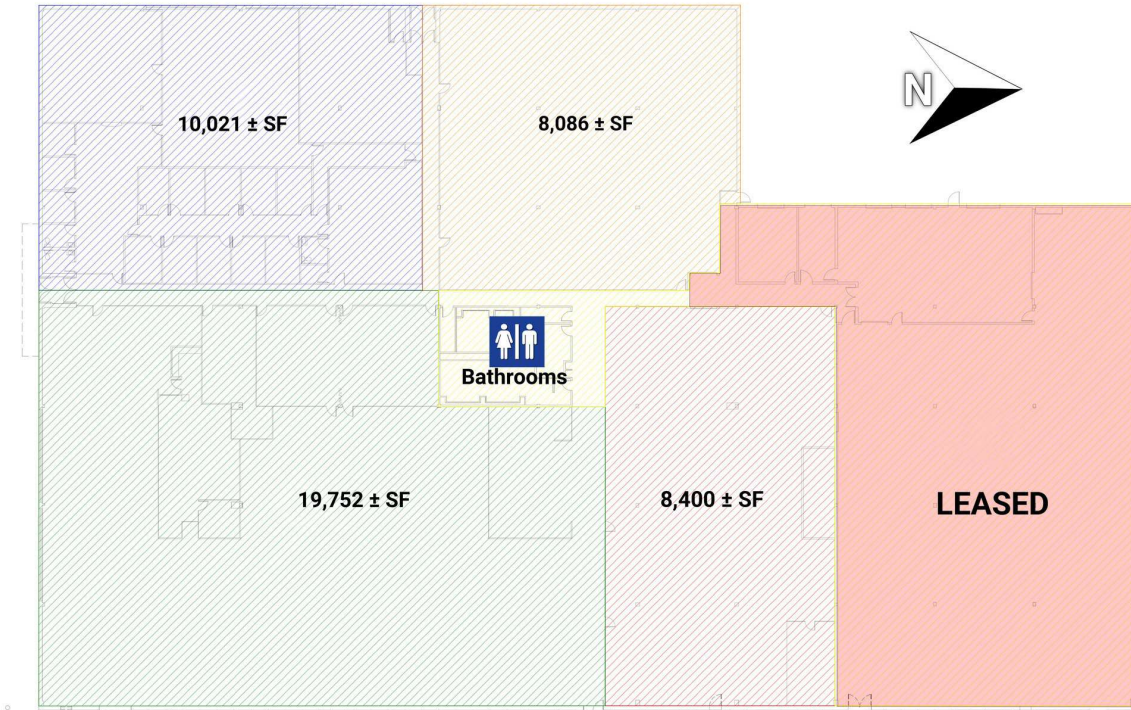


Building Information

Building Size	200,000 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	15 ft
Number of Floors	1
Year Last Renovated	2023-2026
Gross Leasable Area	47,000 ±SF
Construction Status	Existing
Framing	Clear span
Condition	Good
Roof	New
Free Standing	Yes
Number of Buildings	1
Walls	Moveable
Ceilings	Drop
Floor Coverings	Tenant's choice
Corridors	Moveable
Foundation	Slab
Exterior Walls	Block, brick
Mezzanine	No
Office Buildout	Available



LEASE SPACES



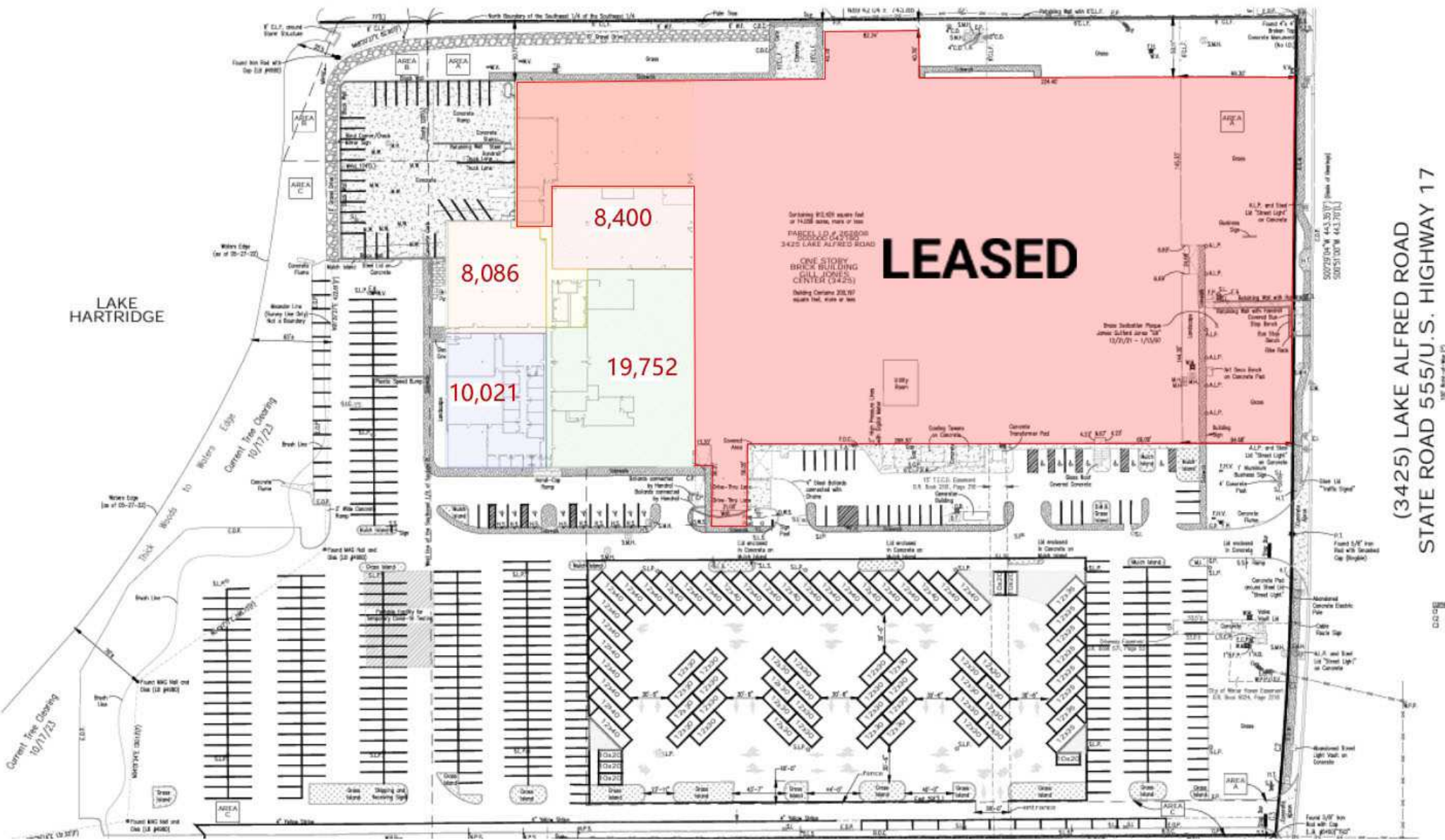
Lease Information

Lease Type: Contact Broker Lease Term: Negotiable
 Total Space: 8,086 - 47,000 ± SF Lease Rate: \$15.50 SF/yr | CAM: \$3.25

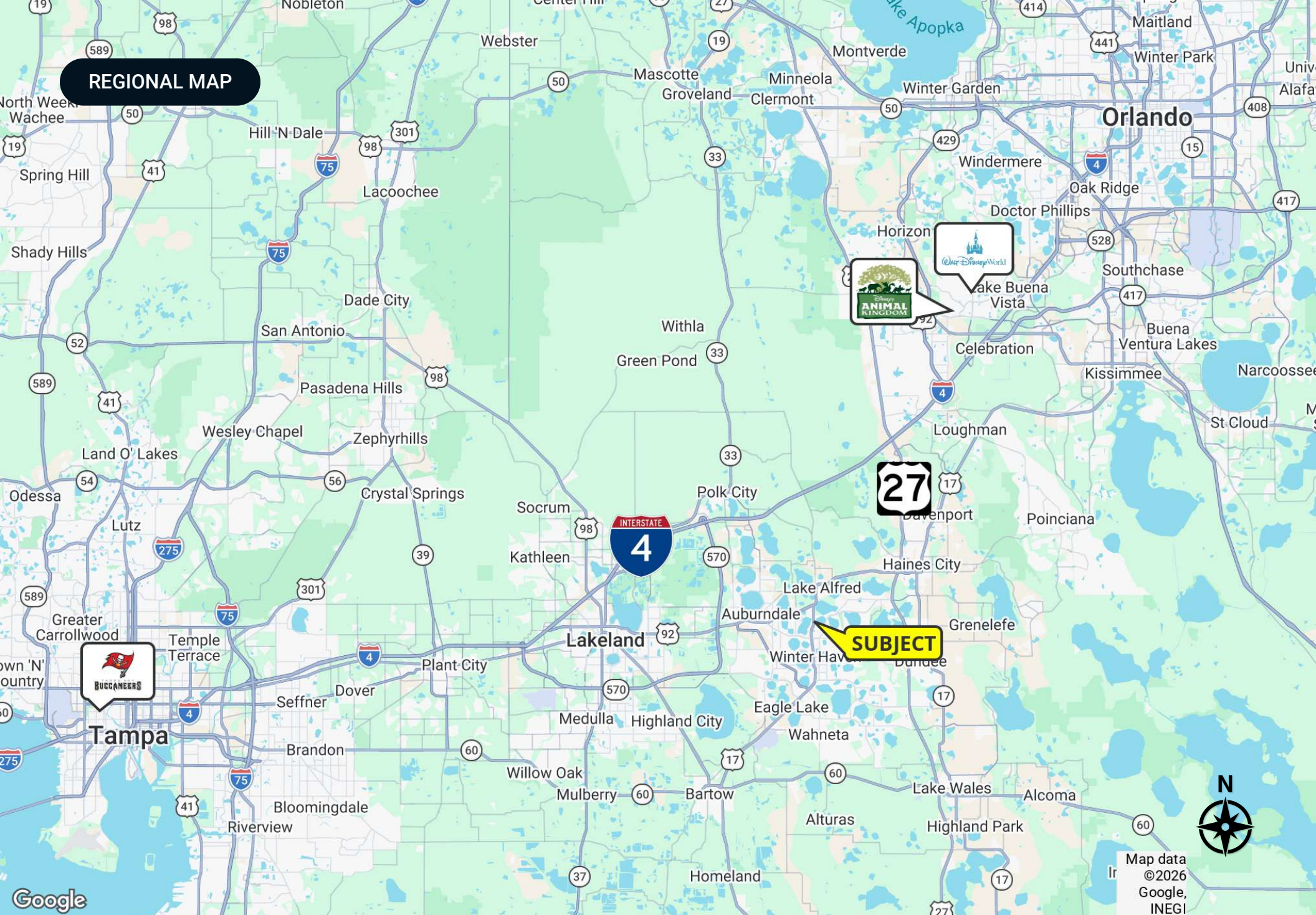
Available Spaces

Suite	Status	Lease Rate
10,021 SF - Office/Clinic Space	Available	\$15.50 SF/yr
19,752 SF - Office Space	Available	\$15.50 SF/yr
8,086 SF - Office Space	Available	\$15.50 SF/yr
8,400 SF - Office Space	Available	\$15.50 SF/yr

SITE PLAN

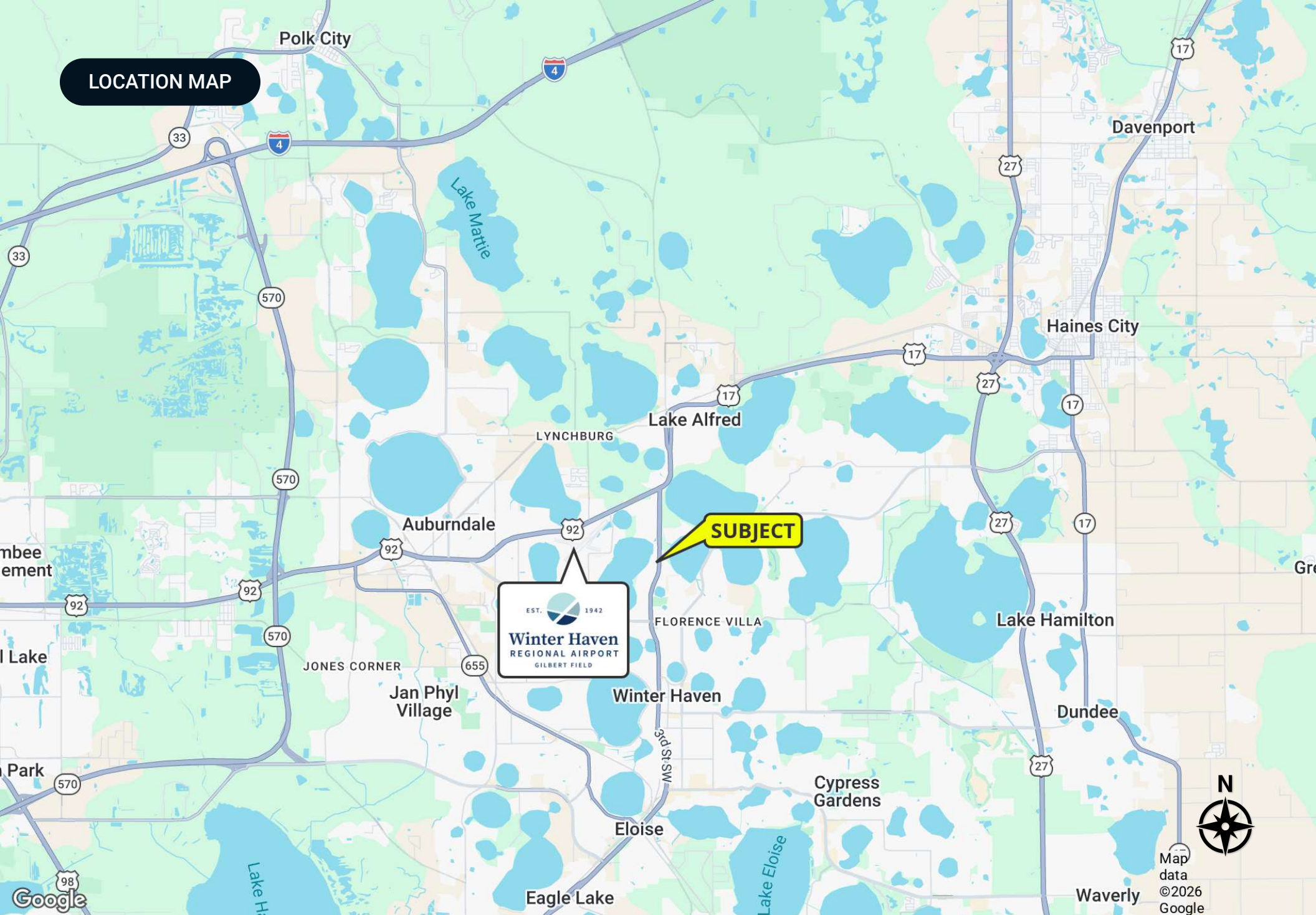


REGIONAL MAP



Map data
©2026
Google,
INEGI

LOCATION MAP



Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

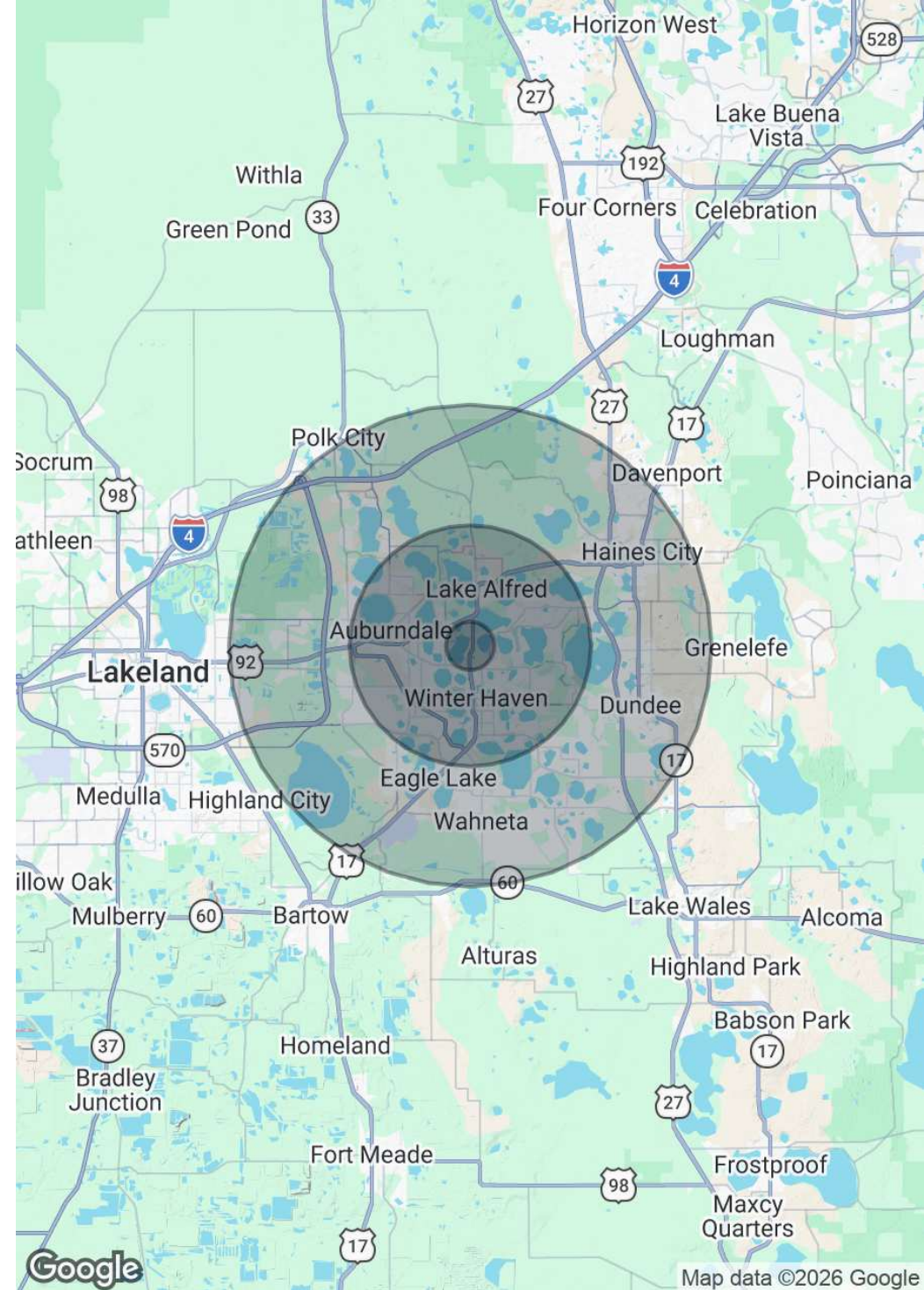
Population

	1 Mile	5 Miles	10 Miles
Total Population	4,495	81,106	188,172
Average Age	37.7	40	40.8
Average Age (Male)	40.2	39.5	40.2
Average Age (Female)	37.6	40.8	41.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,822	32,375	73,567
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$39,189	\$49,261	\$52,344
Average House Value		\$178,434	\$162,420

* Demographic data derived from 2020 ACS - US Census



MARKET AREA MAP



EST. 1942
Winter Haven
REGIONAL AIRPORT
GILBERT FIELD

SUBJECT

uncle steve's bbq

Jazzy's Diner

Dino's Drive-In

Walgreens

Badcock & more

CVS

Publix

New Beginnings High School Winter Haven

Cypress Cove Apartments

THE HOME DEPOT

DQ

Checkers

Publix

Badcock & more

Chain of Lakes High School

CVS

BayCare

Lakeview Tower Apartments

Georgetown Apartments

ALDI

belk

BayCare

LOWE'S

Walmart

CVS

Publix

Publix



TRADE AREA MAP



21st St N

1st St NW

Marilyn Ave

21st St NW

21st St NW

20th St NW

19th St NW

15th St NW

16th St NW

17th St NW

18th St NW

19th St NW

20th St NW

21st St NW



33,500 Cars/Day



Walgreens



MIDFLORIDA



29,000 Cars/Day

Cypress Cove Apartments

19,200 Cars/Day

Lake Conine

Lake Ida

Lake Hartridge

Spring Lake

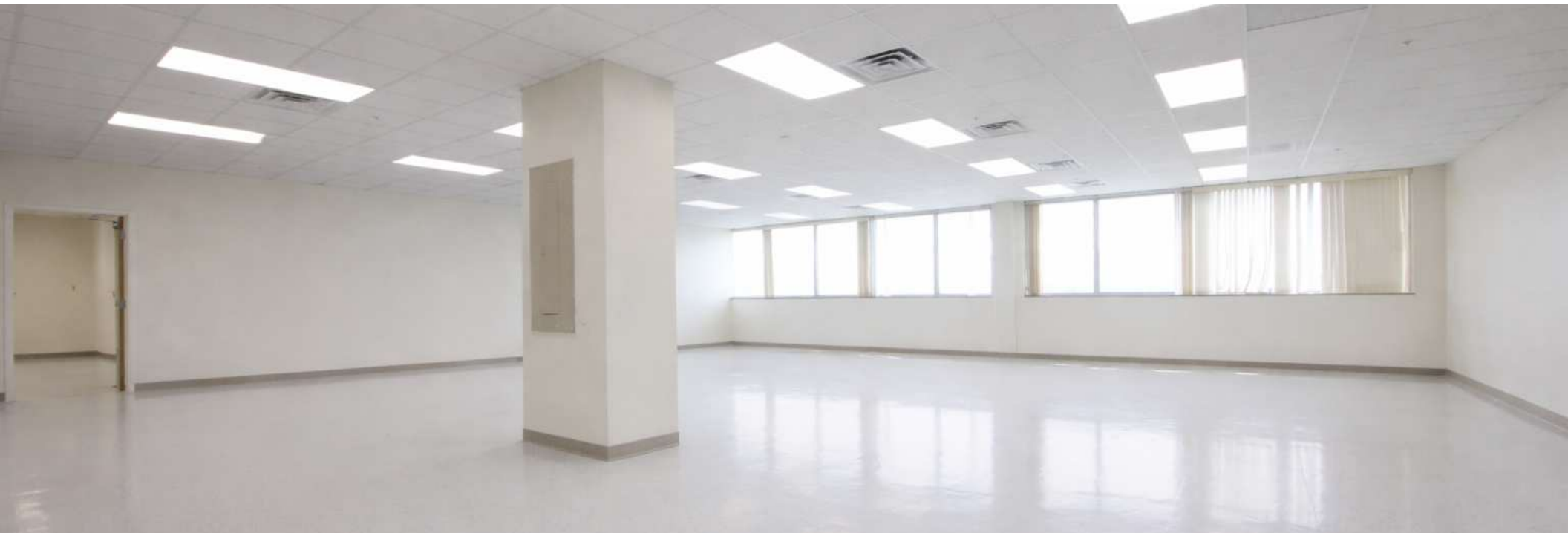


Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

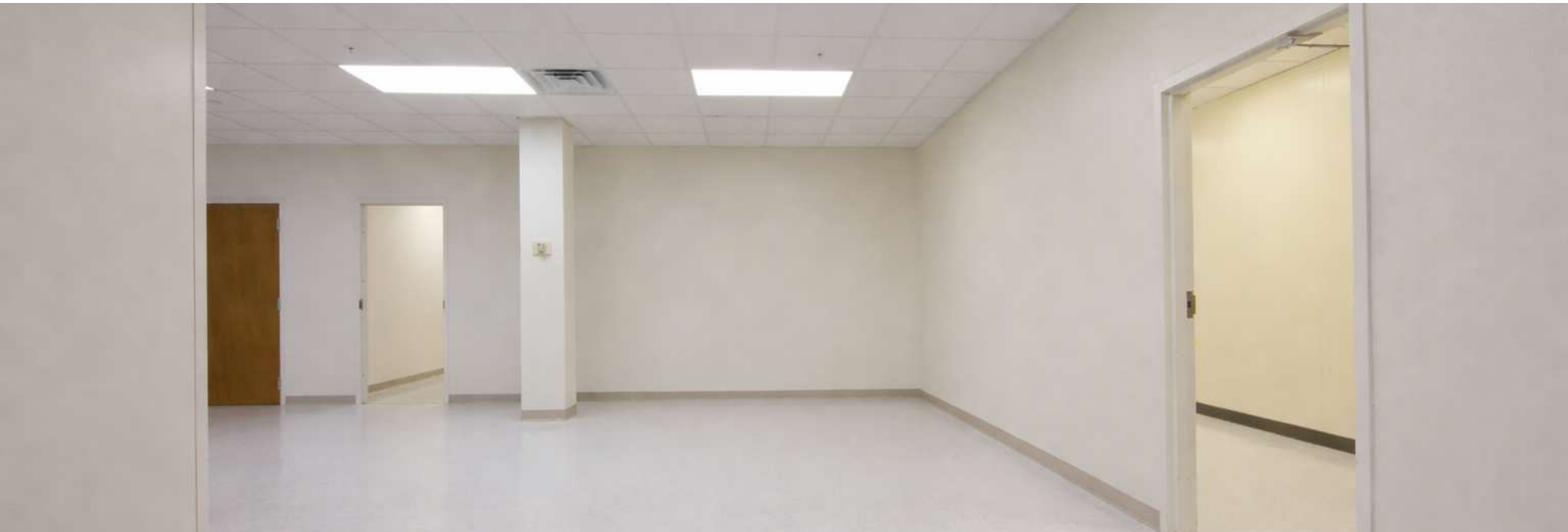
FULL BUILDING AERIAL



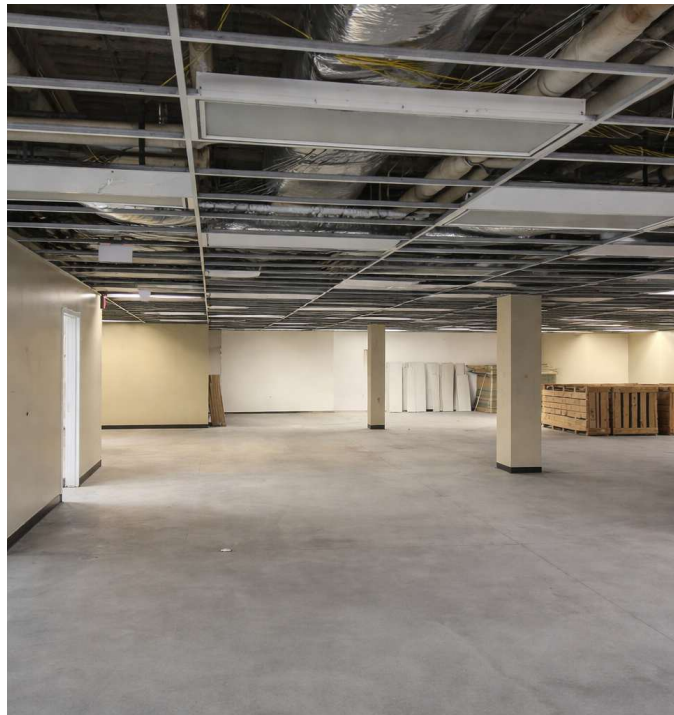
CLINICAL OFFICE SPACE



CLINICAL OFFICE SPACE



ADDITIONAL INTERIOR PHOTOS



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



ADVISOR BIOGRAPHY



R. Todd Dantzler, CCIM

Managing Partner, Senior Advisor

todd@saundersrealestate.com

Direct: **877-518-5263 x403** | Cell: **863-287-3586**

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.

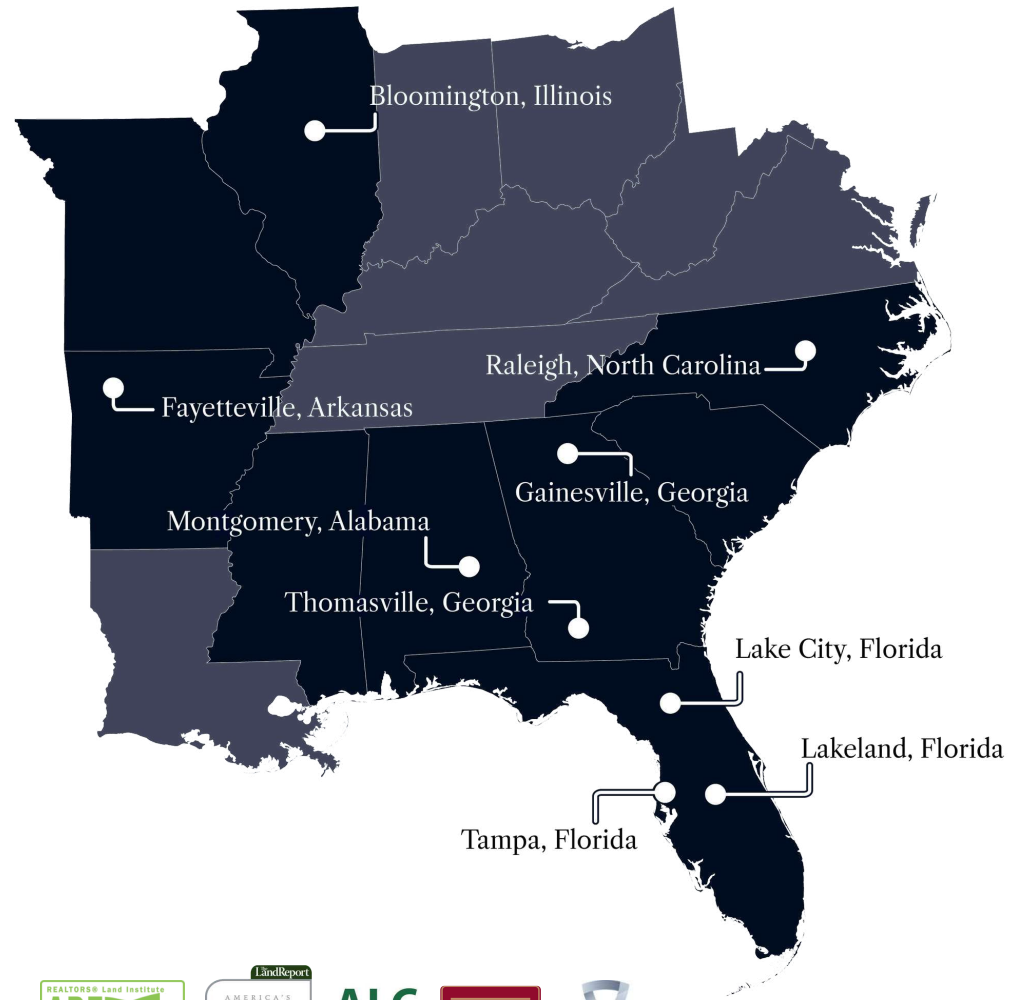
In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

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.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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