

OFFICE BUILDING FOR SALE



LAW OFFICE BUILDING

395 S CENTRAL AVE, BARTOW, FL 33830

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PROPERTY DESCRIPTION

Discover the unlimited potential of this impressive 18,160 SF building in the Bartow area. Built in 2000, this well-maintained property offers 2 units, providing a versatile and modern space for prospective tenants. Zoned C-1, the property boasts a prime location that is ideal for a range of commercial uses. With its strategic positioning and contemporary design, this property presents a coveted opportunity for an office building investor seeking a lucrative investment in the thriving Bartow area. Don't miss the chance to make this distinguished property the cornerstone of your portfolio.

PROPERTY HIGHLIGHTS

- 18,160 SF modern building
- Ideal for office or commercial use
- Two versatile units
- Constructed in 2000
- Strategic C-1 zoning

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	2
Lot Size:	21,875 SF
Building Size:	18,160 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	771	2,846
Total Population	631	2,033	7,620
Average HH Income	\$94,957	\$80,351	\$74,336

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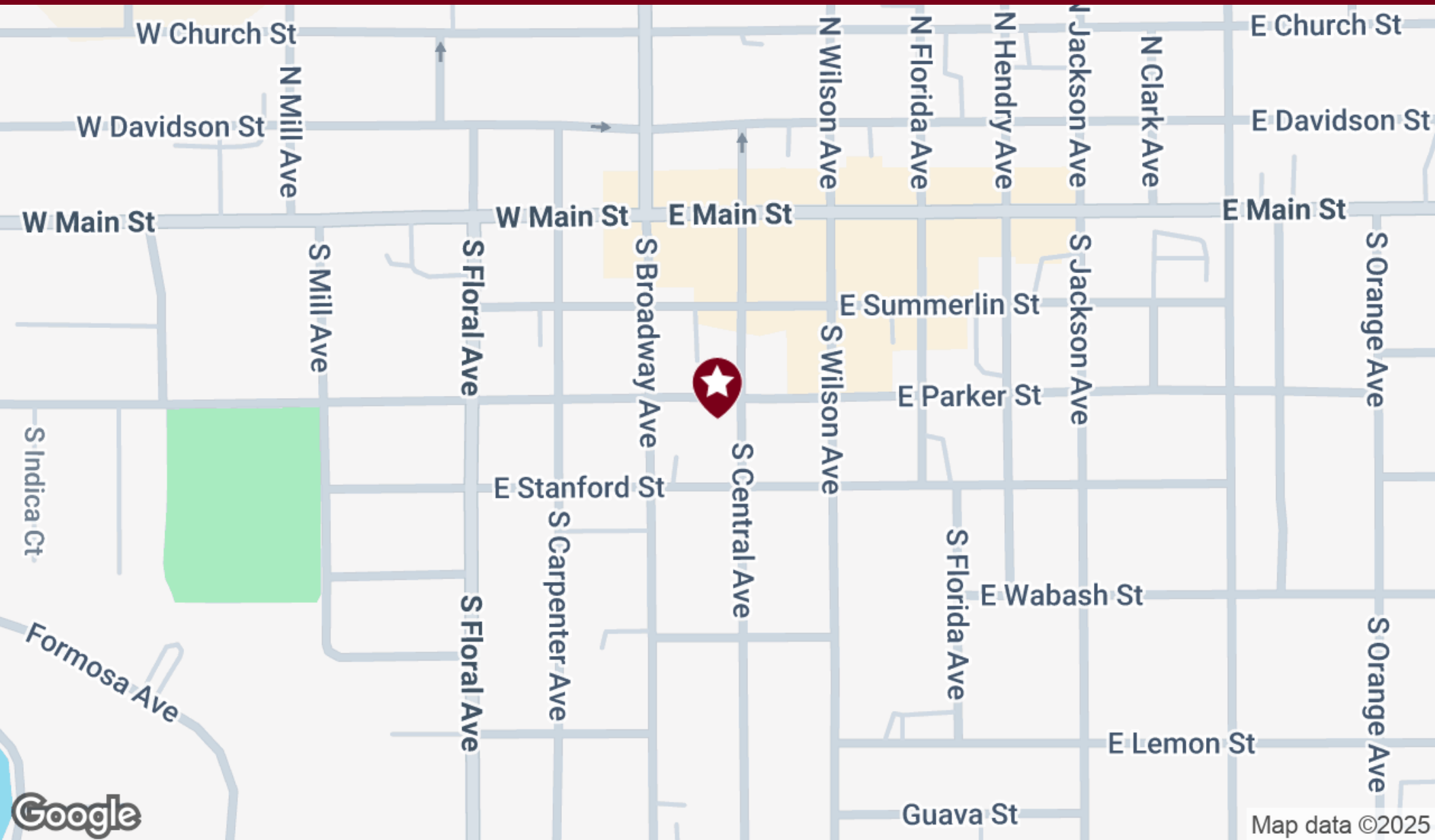
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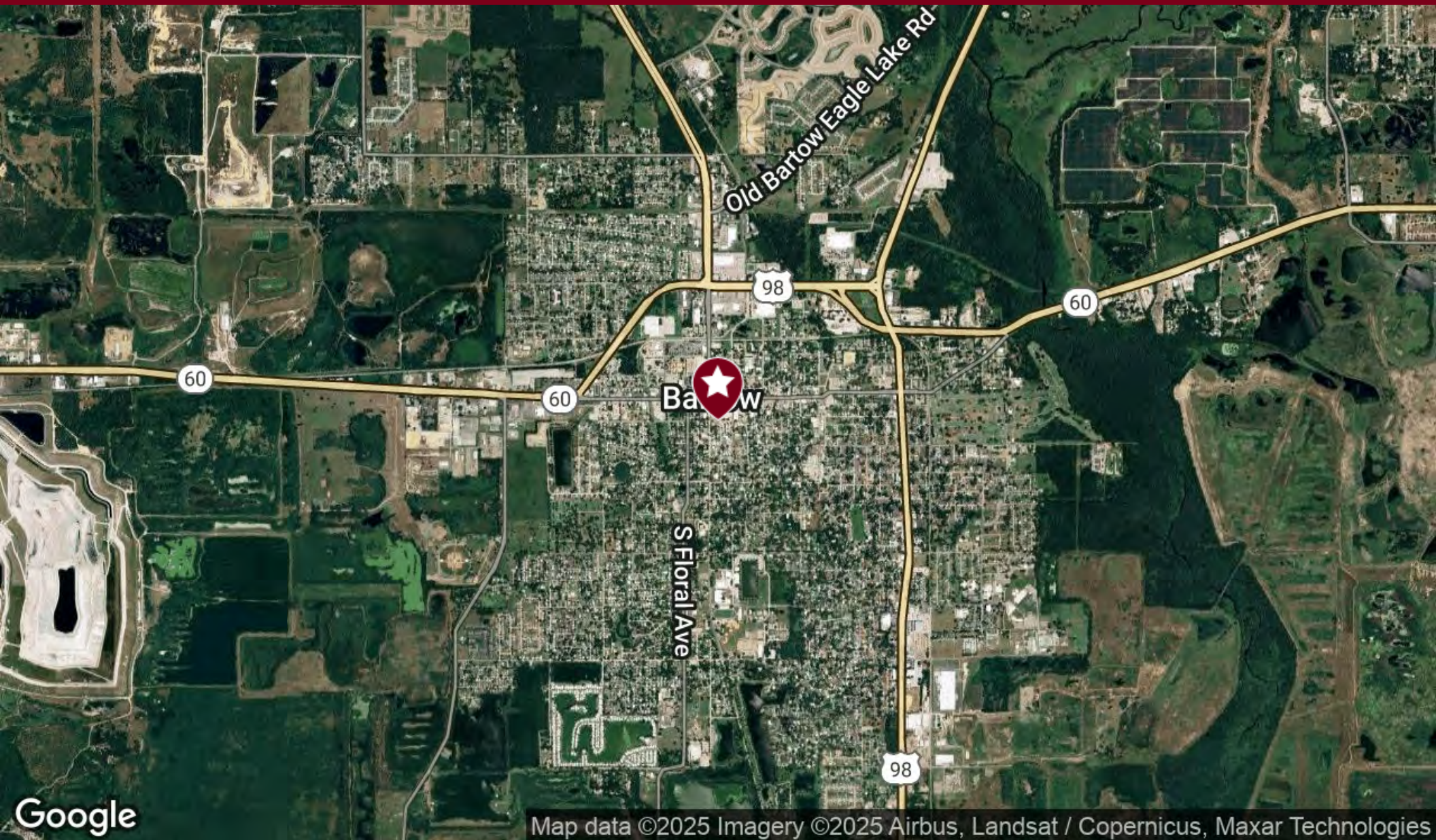
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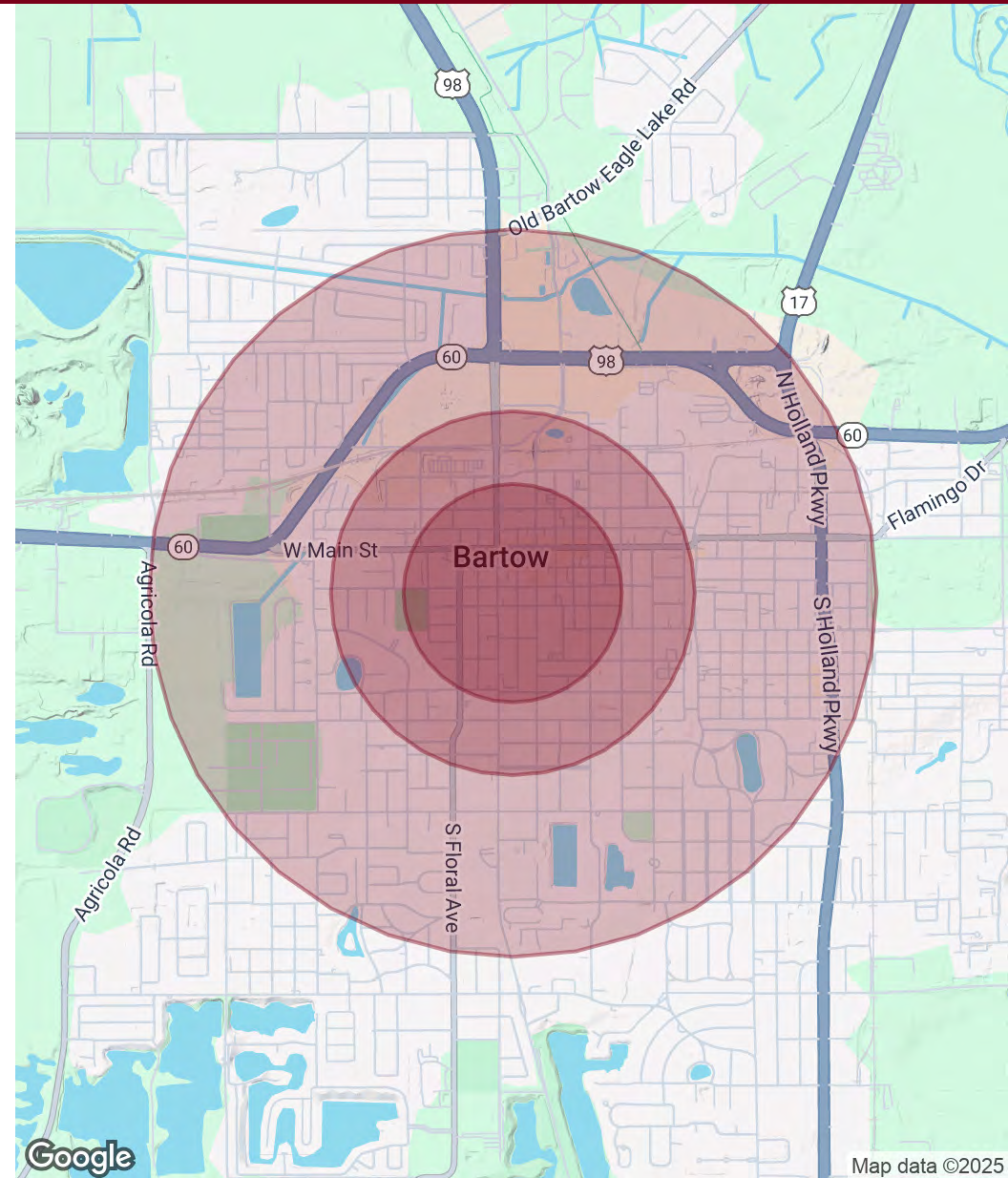
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	631	2,033	7,620
Average Age	40	38	39
Average Age (Male)	39	37	37
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	771	2,846
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$94,957	\$80,351	\$74,336
Average House Value	\$258,708	\$229,720	\$238,954

Demographics data derived from AlphaMap



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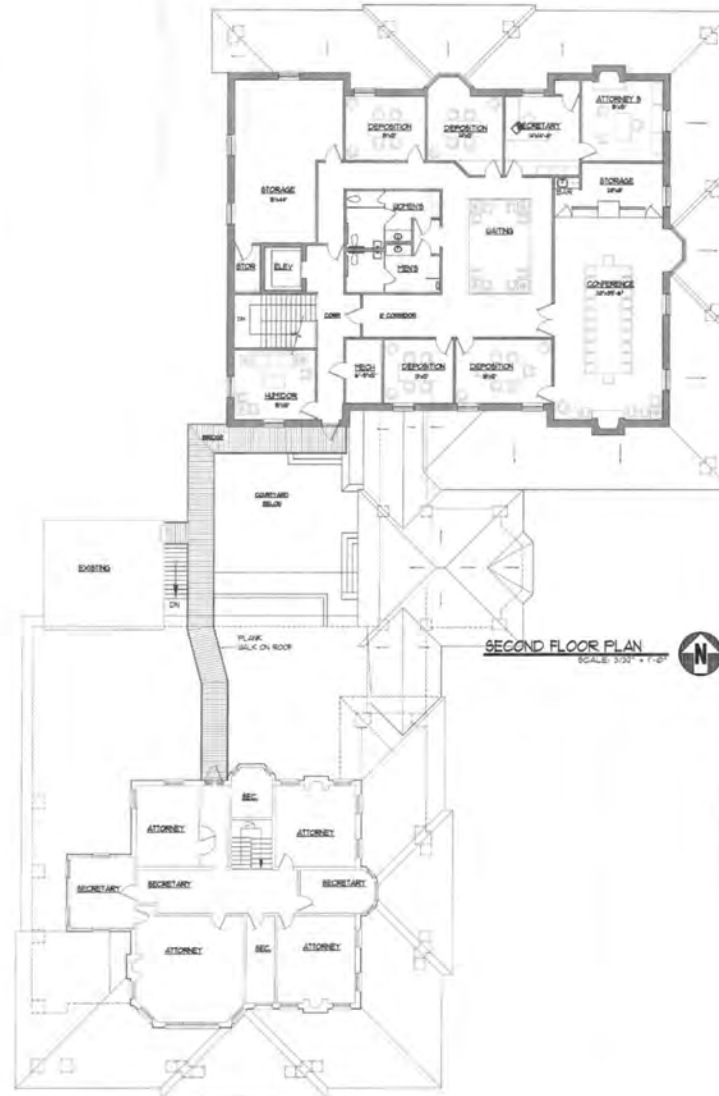
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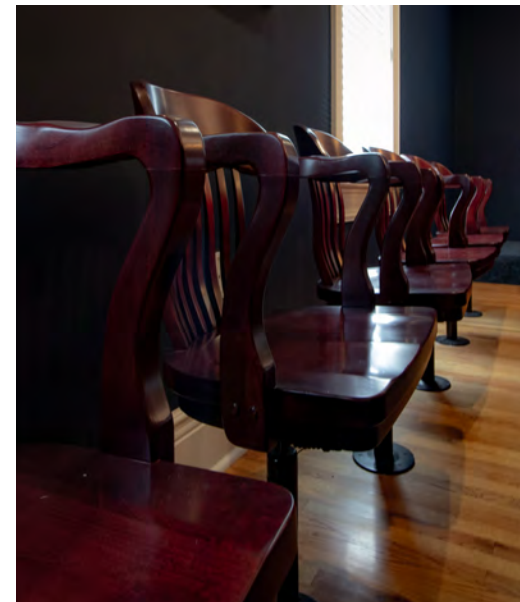
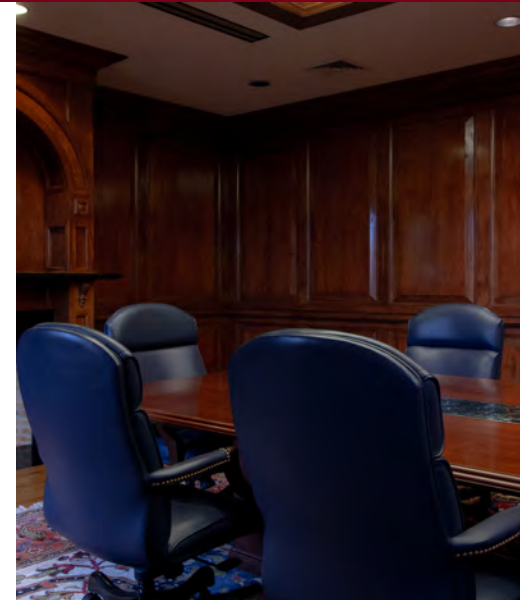
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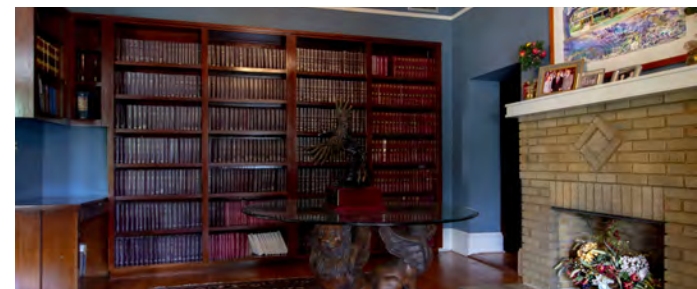
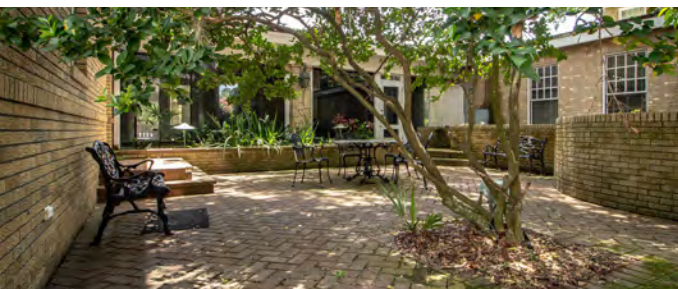
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PROFESSIONAL BACKGROUND

J. Kyle Vreeland is a highly skilled and successful real estate professional, with a diverse background and expertise in all facets of commercial property acquisition and development. He is a licensed commercial Realtor, developer consultant, grad. architect/designer, general contracting manager, and licensed commercial insurance agent. Kyle's focus is on commercial development, construction, and sales. His experience spans over \$500 M in transaction, design, and management.

In 1994-1996, Kyle received his Bachelor of Science in Architecture from Florida Agricultural & Mechanical University, followed by post-graduate studies in Masters in Architect at the University of South Florida from 2000-2002. He also holds an AA in Architecture from Hillsborough Community College and attended Georgia Southern University in 1990-1992.

As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 2013, 2016, and 2018. In 2014, Kyle was honored with the Lakeland Realtors Presidential Distinction Award, and the following year, he was named Lakeland Realtors Realtor of the Year.

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PROFESSIONAL BACKGROUND

Jim Steinbauer, SIOR has been engaged full time in Commercial, Industrial & Development Land Real Estate Brokerage Business since 1984. Jim is a member of the Society of Industrial & Office Realtors (SIOR) where he holds the prestigious designation of Specialist, Industrial and Office Real Estate. Out of the millions of real estate sales people worldwide only about 4,000 have qualified for this designation. For over 41 years, Jim has been one of the top producing commercial real estate salespeople in Florida. His expertise includes the areas of Asset Sales and Acquisitions, Lease Negotiations, Investment Sales, Site Selection, Asset Property Management, Buyer/Tenant Representation, Consultation and Expert Witness services.

Jim is a member of the Society of Industrial & Office Realtors where he served as the Florida Chapter President in 2012 and on the Board of Directors from 2009-2013. He is a Realtor member of the Lakeland Realtors and served as President in 2016 and on their BOD from 2011 to 2017. Jim was also instrumental in assisting and coordinating the sale of the associations former Headquarters and the purchase and development of their new headquarters across from Hollis Gardens in Downtown Lakeland. He has been a member of the National Association of Realtors and the Florida Realtors since 1984. He is a member of the Rotary Club of Lakeland South, Florida Farm Bureau and Historic Lake Morton Neighborhood Association where he served as President in 2009, 2010 and 2011.

Partial Client List includes: Budget Rent-A-Car, Dial Corporation, Dobbs International Airline Caterers, Marcone Appliance Parts Center, Batteries Plus Bulbs, Marriott Corporation, Lennox A/C, Ryder Aviation Services, Advance Discount Auto Parts, Greyhound, Michelin Tires, AMF Bowling Centers, Shoppes of Christina, Private Investors & Owners and many others.

Jim earned a BBA in Marketing from Florida International University in Miami. He played NCAA Division 1 baseball at Jacksonville University, Jacksonville Florida.

Jim and his wife, Jill reside in the Historic Lake Morton area of Downtown Lakeland. They have three adult children, Joe, Jay, and Jamie and 3 grandsons.

EDUCATION

Florida International University, Jacksonville University, Society of Industrial & Office Realtors and dozens of other commercial, industrial, investment and development land real estate

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