



REDEEMED
WORSHIP

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SUPPLY
UNITED

Downtown Bartow Retail Opportunity

465 - 475 E Main St, Bartow, Florida 33830

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FL #SL3520482

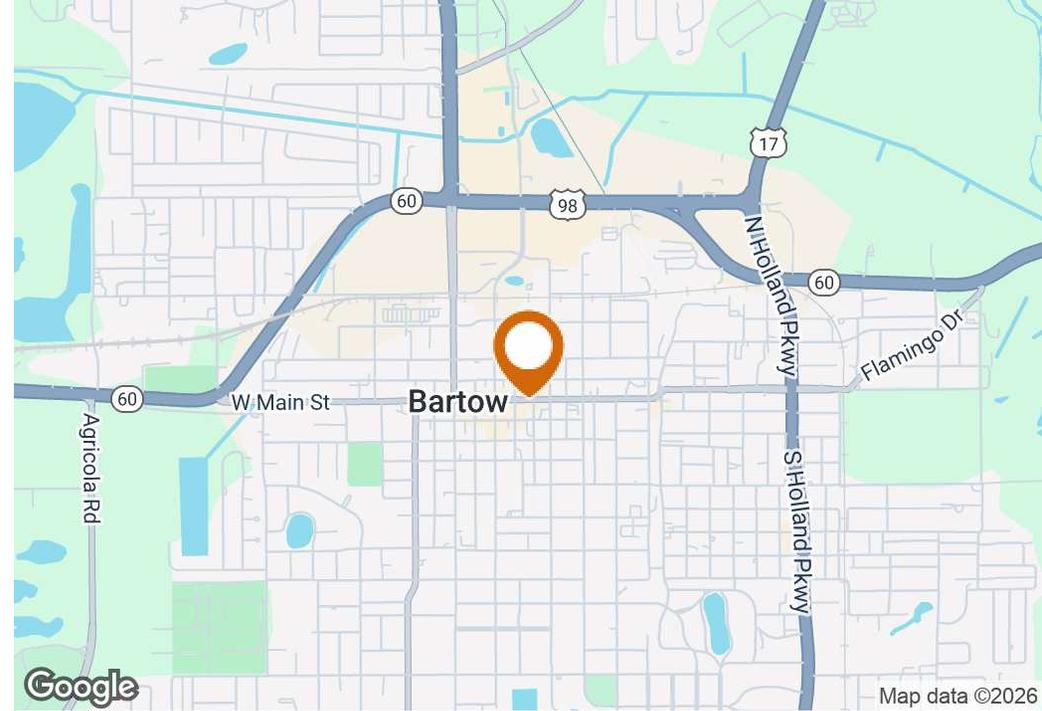
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PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$17.00 SF/month (NNN)
Building Size:	5,815 SF
Available SF:	2,000 - 5,815 SF
Lot Size:	0.2 Acres
Number of Units:	2
Year Built:	1916
Zoning:	C-1

Property Overview

Downtown Bartow retail units for lease. A great commercial opportunity in the heart of historic downtown Bartow. This single, versatile building spans approximately 5,800 SF and features two contiguous units—each adaptable layout options to accommodate a variety of business uses—such as a coffee shop, restaurant (build-to-suit), office, retail, church, and more. The owner is offering a tenant concession exclusively for restaurant operators. This is a great opportunity for your next culinary venture. Don't miss out—contact us today for more details. Situated on 0.2 acres with prominent Main Street frontage, the property offers six dedicated off-street parking spaces, exceptional walkability, and strong visibility in a high-traffic corridor.

Unit 475 (Approx. 3,815 SF): Features a rear roll-up door, two restrooms, kitchenette, four private offices, ideal for retail, coffee shop, restaurant, office, co-working concept, and more. This versatile space can be customized to suit a variety of uses. Divisible into 2–3 suites.

Unit 465 (Approx. 2,000 SF): Delivered as a shell space with non-load-bearing walls—fully customizable for professional office, showroom, or specialty use. Includes reception area, restroom, and multiple private rooms.

Whether you're launching a new concept or expanding into a thriving business district, this flexible Main Street property is an exceptional opportunity. It offers a prime location and a blank canvas ready to bring your vision to life.

Location Description

Located in the heart of historic downtown Bartow, 475 E Main Street sits in one of Polk County's most vibrant and well-connected commercial corridors. Surrounded by a mix of government buildings, law offices, boutique shops, and local dining, the property benefits from consistent foot traffic and strong community engagement. Just blocks from the Polk County Courthouse, this address is especially well-suited for professional services. The area's walkable layout and classic downtown charm create an inviting atmosphere for both clients and employees.

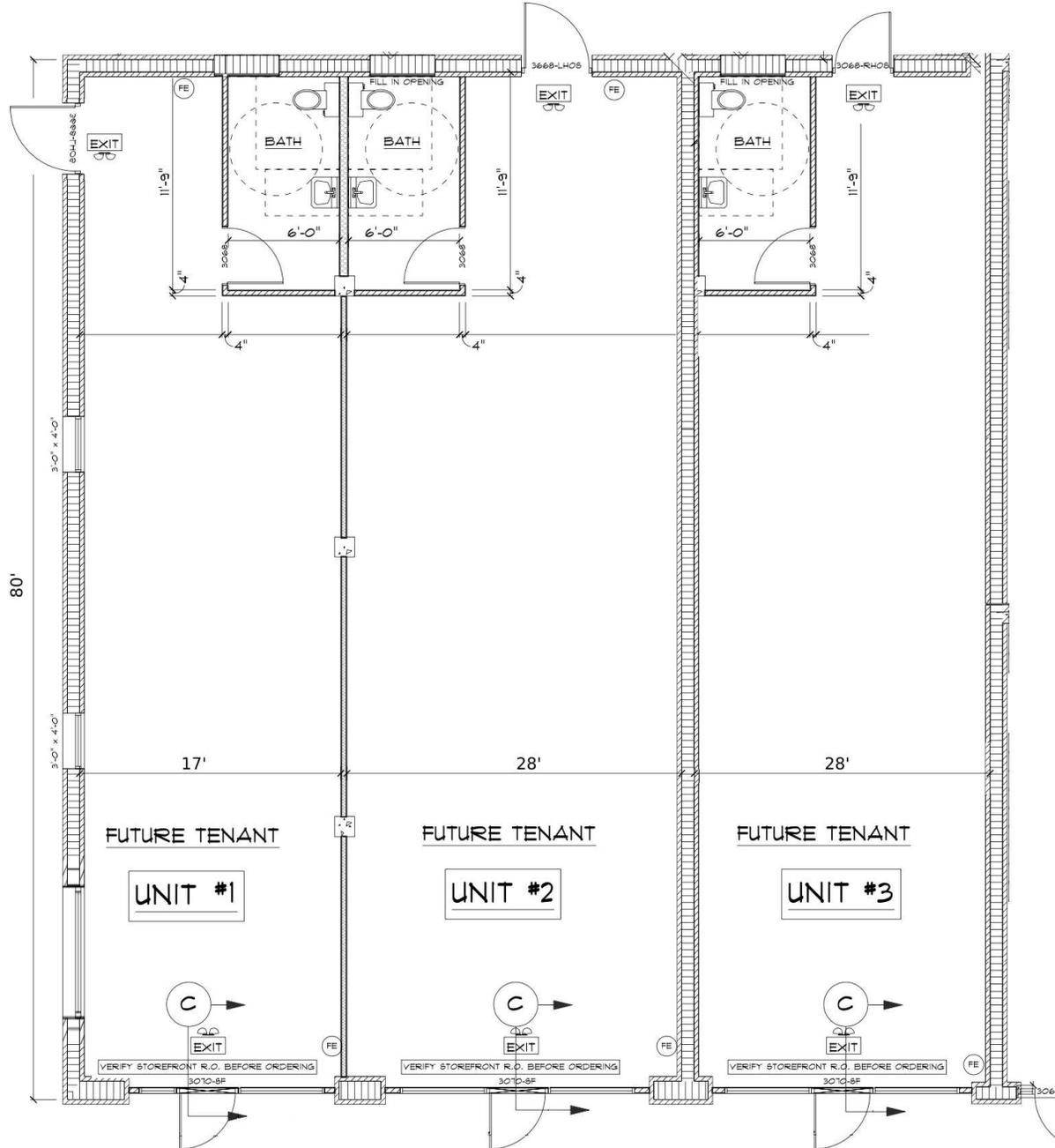
Strategically positioned with quick access to major roadways, including U.S. Highway 98 and State Road 60, the location offers seamless connectivity to Lakeland, Winter Haven, and other key Central Florida markets.

Property Highlights

- This 5,800± SF building in downtown Bartow offers two flexible retail or office units with Main Street frontage.
- Unit 475 (3,815 ± SF) includes a rear roll-up door, kitchenette, restrooms, and private offices—ideal for retail, restaurant, or office use.
- Unit 465 (2,000 ± SF) is a customizable shell space with reception, restroom, and flexible layout.
- Located in a walkable, high-traffic area with six dedicated off-street parking spaces.
- Close proximity to U.S. Highway 98 & State Road 60

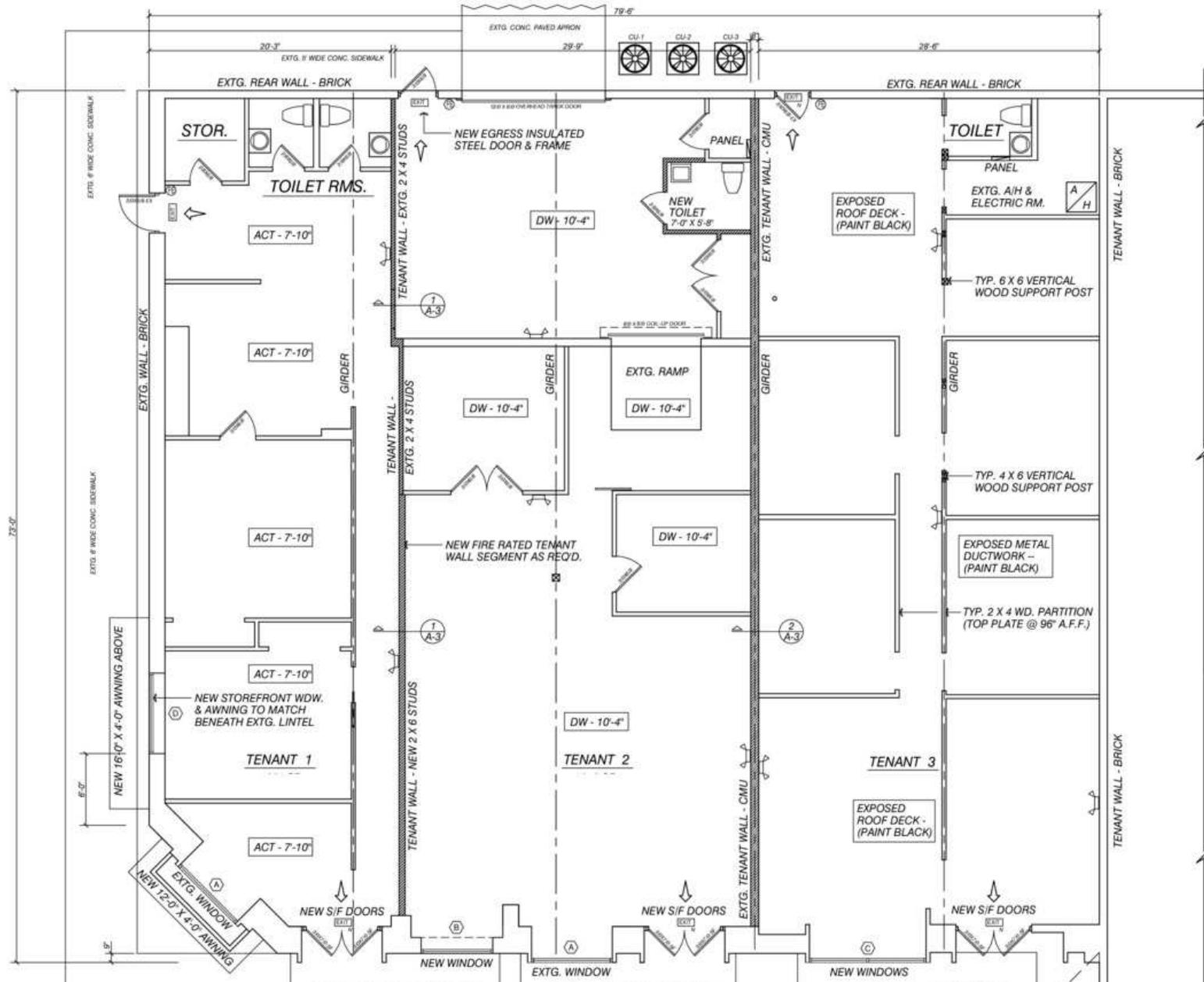


SITE PLANS

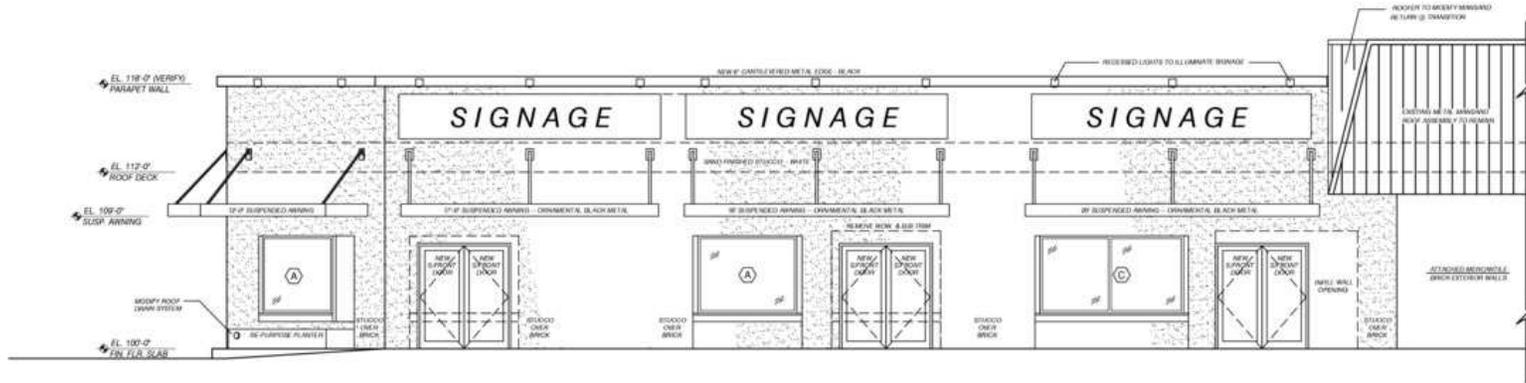


FLOOR PLANS ARE NOT FINAL: NOT TO SCALE AND MEASUREMENTS ARE ESTIMATIONS ONLY

FLOOR PLANS

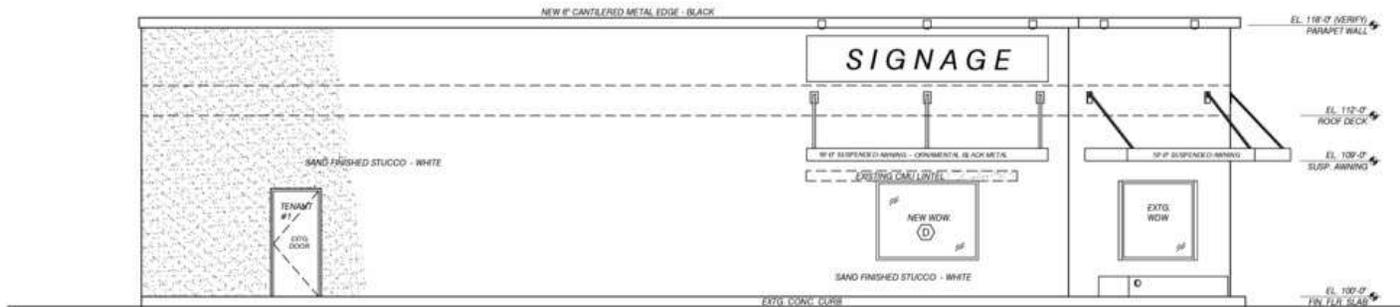


SIGNAGE & ELEVATION



MAIN STREET ELEVATION

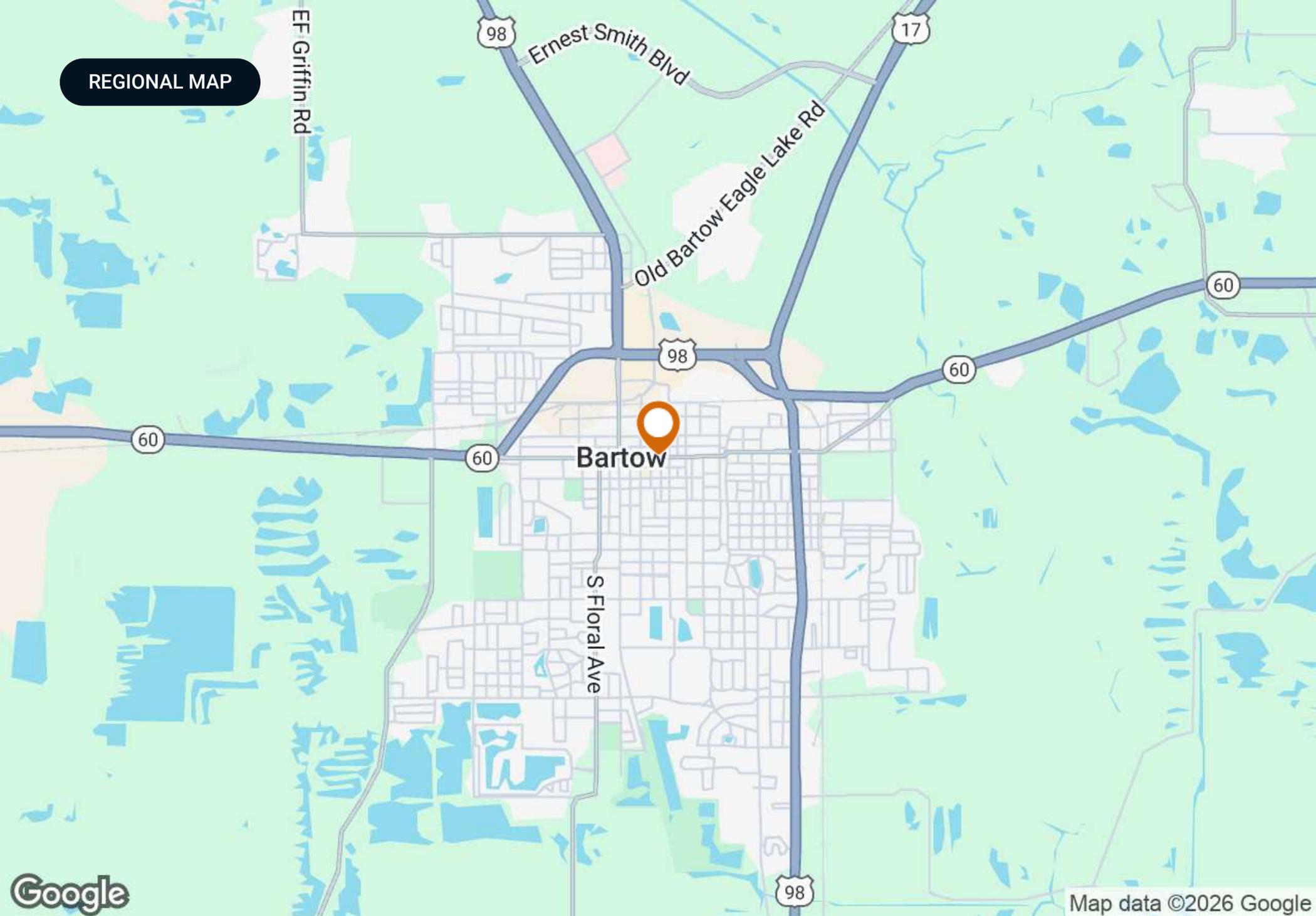
3/16" = 1'-0"



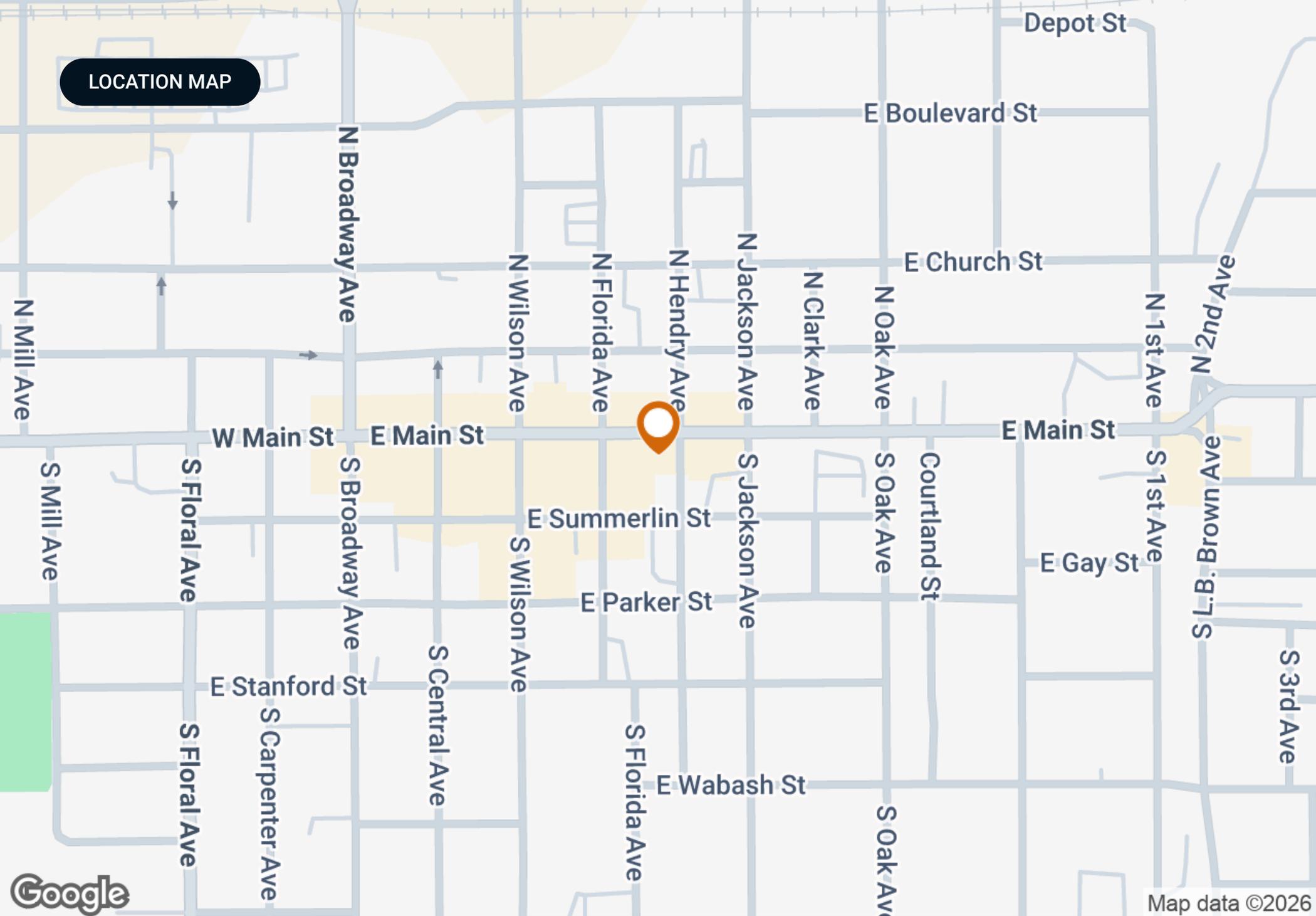
HENDRY AVE. ELEVATION

3/16" = 1'-0"

REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

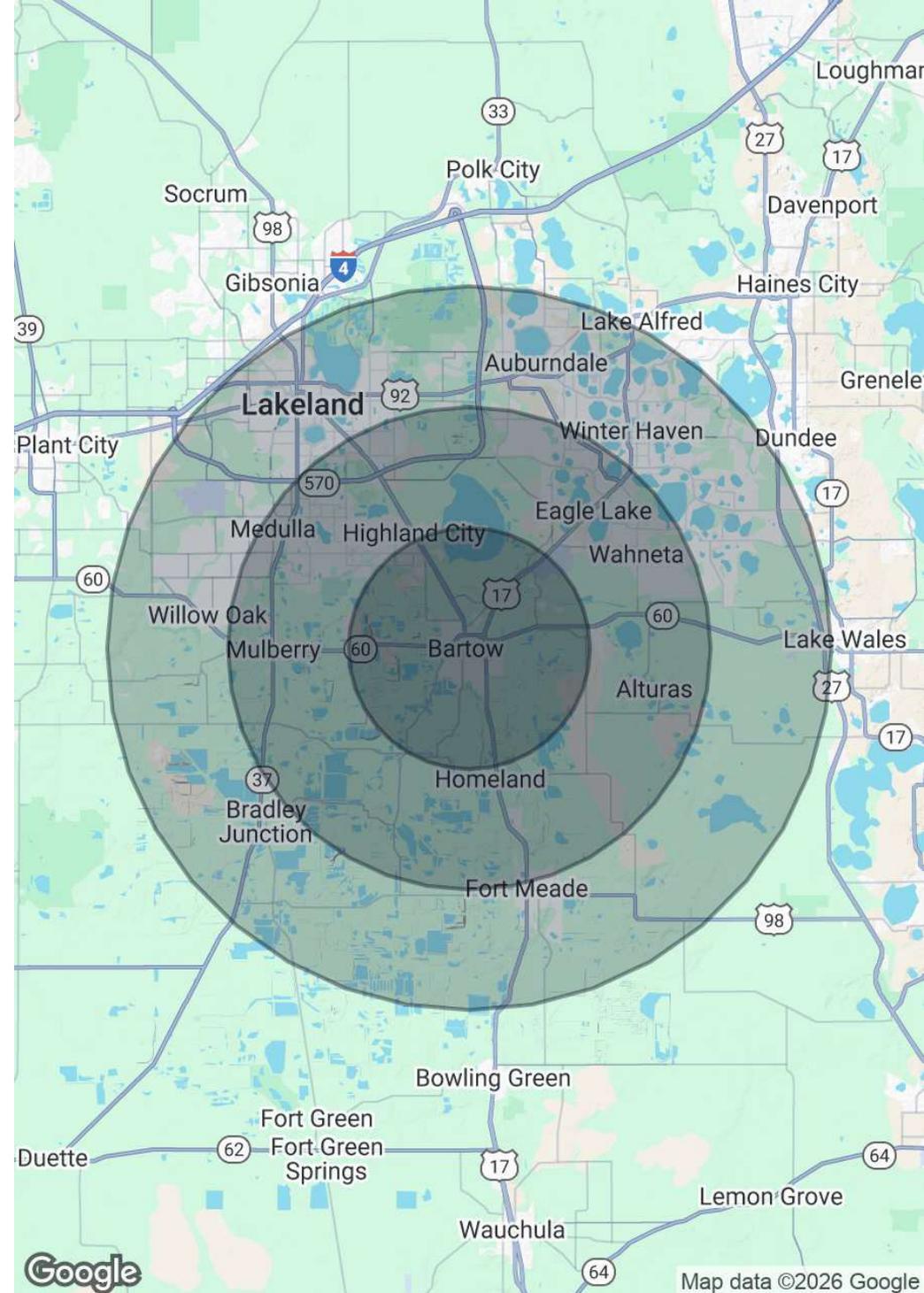
Population

	5 Miles	10 Miles	15 Miles
Total Population	29,574	167,718	412,162
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

Households & Income

	5 Miles	10 Miles	15 Miles
Total Households	10,681	61,783	157,012
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$85,944	\$95,085	\$85,268
Average House Value	\$289,557	\$306,558	\$281,008

Demographics data derived from AlphaMap





Bartow's Growing Economy

Bartow continues to strengthen its position as a government and industry hub in Central Florida. As the county seat of Polk County, it hosts major public employers, including the Polk County Courthouse, School Board, and Sheriff's Office, while also supporting nearby phosphate, agriculture, & logistics operations. This blend of public and private sector activity drives consistent job growth and economic stability.

Source: Central Florida Development Council

Revitalization Through Infrastructure

Major investments in infrastructure and downtown redevelopment are shaping Bartow's next chapter. Streetscape improvements, business facade grants, and new civic projects are revitalizing the historic core, attracting both private capital and public interest. The city's focus on walkability and small business development reflects a broader strategy to retain talent and encourage entrepreneurship.

Source: City of Bartow Community Redevelopment Agency

Strategic Location with Regional Impact

Situated at the intersection of U.S. Highway 98 and State Road 60, Bartow offers seamless access to Tampa, Orlando, and coastal ports. Its central location, combined with proximity to the CSX rail line and Bartow Executive Airport, enhances its appeal for distribution, manufacturing, and agribusiness sectors.

NEIGHBORHOOD AREA MAP



Save a lot

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



57,000 ± Cars/Day

MIDFLORIDA

24,000 ± Cars/Day

Publix

BEALLS

LOWE'S

SONNY'S
BBQ

ZAXBY'S



CIRCLE K

PALACE
pizza

WELLS FARGO

TRUIST

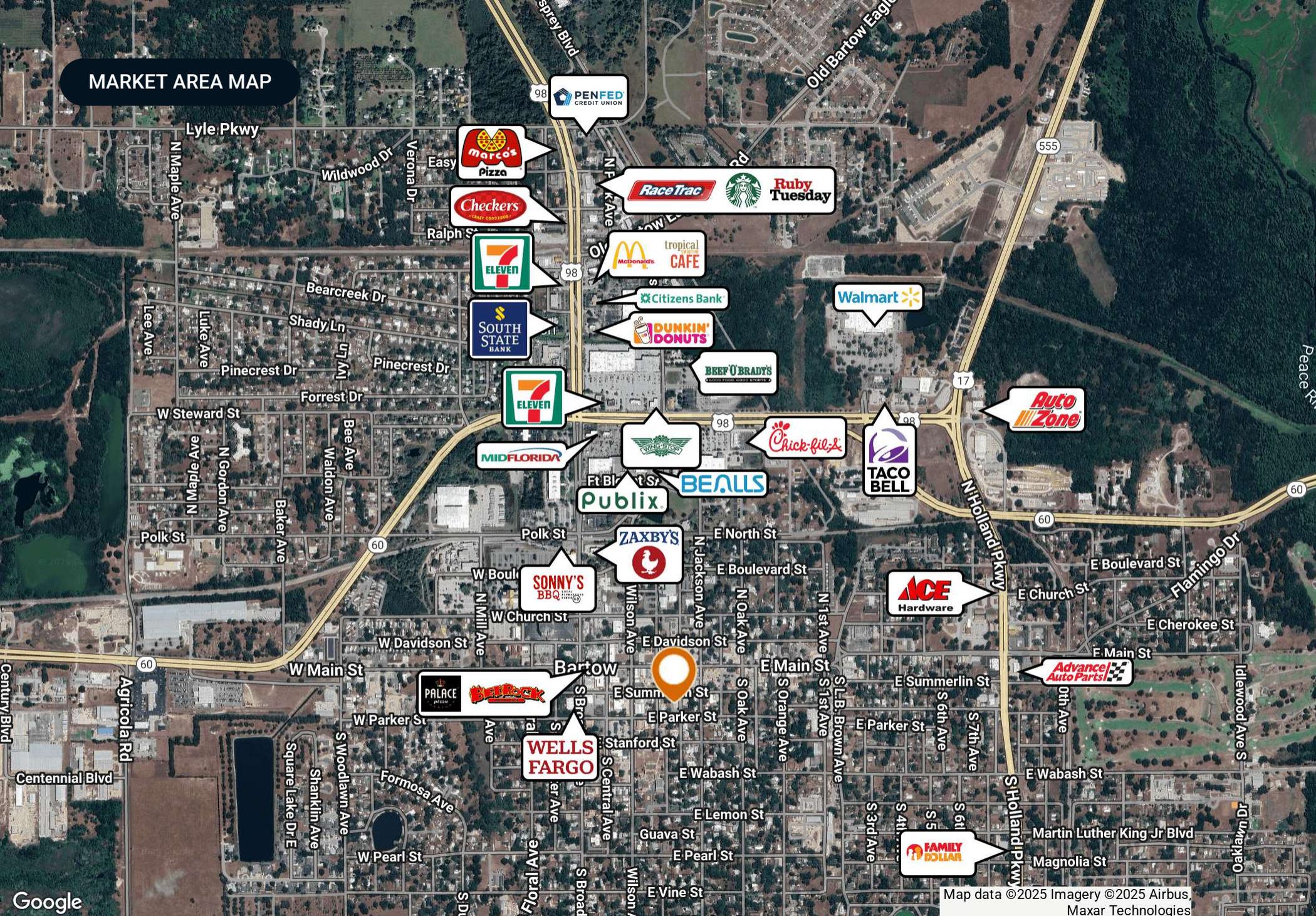


BEER ROCK



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

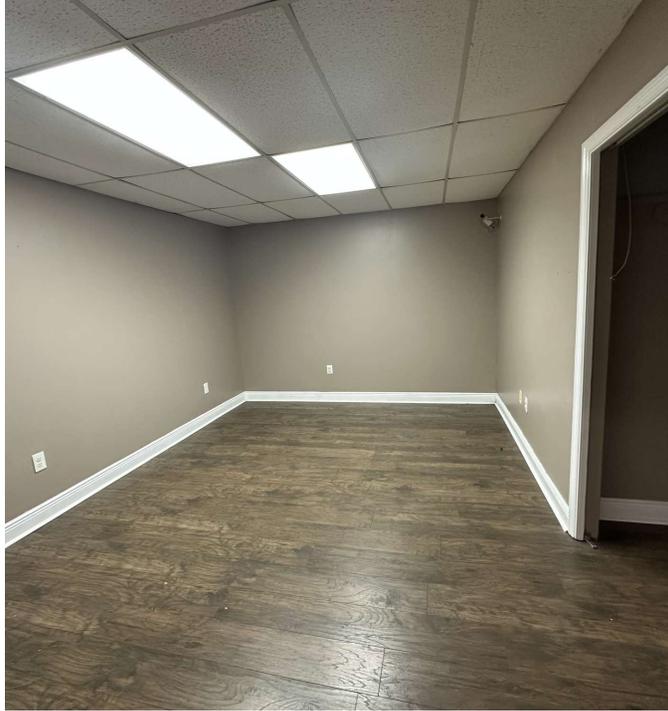
MARKET AREA MAP



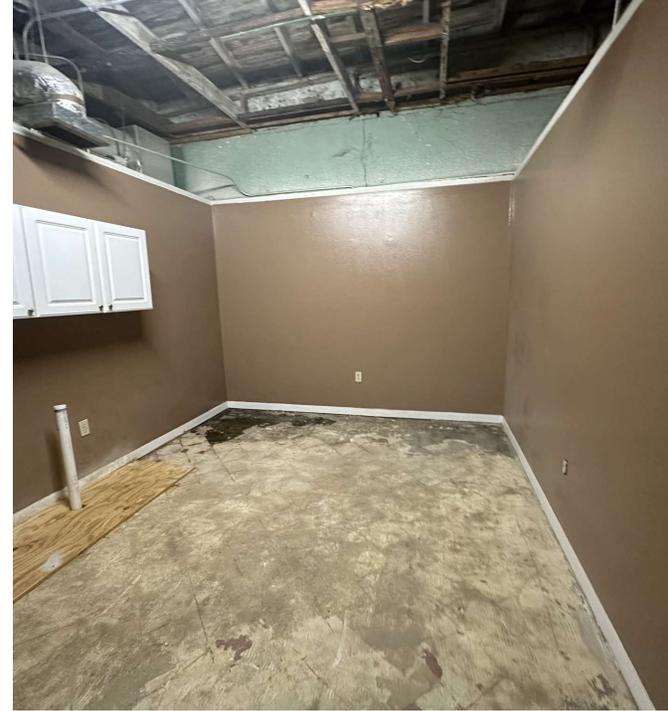
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CONCEPTUAL RENDERING





UNIT 2



ADVISOR BIOGRAPHY



Danielle Brown

Associate Advisor

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Professional Background

Danielle Brown is an Associate Advisor at Saunders Real Estate.

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



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COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—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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