

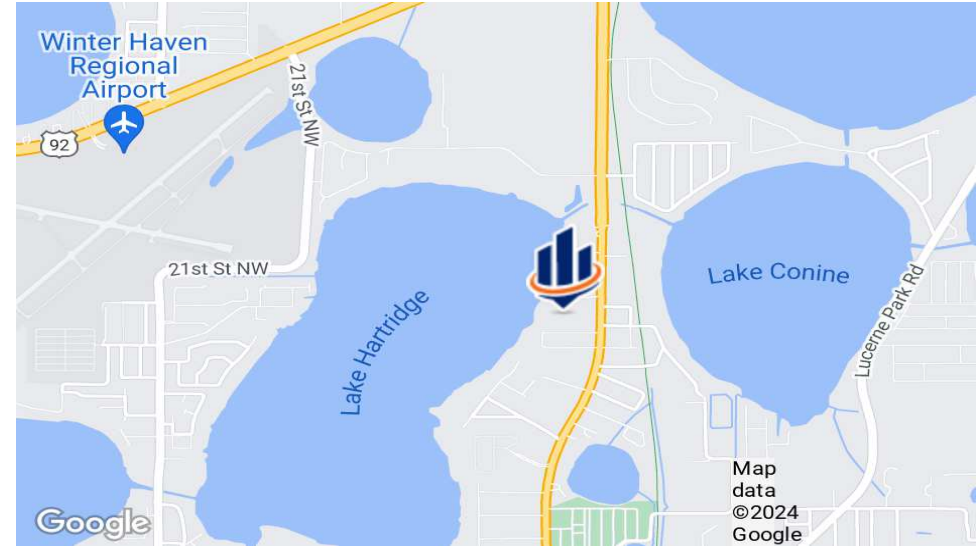


GILL JONES BUILDING

3425 LAKE ALFRED ROAD
WINTER HAVEN, FL 33881

R. Todd Dantzler, CCIM
Managing Director/ Senior Advisor
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$14/SF/Yr
Building Size:	200,000 ± SF
Available SF:	72,000 ± 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

PROPERTY OVERVIEW

The property is under new management and ownership who is excited and enthusiastic about the refresh and renewal of this grand building. Originally constructed in the early 1960's as a regional headquarters for State Farm, this building has undergone wonderful changes over the years.

Currently, the New Beginnings High School occupies the frontage of the building along US 17, Extra Space Storage occupies the middle of the building, and the leasable area on the lakefront will be refurbished for new occupancy. There is a warehouse area of about 15,000 ± SF along the waterfront with loading ramps and docks. The warehouse and loading dock ceiling height is approximately 30 ± feet and fully sprinkled. Approximately 9600 ± SF of medical office space with 9 exam rooms and secure pharmacy area will be made available June 1st. The property enjoys lake frontage along Lake Hartridge and a small area for a laydown yard,

The owners are looking for tenants that want to be part of this rebirth of the building and who will occupy and grow their business.

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



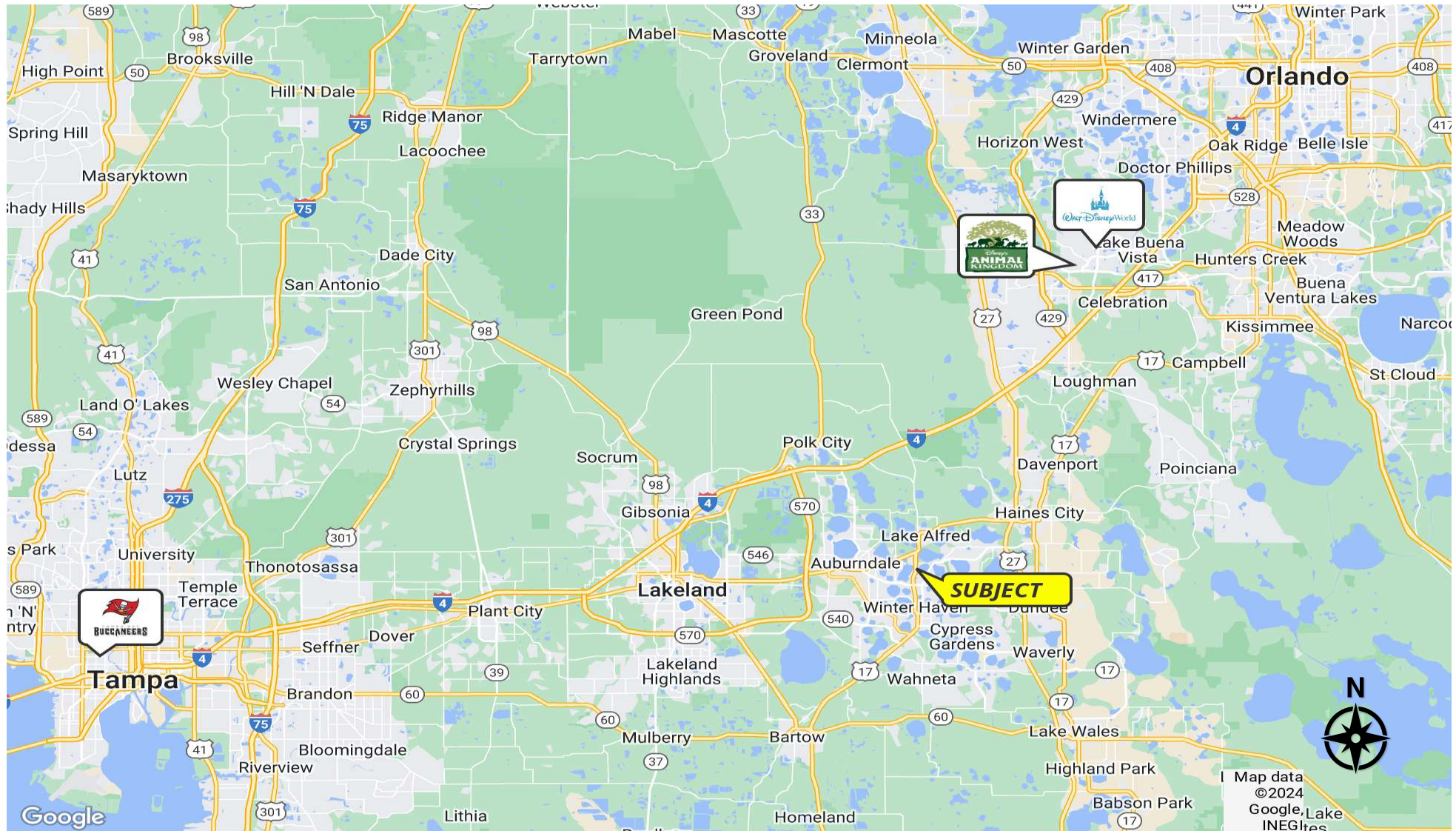
BUILDING INFORMATION

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

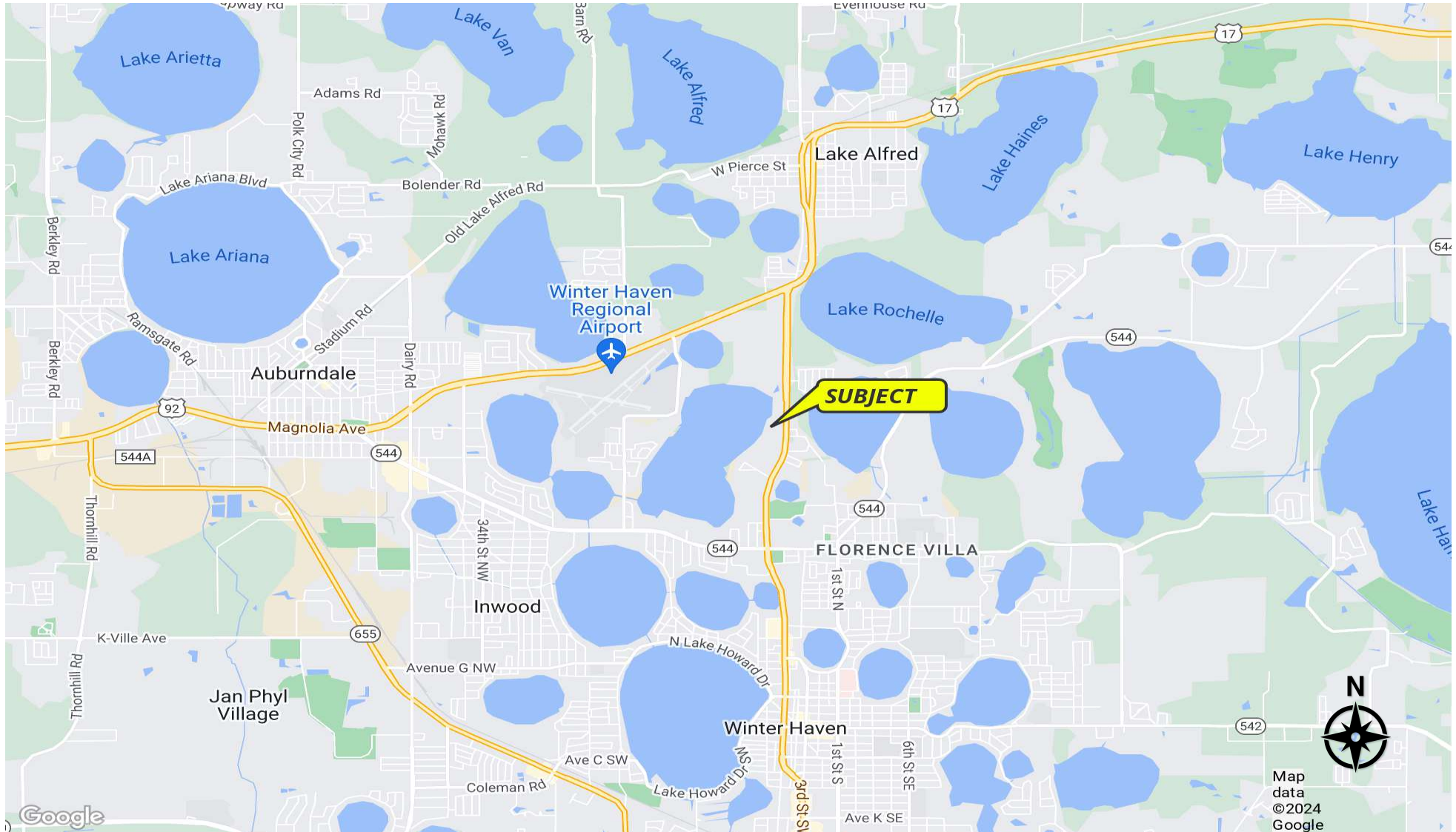
Available Space



Regional Map



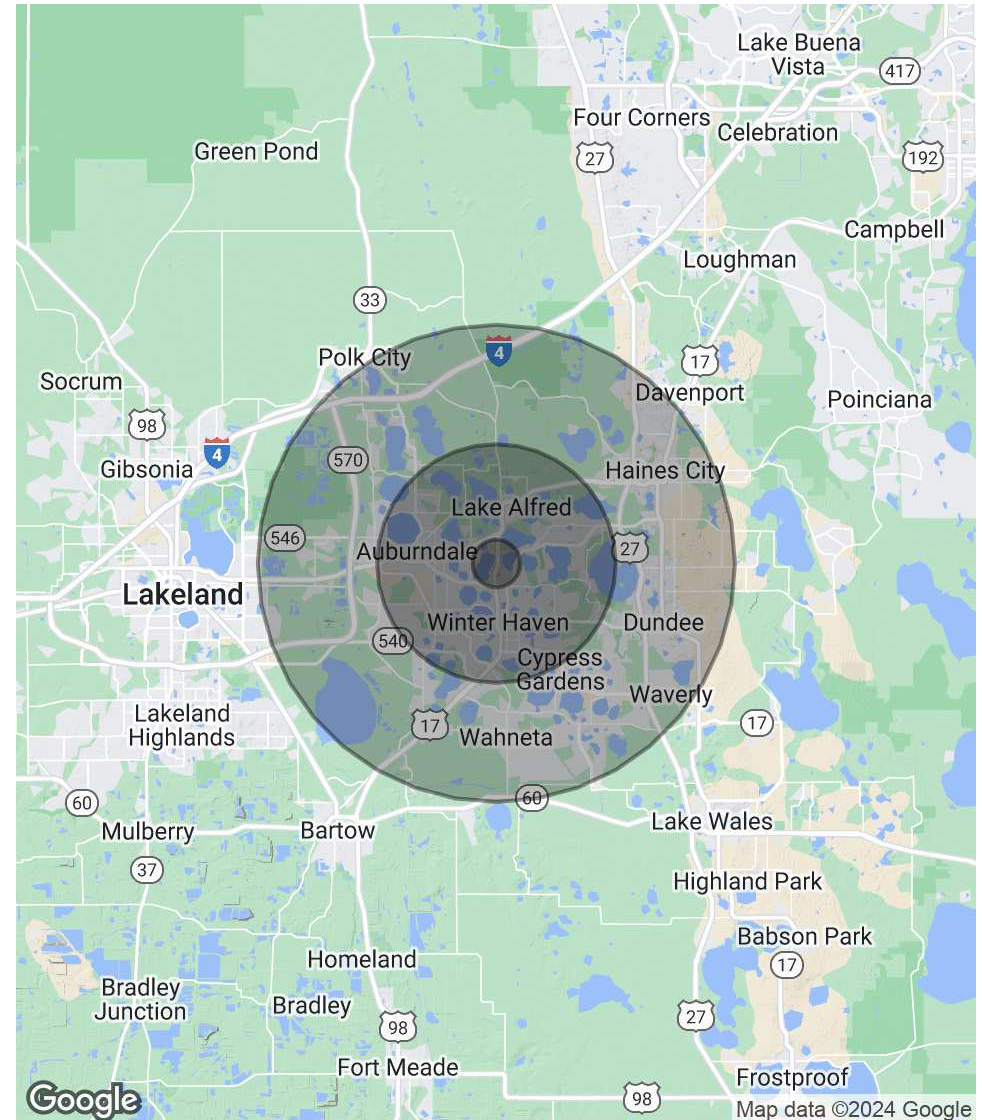
Location Map



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



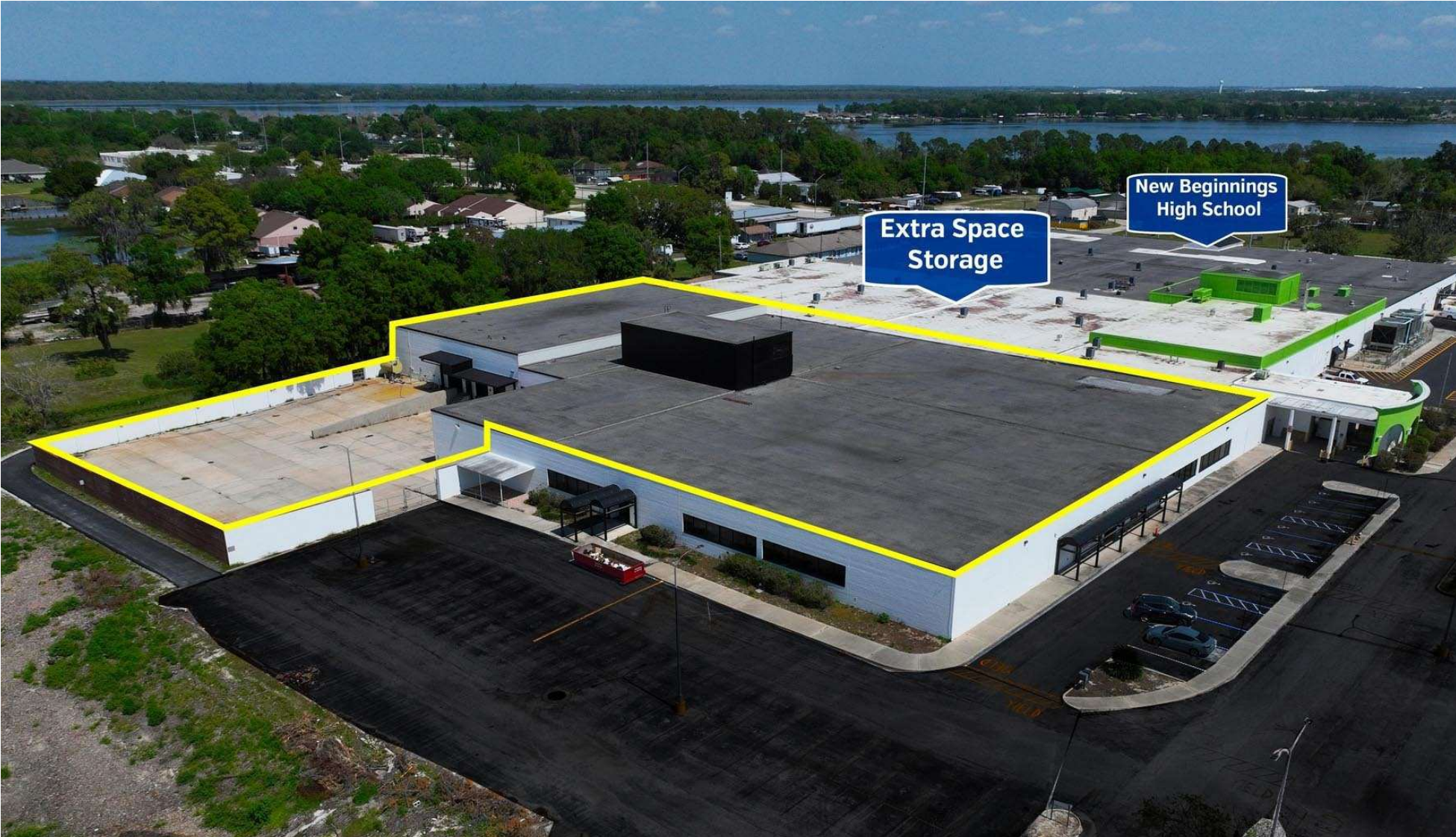
Trade Area Map



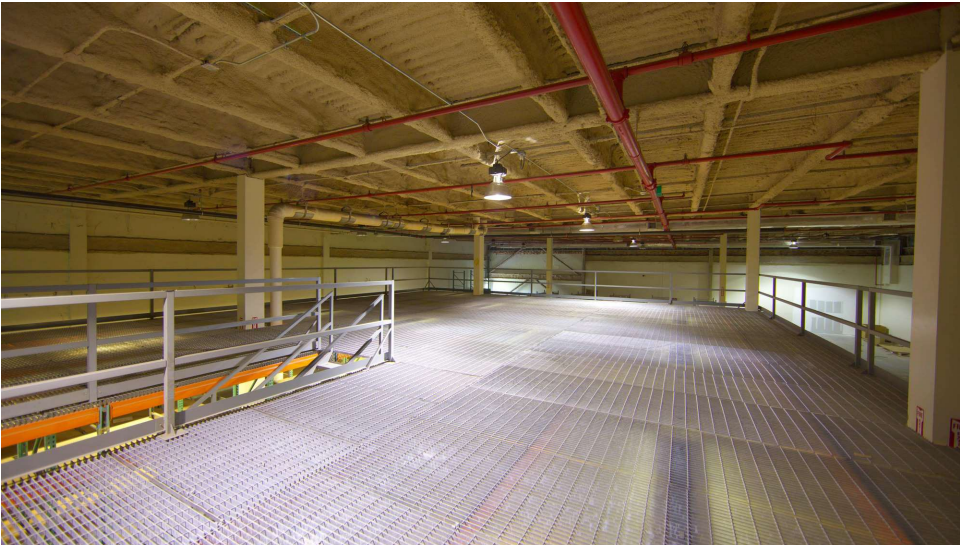
Building Master Plan



Site Aerial



Warehouse Space



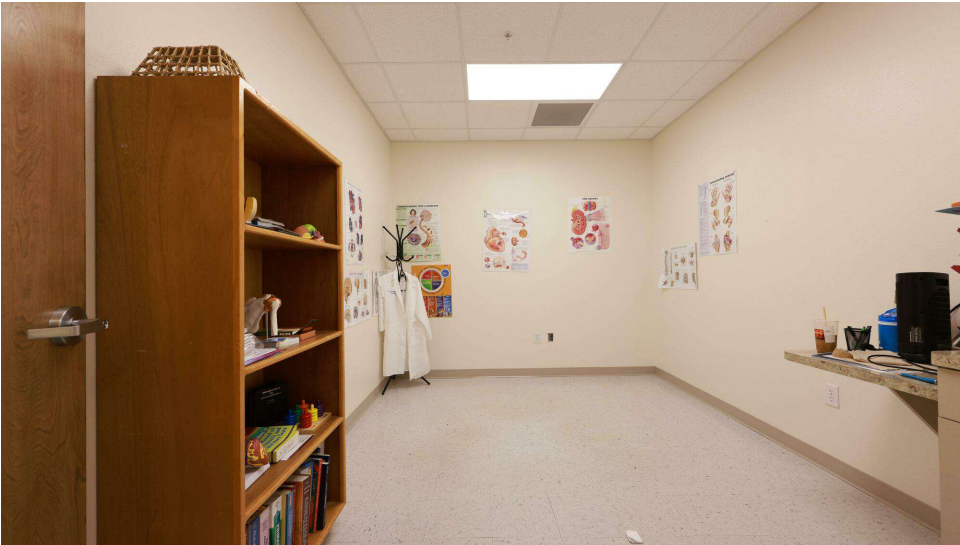
Warehouse Space



Medical Office Space



Medical Office Space



Conceptual Rendering



Conceptual Rendering





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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM, is a Managing Director & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd 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 40 years and is a second-generation real estate leader -- his father having 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® as the youngest president in the history of Florida Realtors®. 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, the Polk Transportation Planning Organization and was the Commission liaison to the Central Florida Development Council [CFDC], the economic development arm of the county, and is a past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/Baycare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving 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 also 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.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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