



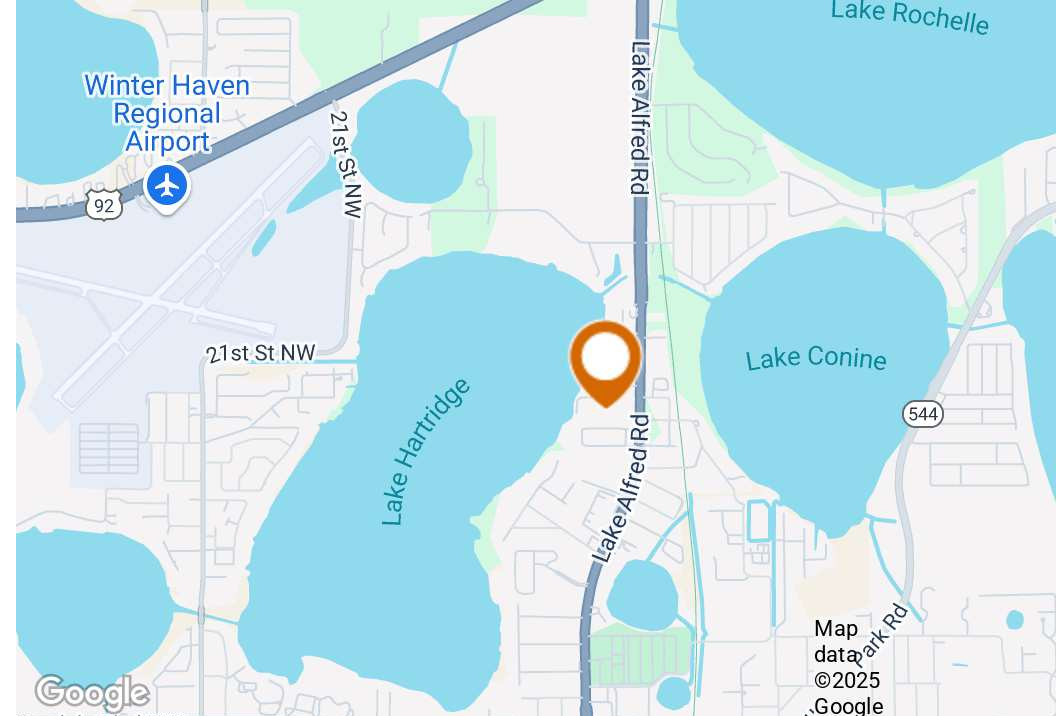
GILL JONES BUILDING

3425 Lake Alfred Road, Winter Haven, FL 33881

R. Todd Dantzler, CCIM
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PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14/SF/Yr
Building Size:	200,000 ± SF
Available SF:	9,500 - 24,000 ± SF
Lot Size:	15.71 Acres
Renovated:	2023
Zoning:	Commercial land use with MX zoning-city of Winter Haven
Submarket:	Orlando
Traffic Count:	25,000 cars per day
APN:	26-28-08-000000-042180
Video:	View Here

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 an excellent 15,000 ± SF warehouse with dock-height loading, climate control, air conditioning, and 30-foot ceilings. It is fully sprinkled and offers functionality for a variety of uses.

In addition, four versatile spaces—ideal for office, clinic, or storage use—are also available. The property benefits from lake frontage on Lake Hartridge and includes a small laydown yard.

PROPERTY HIGHLIGHTS

- New paint and facelift on the exterior of the building
- Located 1.2 miles south of US 92 in Lake Alfred
- CAM Charges \$4.25/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. The property features ample water frontage (792 ± FT) on Lake Hartridge, the northernmost lake on Winter Haven's famous Chain of Lakes.

EXTERIOR DESCRIPTION

One story, clay brick exterior, several entrances. New paint and new roof. Views of Lake Hartridge. A new roof has just been installed over the leasable area along with fresh paint. The lake front will be revitalized, and the oversized parking lot is scheduled for resurfacing, striping and lighting in 2024.

INTERIOR DESCRIPTION

Clears pan framing and moveable walls throughout most of the building. Kitchen area available for the large user if desired.

PARKING DESCRIPTION

Surface, on site parking available to suit your specific needs. No parking charge.

UTILITIES DESCRIPTION

Included. City of Winter Haven water and sewer. TECO electric service (with backup generator)

CONSTRUCTION DESCRIPTION

This building was designed and built for a single user. Over the years it has been divided into smaller spaces as needed. Space can be tailor-fit for your specific need. TI buildout allowance available. Gross lease rates.

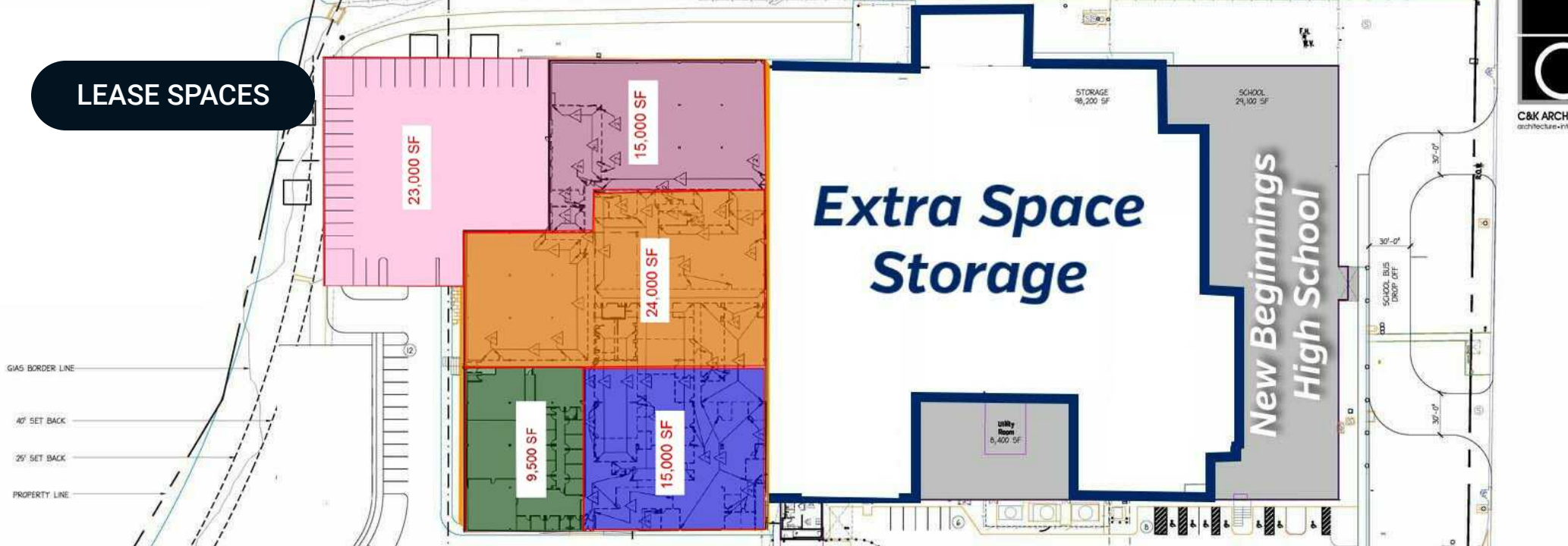
BUILDING INFORMATION



BUILDING INFORMATION

Building Size	200,000 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	15 ft
Number of Floors	1
Year Built	1962
Year Last Renovated	2023
Gross Leasable Area	72,000 ±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

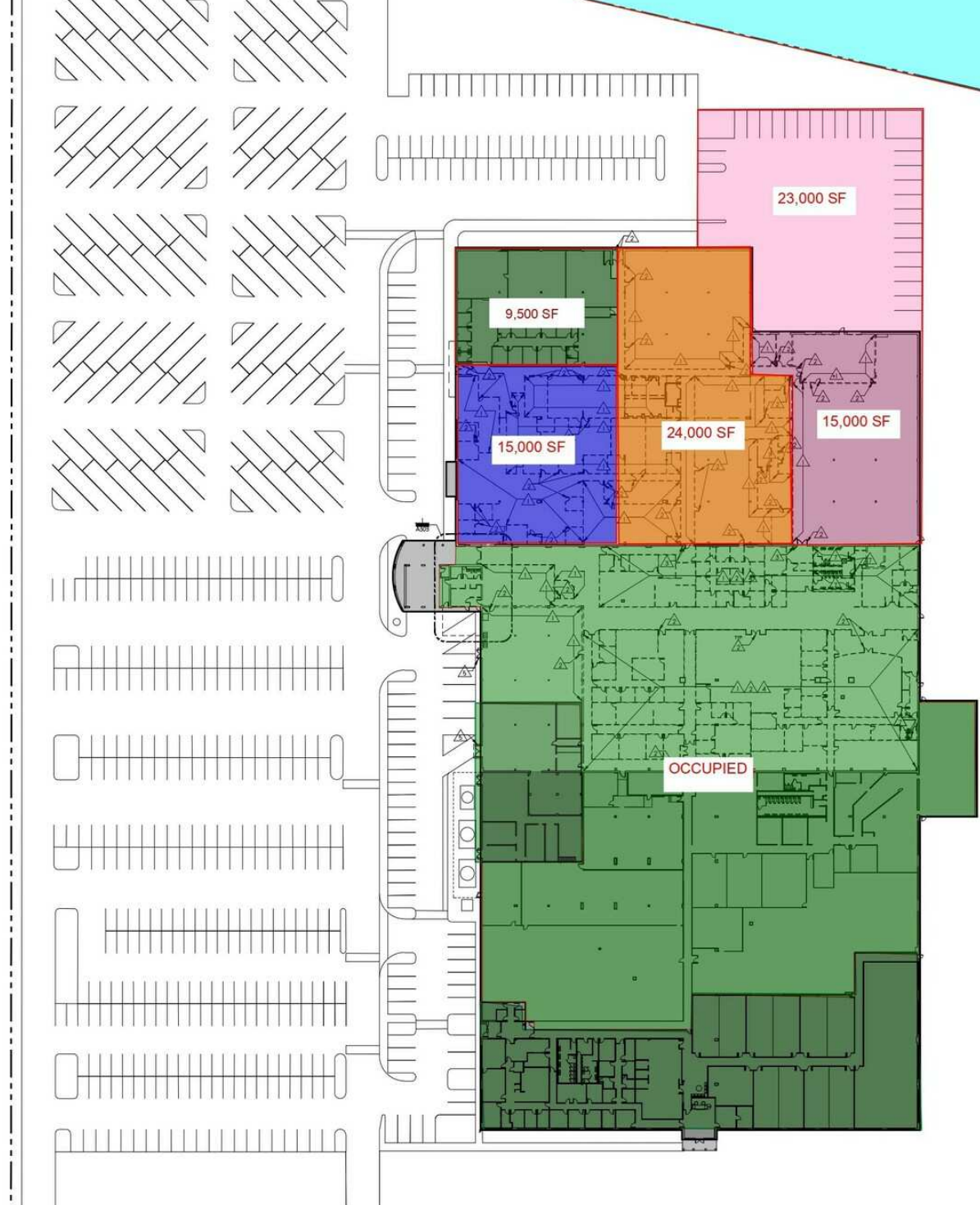
Lease Type:	Contact Broker
Total Space:	9,500 - 24,000 SF

Lease Term:	Negotiable
Lease Rate:	\$14.00 SF/yr

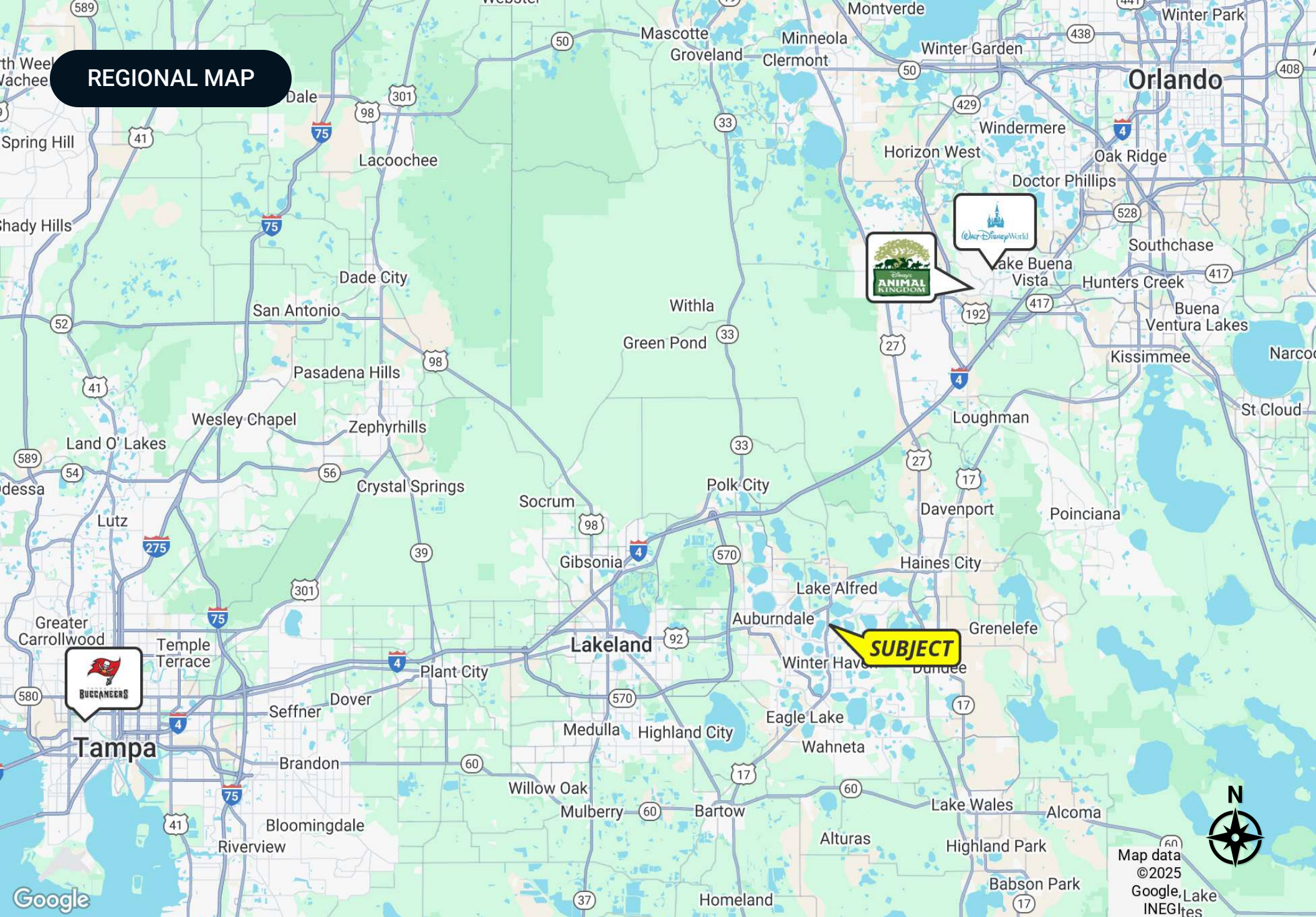
AVAILABLE SPACES

SUITE	STATUS	LEASE RATE
15,000 SF - Warehouse Space	Available	\$14.00 SF/yr
9,500 SF - Office/Clinic Space	Available	\$14.00 SF/yr
15,000 SF - Office Space	Available	\$14.00 SF/yr
24,000 SF - Office Space	Available	\$14.00 SF/yr
23,000 SF - Outside Storage	Available	\$14.00 SF/yr

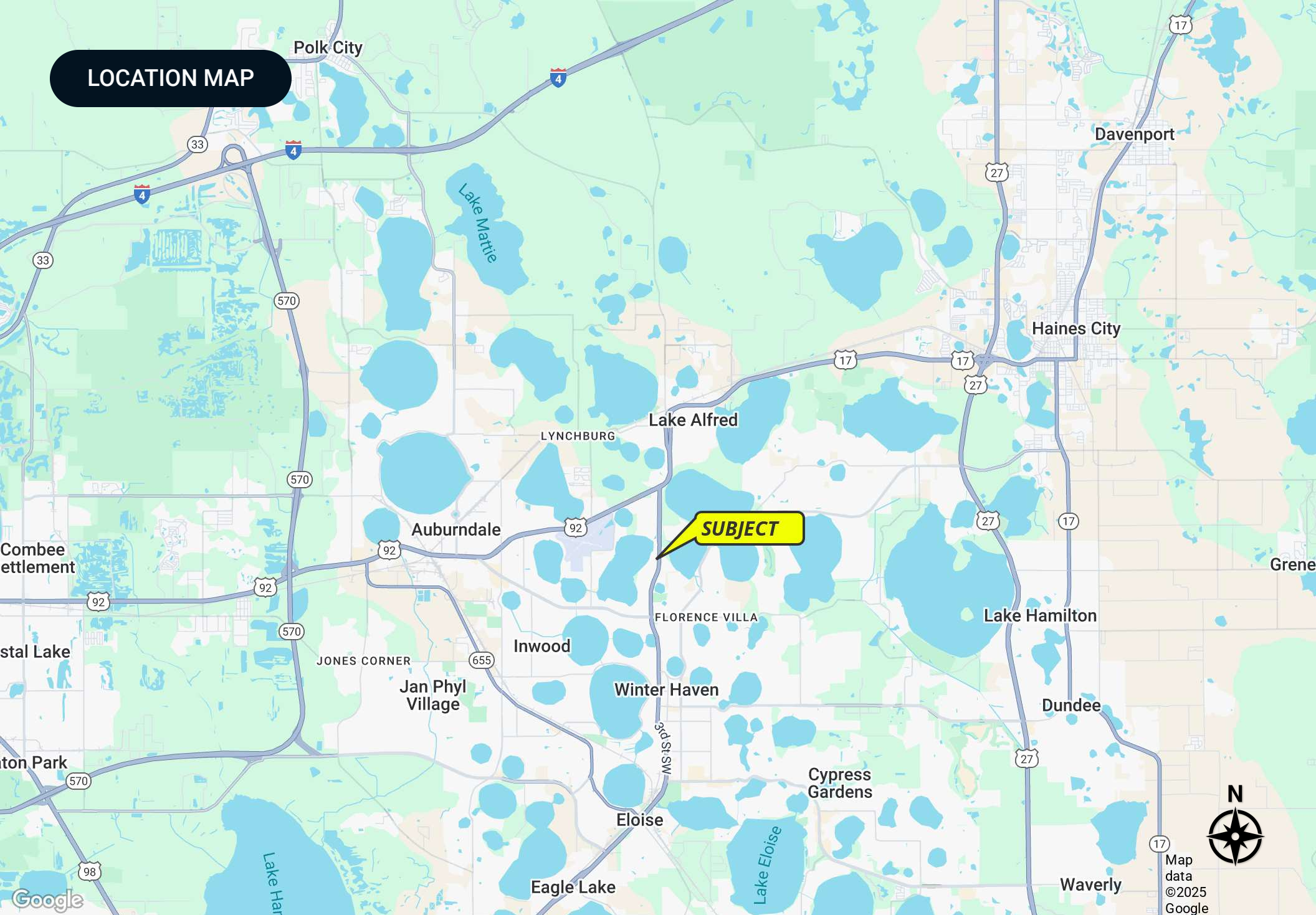
SITE PLAN



REGIONAL MAP



LOCATION MAP



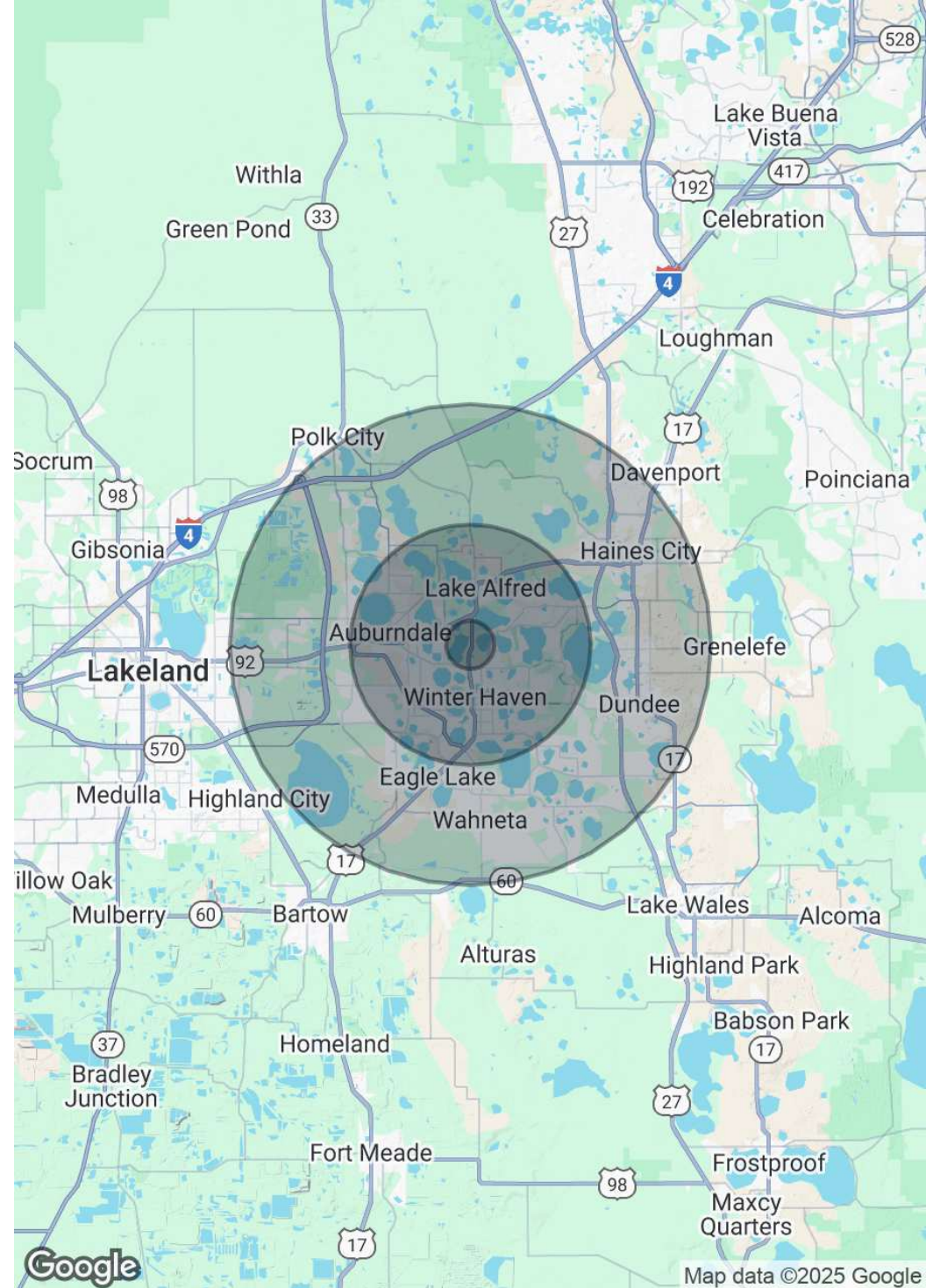
Map data
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Google

DEMOGRAPHICS MAP & REPORT

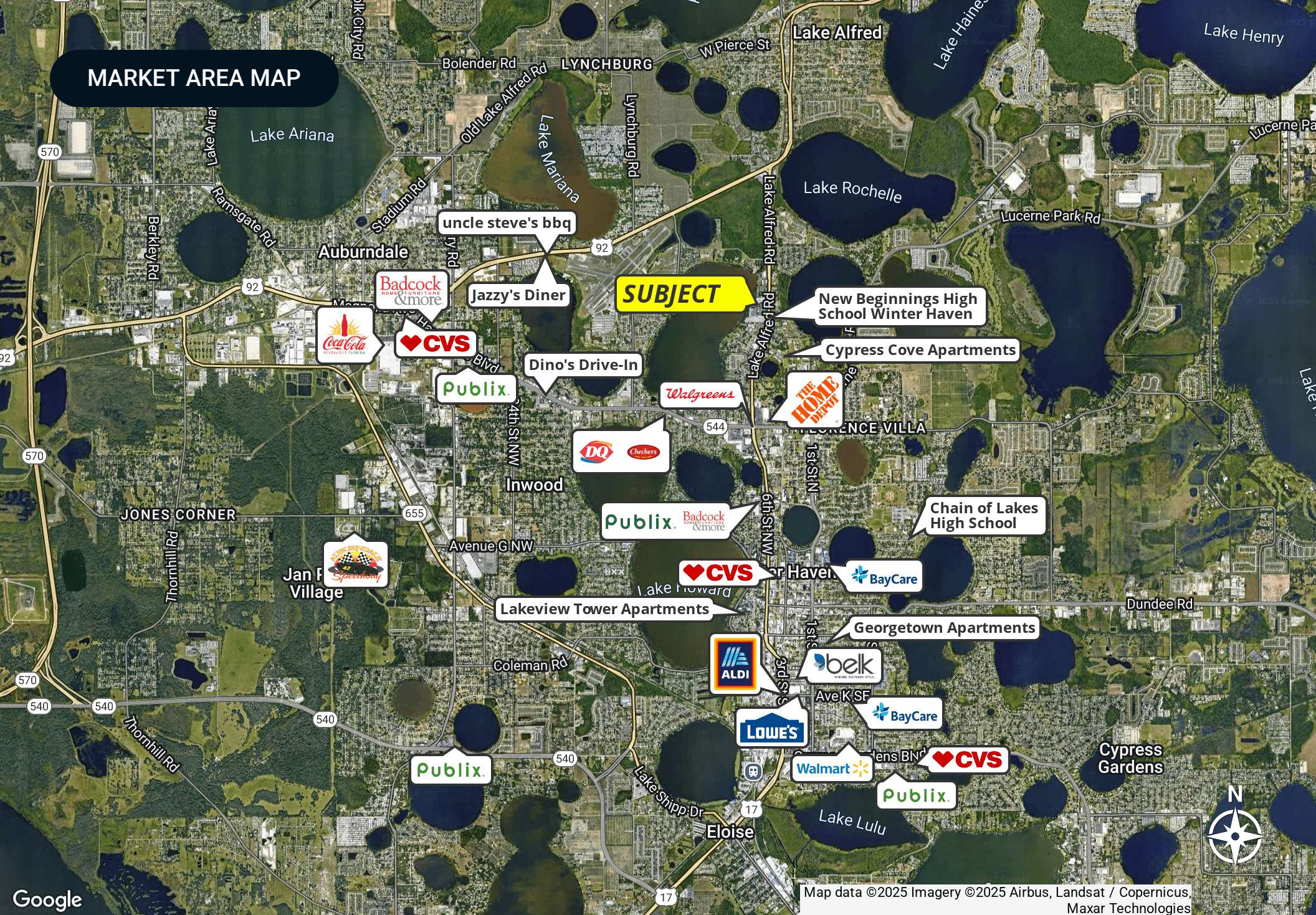
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,495	81,106	188,172
Average Age	37.7	40.0	40.8
Average Age (Male)	40.2	39.5	40.2
Average Age (Female)	37.6	40.8	41.5

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



TRADE AREA MAP



21st St NW

21st St NW

Lake Hartridge

Lake Conine

544

Cypress Cove Apartments

19,200
Cars/Day

Evergreen Townhomes on
Lake Buckeye (NEW - 38 Units)

29,000
Cars/Day

Lake Ida

e Idylwild

ale Blvd NW

Havendale



33,500
Cars/Day

SUBWAY



Walgreens

Havendale Blvd NW

Chickens

enterprise

Martin Luther King Blvd

RaceTrac



MIDFLORIDA

FAMILY DOLLAR

Auto Zone

FLORENCE VILLA

Martin Luther King Blvd

Lake Cannon

Lake Mirror

Spring Lake

6th

1st St N



Lake Idylwild

FULL BUILDING AERIAL



Extra Space
Storage

New Beginnings
High School

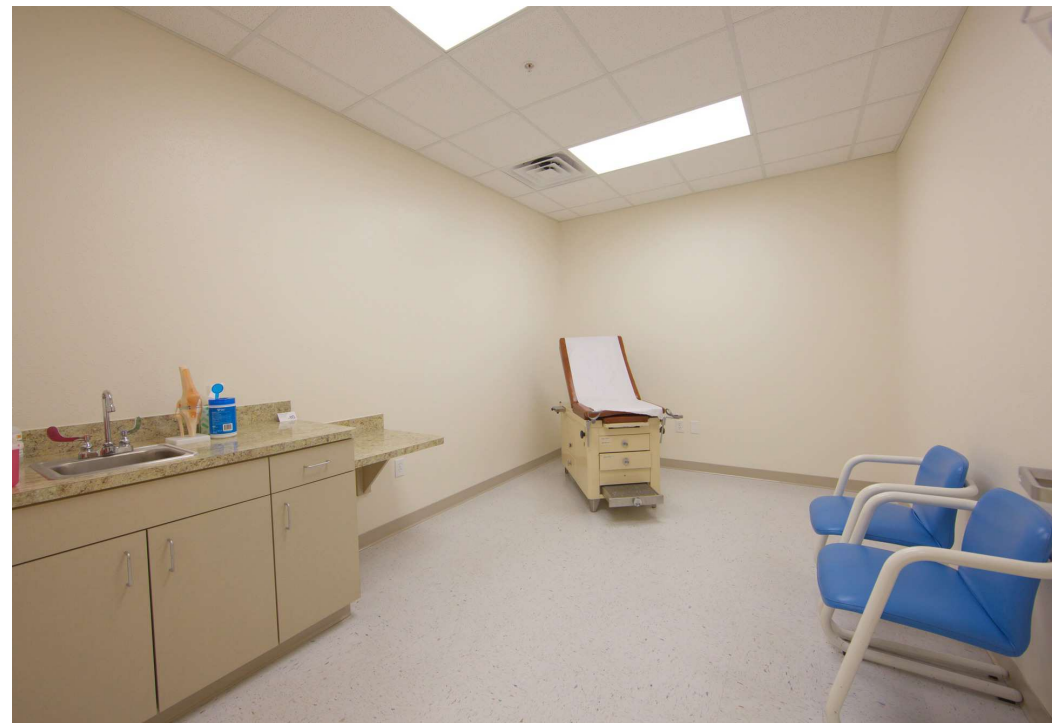
WAREHOUSE SPACE



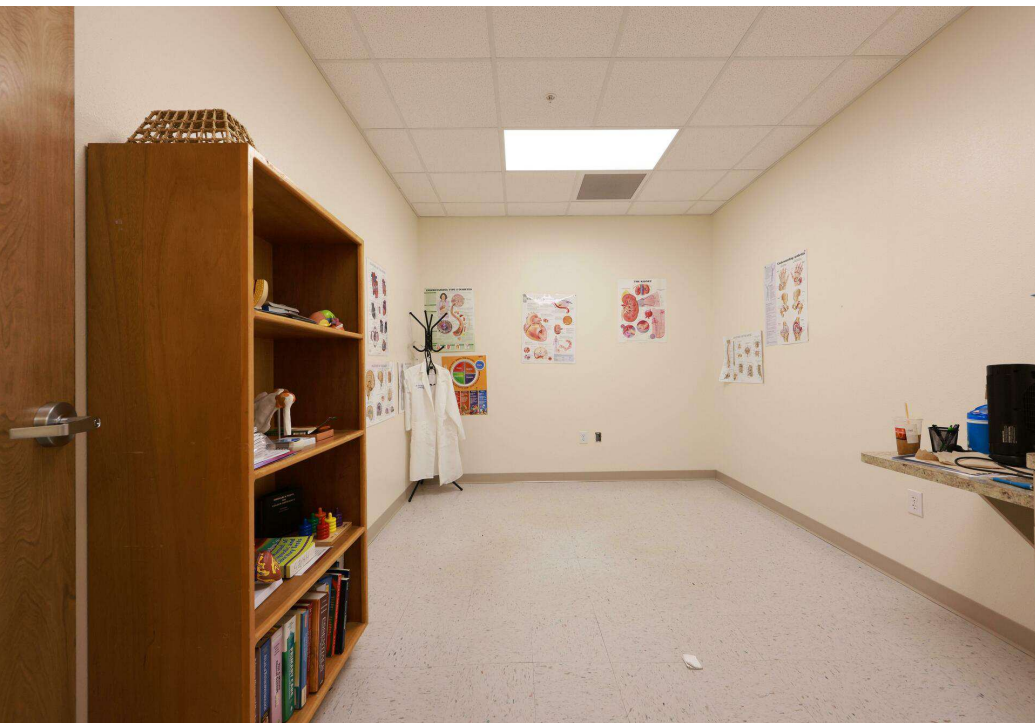
WAREHOUSE SPACE



MEDICAL OFFICE SPACE



MEDICAL OFFICE SPACE



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



ADVISOR BIOGRAPHY



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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.



For more information visit www.saundersrealestate.com

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