



# Central Florida BBQ Business and Real Estate

3615 Havendale Blvd., Auburndale, Florida 33823

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## PROPERTY OVERVIEW



## Offering Summary

<b>Sale Price:</b>	<b>\$850,000</b>
<b>Building Size:</b>	1,611 SF
<b>Lot Size:</b>	0.76 Acres
<b>Year Built:</b>	1965
<b>Zoning:</b>	Linear Commercial Corridor LCC
<b>APN:</b>	25-28-13-340000-000071
<b>Road Frontage:</b>	125 ± FT
<b>Traffic Count:</b>	28,000 Cars/Day

## Property Overview

- Walk up/take out orders via a service window at the front of the building
- Approximately 0.40 acres of open space land
- The site enjoys superior signage and exposure on Havendale Blvd
- 255 feet from new Publix on Havendale Blvd
- Adjoining 102 senior living apartment complex called Auburn Village
- Adequate ingress/egress with right in/right out access
- Price includes real estate and business
- Real estate can be sold separately
- Dimensions:
  - North property line: 110'
  - East property line: 330'
  - South property line: 125'
  - West property line: 270'

## PROPERTY DESCRIPTION



## Location Description

This property sits on the north side of Havendale Boulevard just to the west of Jersey Road. Located approximately 11 miles from Interstate 4 (I4) and approximately 12.5 miles to State Road 60 (SR60) provides quick access to Orlando and Tampa and is nestled roughly halfway between the two major cities.

## Site Description

This property consists of one 1,611 sf restaurant building along with a bbq cooking shack and an additional storage building with an outdoor dining area nestled between the restaurant and storage building. Sitting just outside of the Auburndale city limits Polk County provides services such as trash pickup while escaping the additional city taxes. The Polk County future land use is Linear Commercial Corridor. "The purpose of the Linear Commercial Center (LCC) land use district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways. The LCC land use also allows for multi-family residential development on the second floor or higher of new or redeveloped buildings." (Polk County Comprehensive Plan)

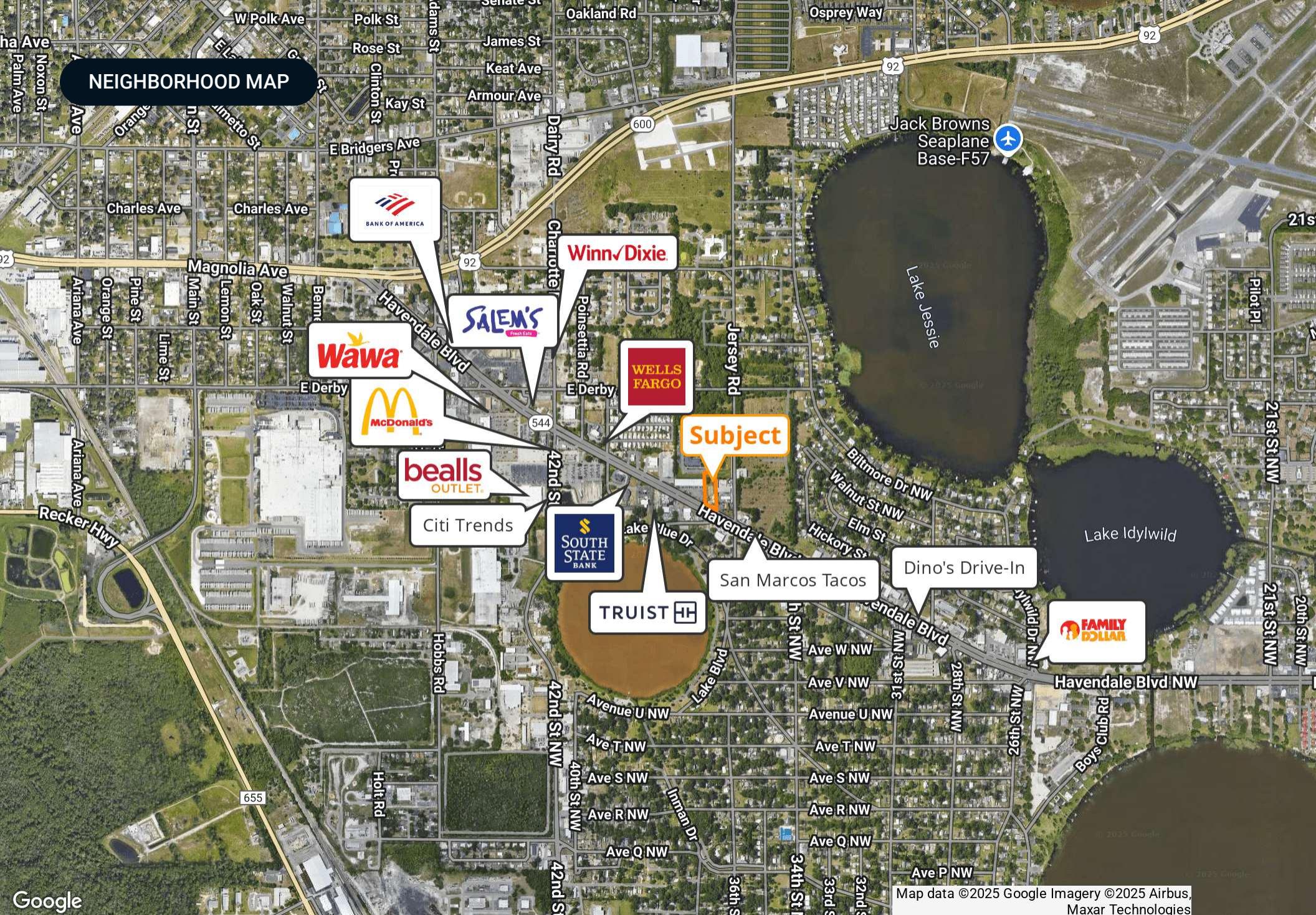
## Restaurant Description

Since the opening of Smokin' Jim's House of Bar-B-Q in Winter Haven back in February of 2005, the restaurant has turned into a local gem. The restaurant is a beloved spot in Polk County with nearly 20 years in business. People come from far and wide to savor mouthwatering dishes like fall-off-the-bone ribs, award-winning shredded pork, beef brisket, smoked turkey, and steaks. The menu also boasts daily and nightly specials, all prepared with Jim's signature recipes and techniques. Smokin' Jim's also offers catering – there's no event too big or too small for Jim's BBQ expertise. The owner is willing to remain involved for a limited period of time for a smooth transition.

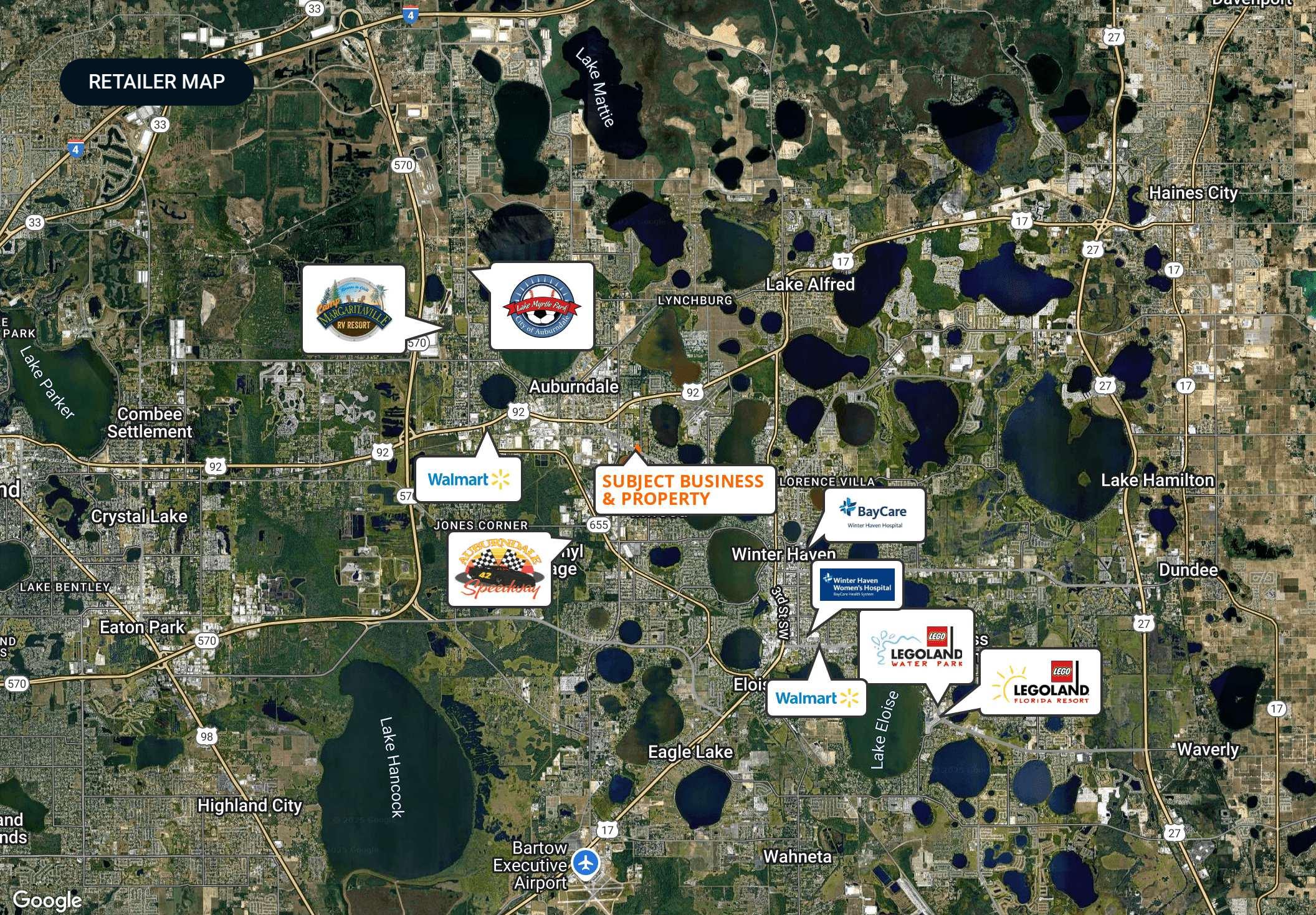
## AERIAL MAP



## NEIGHBORHOOD MAP



## RETAILER MAP



## DEMOGRAPHICS MAP & REPORT

### Population

1 Mile 3 Miles 5 Miles

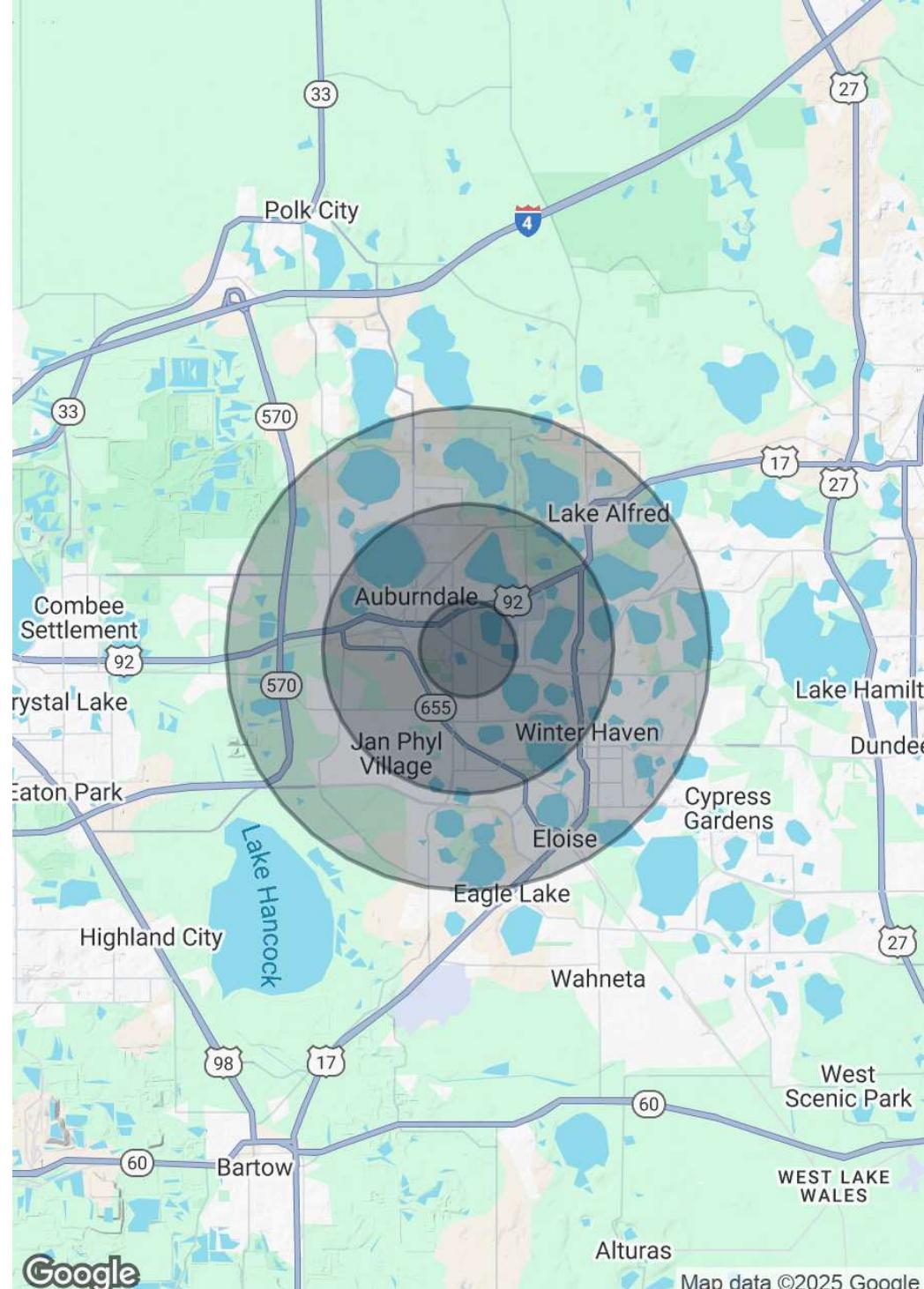
	1 Mile	3 Miles	5 Miles
Total Population	5,668	42,591	93,626
Average Age	38.8	39.5	41.2
Average Age (Male)	38.6	36.8	39.6
Average Age (Female)	38.5	41.3	42.6

### Households & Income

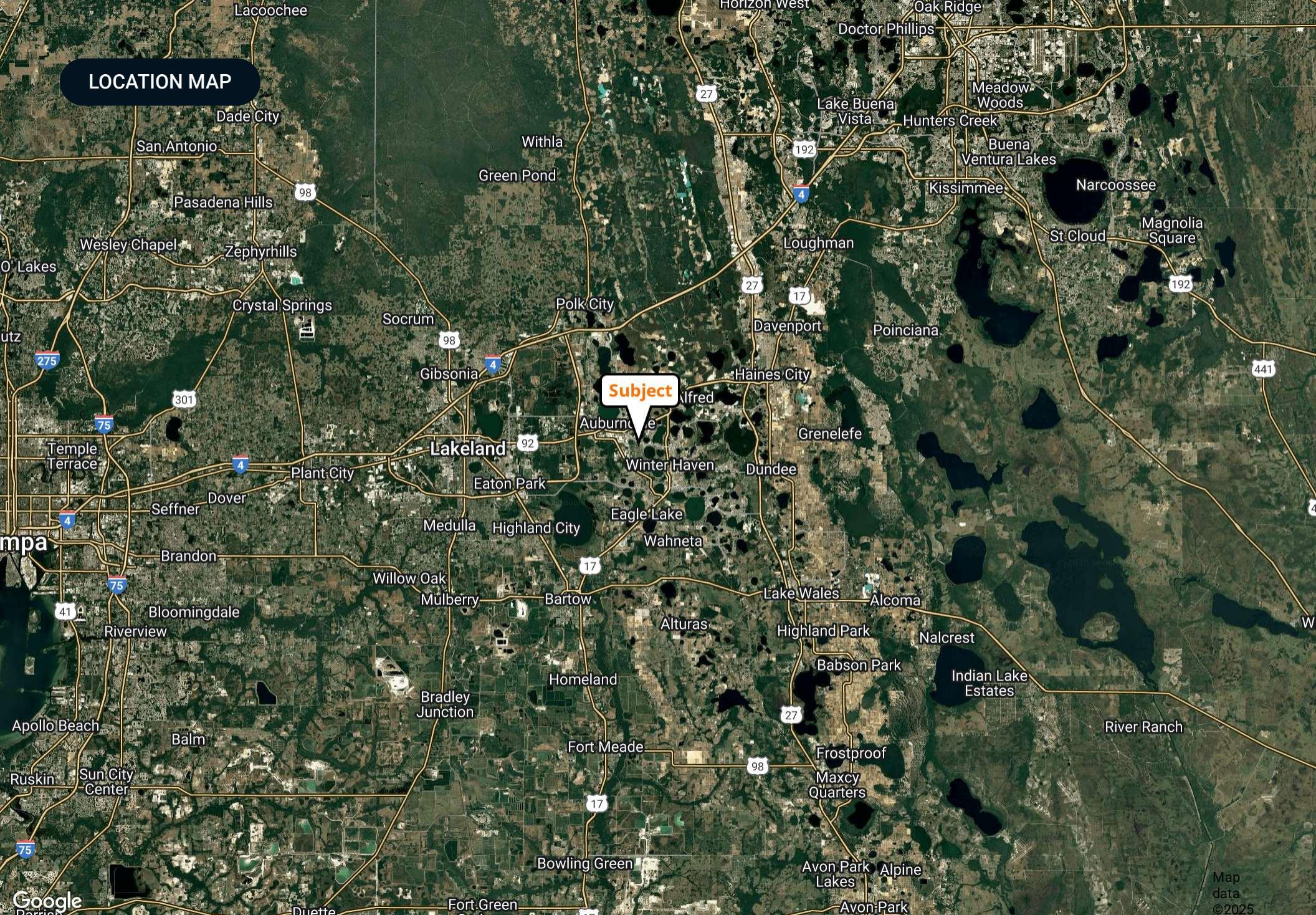
1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	2,396	17,210	38,031
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$41,599	\$48,764	\$53,481
Average House Value	\$87,557	\$122,621	\$131,215

\* Demographic data derived from 2020 ACS - US Census



## LOCATION MAP



## PHOTOS



## 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](http://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.



## Serving the Southeast

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