

FOR LEASE

1160 E VAN FLEET DR

BARTOW, FL 33830



±20,000 SF INDUSTRIAL SPACE | FLEX SPACE



INTERACTIVE LEASING BROCHURE

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

- **STRATEGIC LOCATION** – Situated centrally in Polk County, between Lakeland and Winter Haven, this space boasts excellent accessibility. Its proximity to Bartow Executive Airport and convenient access to US-98 and US-17 ensure flexibility for both users and their employees.
- **FLEX SPACE** – While most buildings in this submarket are designed exclusively as warehouses, 1160 E Van Fleet Dr offers more. It features $\pm 15,000$ SF of warehouse space, $\pm 5,000$ SF of office space, and an additional $\pm 5,000$ SF of mezzanine above the office. This extra space is a significant selling point for tenants who need to transport goods and materials.
- **UNIQUE OPPORTUNITY** – There are very few comparable industrial properties for lease within a 9-mile radius. We are offering a unique opportunity to lease a high-quality industrial space.

DISTANCE TO:

- ± 13.6 MILES TO DOWNTOWN LAKELAND
- ± 9.7 MILES TO DOWNTOWN WINTER HAVEN
- ± 4.3 MILES TO BARTOW EXECUTIVE AIRPORT
- ± 250 FEET TO US-98
- ± 500 FEET TO US-17
- ± 850 FEET TO US-60
- ± 16.6 MILES TO LAKELAND INTERNATIONAL AIRPORT





1160 E VAN FLEET DR
BARTOW, FL 33830



±20,000 SF
TOTAL SF



±5,000 SF
OFFICE SF



±15,000 SF
WAREHOUSE SF



±5,000 SF
MEZZANINE SF



1
VAN HIGH DOOR



20'
CLEAR HEIGHT



YES (FULL A/C)
CLIMATE CONTROLLED



CITY
SEWER



±24'
CEILING HEIGHT



BARTOW RD ±42,000 VPD



BARTOW REGIONAL MEDICAL CENTER
512 BEDS

BARTOW SHOPPING CENTER

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

verizon

HIBBETT

save a lot

GOODYEAR

Perkins

Hardee's

CORSICANA
MATTRESS COMPANY

TSC TRACTOR SUPPLY CO

Walmart
Supercenter

SUBJECT PROPERTY

AAF Flanders



±20,500 VPD



IDEAL
CABINETS

LOWE'S

TACO BELL
Arbys



±23,000 VPD

AutoZone

HIGHWAY 60 E ±26,000 VPD

GOLDEN GATE SHOPPING CENTER

Walgreens bealls
OUTLET

Publix Pet Super market

ANYTIME FITNESS

SUBWAY



BARTOW HIGH SCHOOL
2,125 STUDENTS



BARTOW MIDDLE SCHOOL
1,046 STUDENTS

THUNDER
CHRYSLER DOODGE JEEP RAM

DRIVING DISTANCE FROM SUBJECT PROPERTY

US-98.....	±250 Ft
US-17.....	±500 Ft
US-60.....	±850 Ft
Bartow Executive Airport.....	±4.3 Miles
Downtown Winter Haven.....	±9.7 Miles
Downtown Lakeland.....	±13.6 Miles
Lakeland International Airport.....	±16.6

AREA OVERVIEW

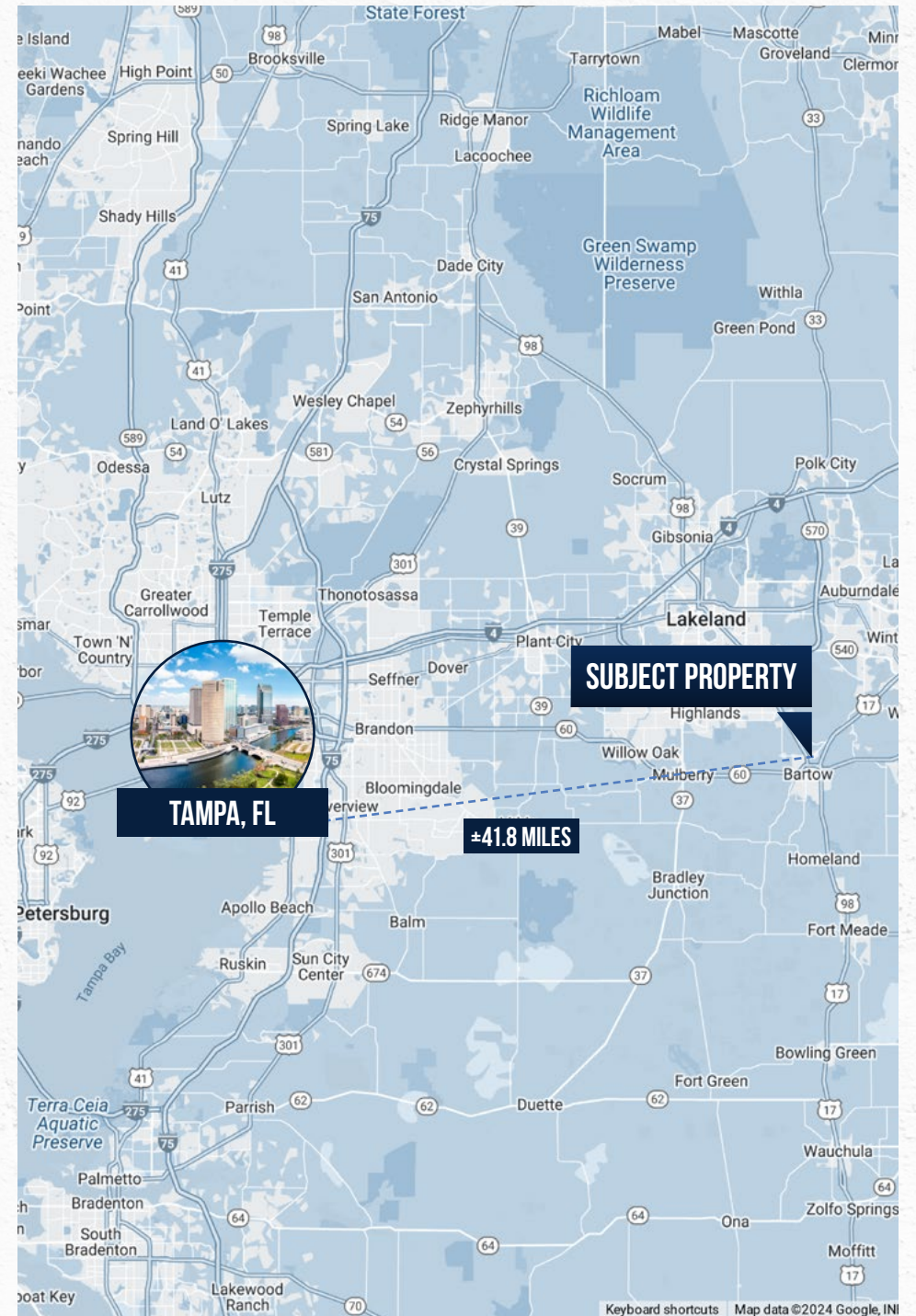
BARTOW, FL

Bartow, FL, is the county seat of Polk County and a city rich in history and charm. Known as the “City of Oaks and Azaleas,” Bartow is characterized by its scenic beauty and historic architecture, with numerous buildings dating back to the 19th century. The downtown area is a vibrant hub with unique shops, restaurants, and cultural venues, including the Polk County History Center housed in a historic courthouse. The city’s history is deeply intertwined with the phosphate mining industry, which has been a significant driver of the local economy for decades. Agriculture also plays a vital role, with citrus groves and cattle ranches surrounding the city, contributing to its rural yet progressive atmosphere.

Bartow’s strategic location in Central Florida, roughly halfway between Tampa and Orlando, offers residents and visitors easy access to major metropolitan amenities while retaining a small-town feel. The city provides a variety of recreational opportunities, including parks, lakes, and nearby natural attractions like the Peace River, which is popular for canoeing and kayaking. Bartow’s community spirit is evident in its numerous festivals and events, such as the annual Bloomin’ Arts Festival and Fourth of July celebrations. With its blend of historical charm, economic vitality, and proximity to larger urban centers, Bartow offers a unique and appealing environment for families, businesses, and tourists alike.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	4,509	19,977	29,406
2024 Estimate	4,841	21,326	31,894
2029 Projection	5,168	22,588	34,291
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	1,683	7,237	10,572
2024 Estimate	1,804	7,721	11,457
2029 Projection	1,924	8,197	12,336
INCOME	1-MILE	3-MILE	5-MILE
2024 Est. Average Household Income	\$72,211	\$82,043	\$86,943



TAMPA, FL

Tampa is the largest city in Hillsborough County and is the third-most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa. Tampa is part of the metropolitan area commonly known as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second-largest metropolitan statistical area in the state, and the fourth largest in the Southeastern United States, behind Miami, Washington, D.C., and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. To add, the Tampa-St. Petersburg-Clearwater, Florida area has been ranked as the third most fiscally fit city in the United States. This means that the area has desirable investments, quality of life, and insurance coverage.





TAMPA TOURISM

The city of Tampa operates over 165 parks and beaches covering 2,286 acres within city limits; 42 more in surrounding suburbs covering 70,000 acres are maintained by Hillsborough County. These areas include Hillsborough River State Park, just northeast of the city. Tampa is home to a number of attractions and theme parks, including Busch Gardens Tampa, Adventure Island, the Lowry Park Zoo, and the Florida Aquarium. The Lowry Park Zoo features over 2,000 animals, interactive exhibits, rides, educational shows and more. The zoo serves as an economic, cultural, environmental and educational anchor in Tampa. Well-known shopping areas include International Plaza and Bay Street, Westshore Plaza, the SoHo district, and Hyde Park Village. Palma Ceia is home to the Palma Ceia Design District. The Tampa Port Authority currently operates three cruise ship terminals in Tampa's Channel District. The Port of Tampa is the year-round home port for Carnival Cruise Lines' MS Carnival Inspiration and MS Carnival Legend. Seminole Hard Rock Hotel & Casino, also known as "The Guitar Hotel" has 12-stories and 469 guest rooms and suites. The 69th edition of the Miss Universe competition was held on May 16, 2021 at the casino.

ADVENTURE ISLAND



LOWRY PARK ZOO



HYDE PARK VILLAGE





CULTURE

Tampa is home to many different performing arts venues, theaters, and museums. Popular theaters include David A. Straz Jr. Center for the Performing Arts, Tampa Theatre, and Gorilla Theatre. Some popular Tampa organizations include the Florida Orchestra, Opera Tampa, and Stageworks Theatre. One of the most popular museums in the area is the Museum of Science and Industry. It has several floors of exhibits that relate to science, as well as, the only domed IMAX theater in Florida.

EVENTS

One of the most well-known events in Tampa is the celebration of “Gasparilla,” a mock pirate invasion held every year since 1904. Residents often refer to the event as Tampa’s “Mardi Gras.” The invasion is led by the pirate ship, “Jose Gasparilla,” and is followed by numerous parades and city activities. This event brings in over 400,000 attendees and contributes tens of millions of dollars to Tampa’s economy.

SPORTS

Tampa has four professional sports teams: Tampa Bay Buccaneers (NFL), Tampa Bay Rays (MLB), Tampa Bay Lightning (NHL), and the Tampa Bay Rowdies (AFL). Each team has brought home victories and keep building a growing fan base, specifically in baseball. For decades, Major League Baseball has had spring training facilities and minor league baseball teams in the area. The New York Yankees hold their spring training in Tampa, which brings out a large crowd each year.

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