



# BARTOW PROFESSIONAL OFFICE FOR LEASE

395 S CENTRAL AVE  
BARTOW, FL 33830

Tyler Davis, ALC  
CFO/ Advisor  
205.441.8538  
[tyler.davis@svn.com](mailto:tyler.davis@svn.com)



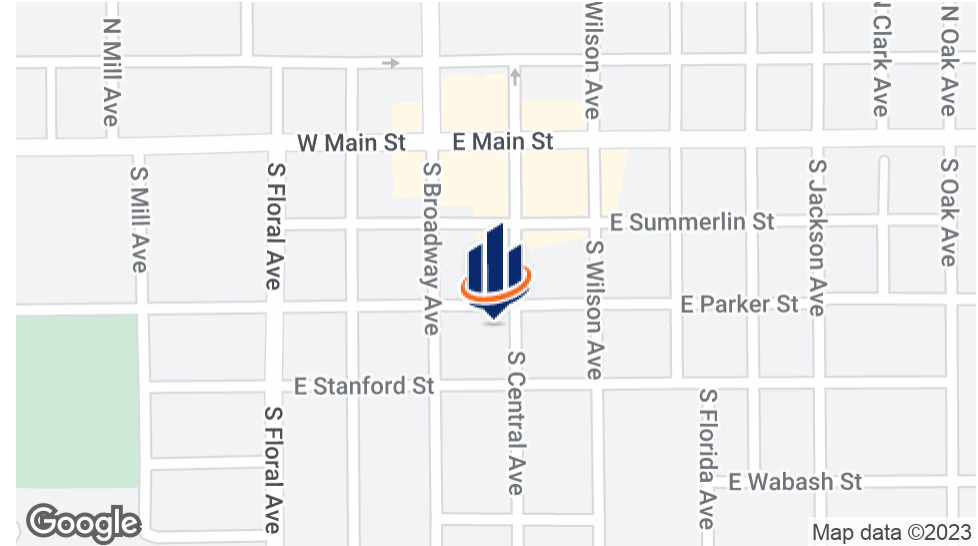


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# 1 PROPERTY INFORMATION

395 S Central Ave  
Bartow, FL 33830

# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$15.00/ SF (NNN)</b>
<b>Est. NNN Expenses</b>	<b>\$5.00/SF</b>
Building Size:	18,160 ± SF
Lot Size:	0.75 ± Acres
Year Built:	1915
Renovated:	2002
Zoning:	C-1
Traffic Count:	8,400 on S Broadway Ave.
APN:	253005375000009030, 253005375000009010
Video:	<a href="https://www.youtube.com/watch?v=7RqWUB1rQBA">www.youtube.com/watch?v=7RqWUB1rQBA</a>

## PROPERTY OVERVIEW

- Located less than 1,000 ± FT from the Polk County Courthouse
- 6,769 - 18,160 SF ± SF of office space with the ability to lease several configurations
- 26 total private offices
- Two structures: the original was built in 1915 and the new building was built in 2002
- The newer structure includes a mock courtroom, humidor room, and high end finishes
- The property also has a beautiful outdoor courtyard and workout facility
- Private parking provided behind the building and street parking available in front.
- Many of the furnishings are available for purchase

# Property Description



## PROPERTY OVERVIEW

This property is located in Downtown Bartow, less than 1,000 feet from the Polk County Courthouse. Consisting of 18,160 +/- Heated SF on 0.75 +/- acres, this property consists of two main, historic structures that have been connected via a walkway and conference room. The original building was built in 1915 and the newer, larger office space was built in 1992. The property is zoned Commercial [C-1] by the City of Bartow. This is an excellent location for many businesses including financial institutions, law firms, or professional office.

The two buildings are able to be separated such that the complex could be occupied by multiple different businesses. The original building, built in 1915, consists of four upstairs private offices, each with an adjacent secretary office (this could be configured as eight private upstairs offices depending on the user). Downstairs, the original building consists of a large conference room, lobby, research room, kitchen/break-room, storage room, multiple private restrooms, and 6 private offices.

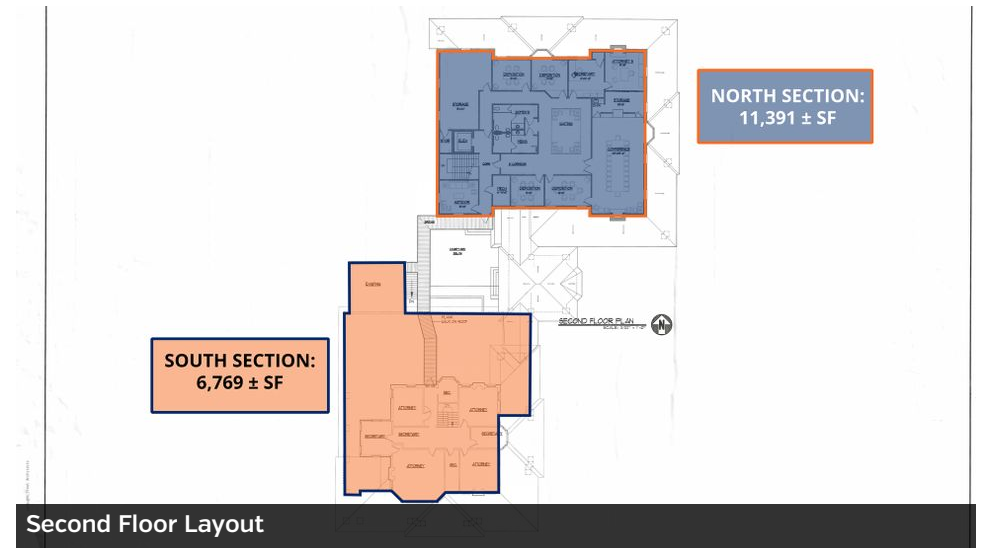
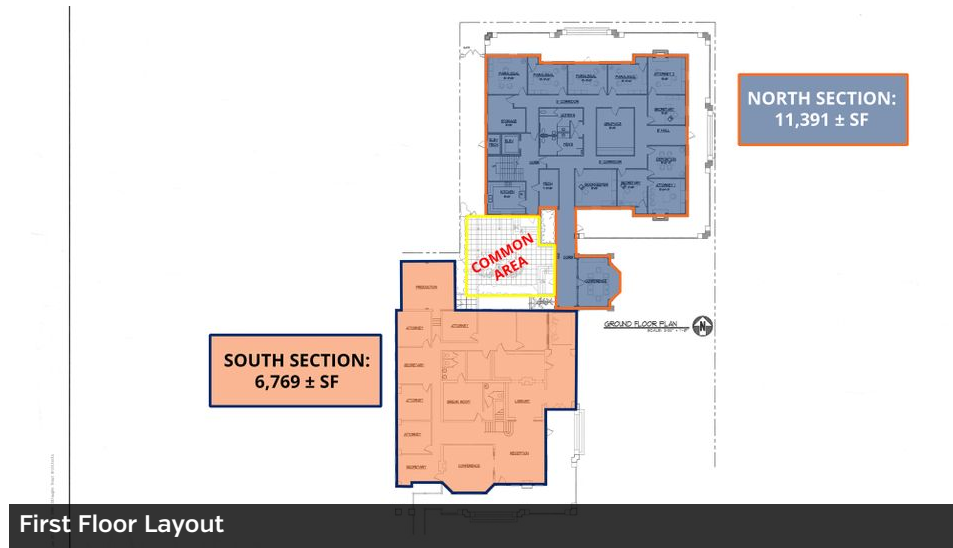
The connecting building consists of a conference room and private office. Outside of the walkway is a beautiful stone courtyard.

The larger, newer building, constructed in 2002, consists of twelve private offices (nine legal offices and three paralegal offices), a humidor room, a mock courtroom, four smaller meeting rooms which seat up to six people each, a research room, kitchen, an elevator, and restrooms. The natural wood finishes throughout both buildings are high end and compliment the professional nature of the property.

## LOCATION OVERVIEW

This property is located in Downtown Bartow, less than 1,000 feet from the Polk County Courthouse. The property is zoned Commercial [C-1] by the City of Bartow. This is an excellent location for many businesses including financial institutions, law firms, or professional office. The population density near the property is very good - 20,126 within 3 miles and the average household income within 3 miles of close to \$60,000 is good for the area.

# Lease Spaces



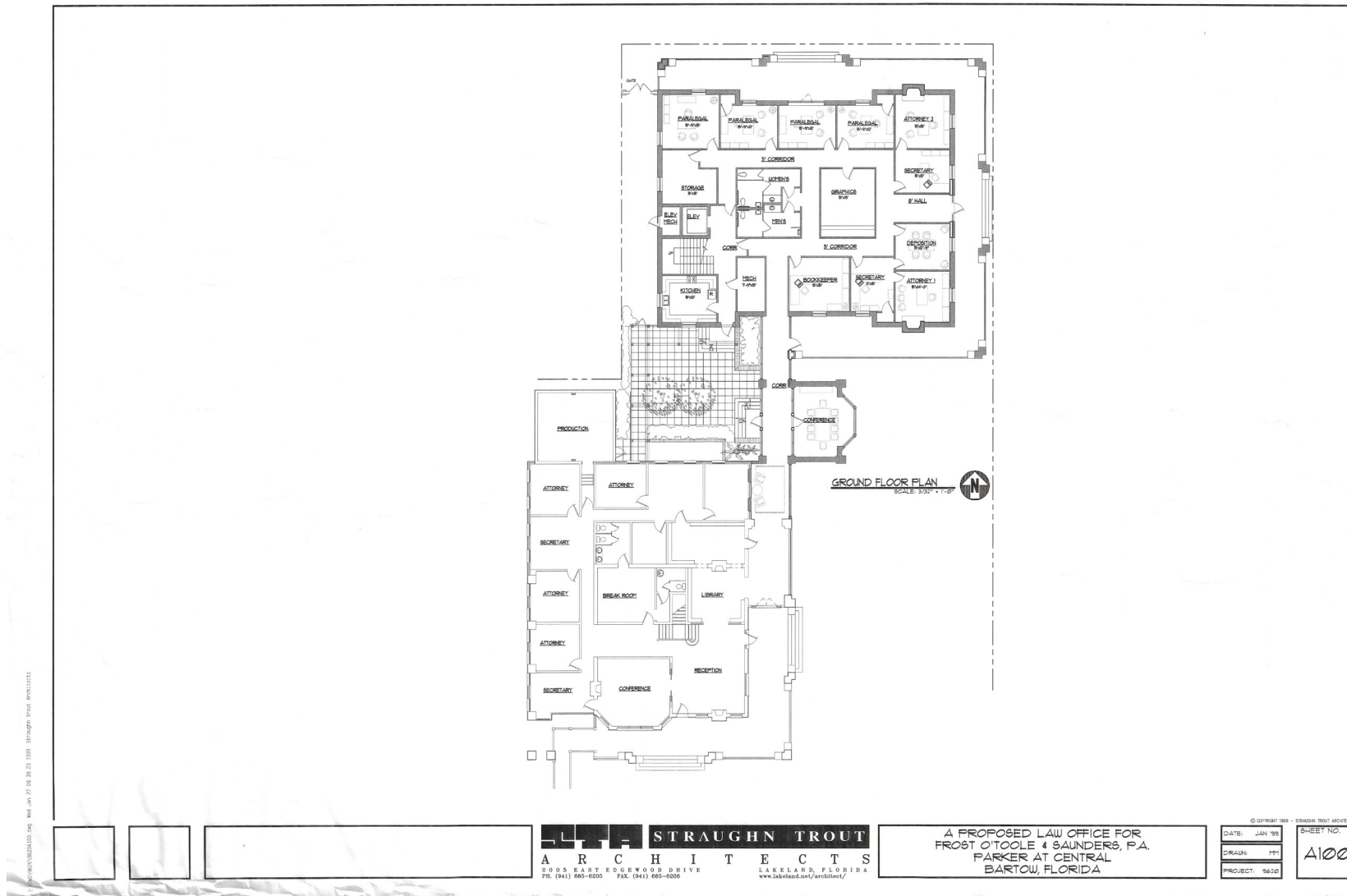
## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,769 - 18,160 SF	Lease Rate:	\$15.00 SF/yr

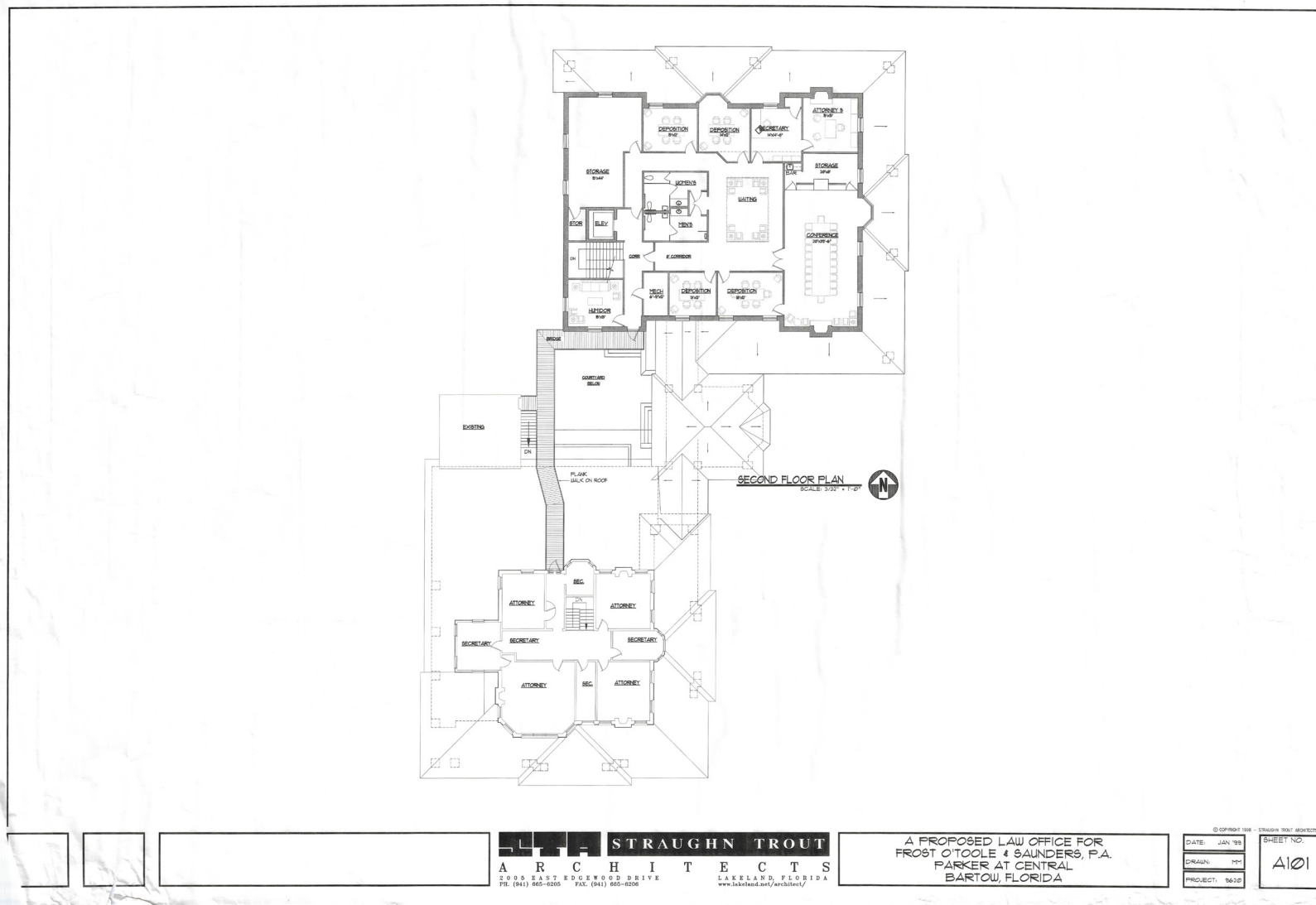
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Entire Building	Available	18,160 SF	NNN	\$15.00 SF/yr
North Portion	Available	11,391 SF	NNN	\$15.00 SF/yr
South Portion	Available	6,769 SF	NNN	\$15.00 SF/yr

# Floorplan - First Floor



# Floorplan - Second Floor

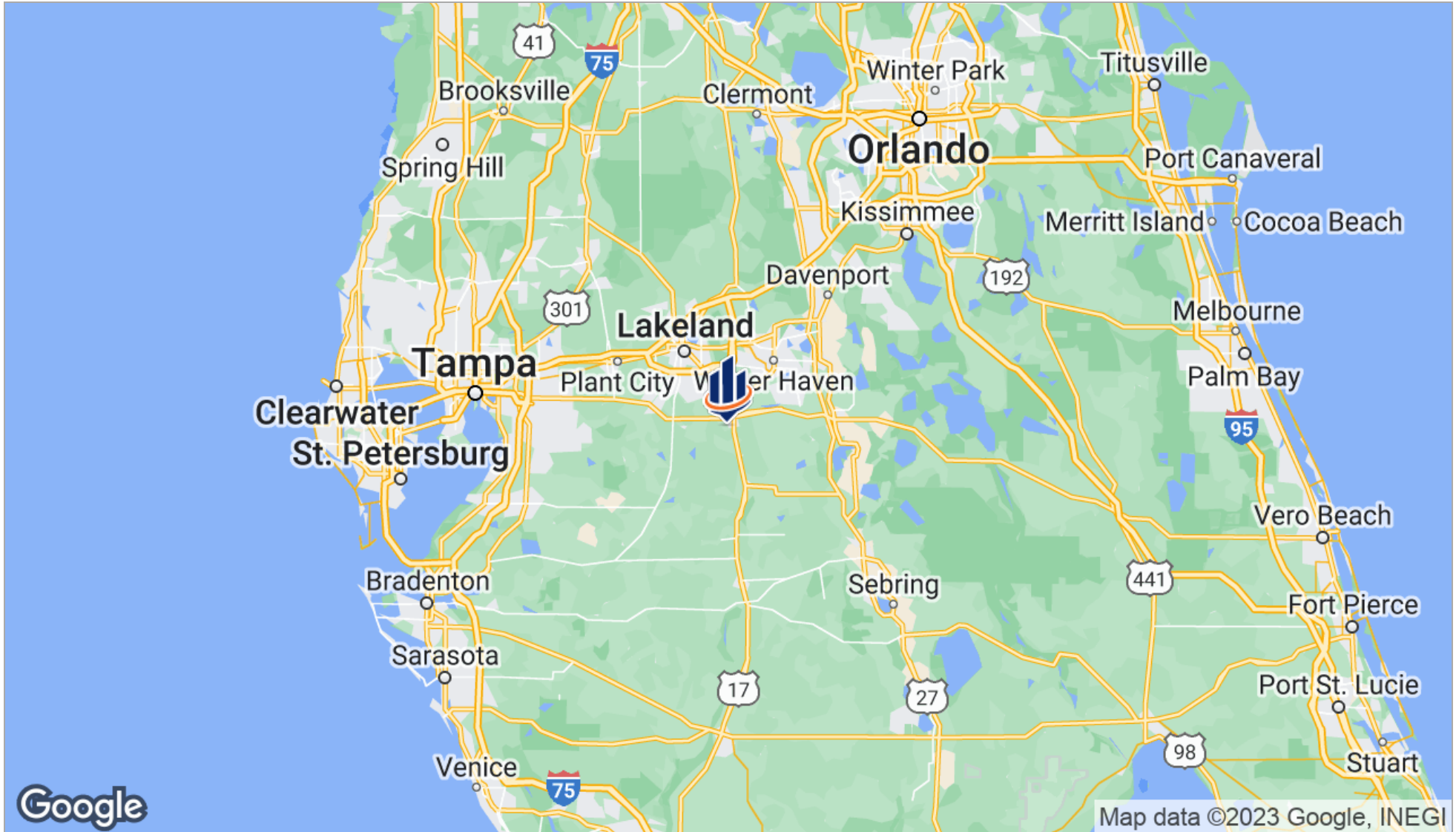




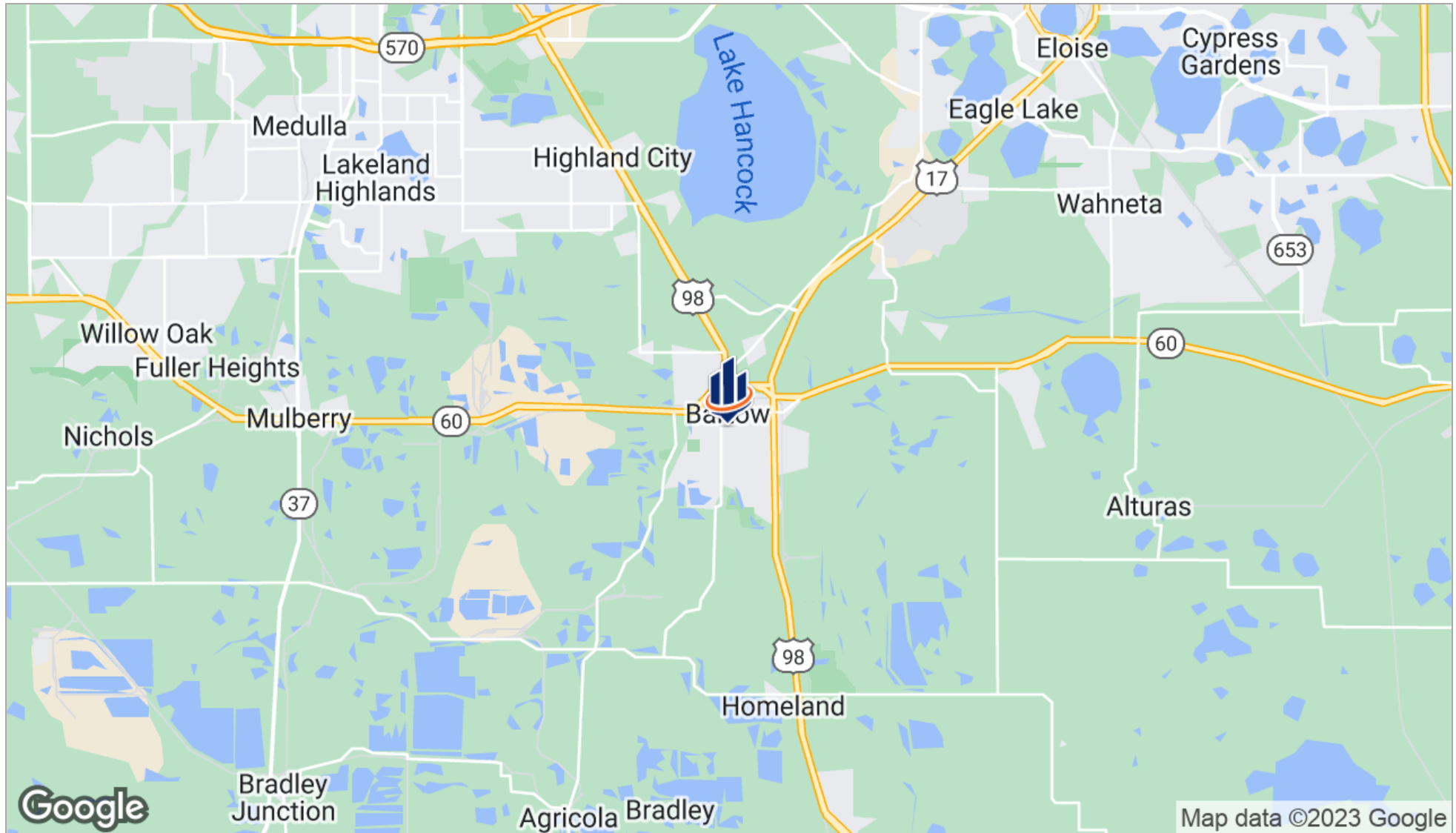
# 2 LOCATION INFORMATION

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# Regional Map



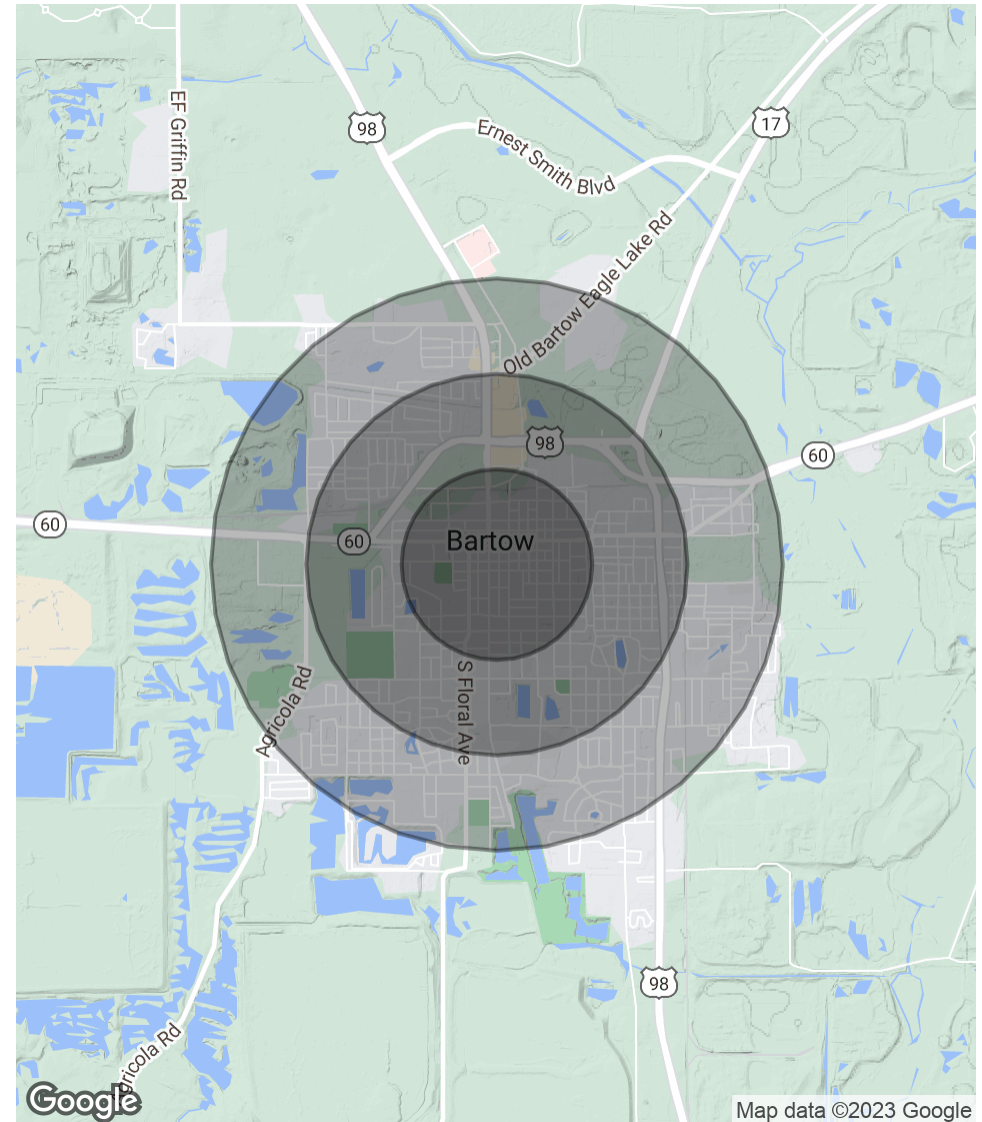
# Location Map



# Demographics Map & Report

	0.5 MILES	1 MILE	1.5 MILES
<b>POPULATION</b>			
Total Population	2,003	7,850	12,923
Average age	35.0	35.3	36.5
Average age (Male)	37.1	35.2	35.7
Average age (Female)	32.6	34.9	37.5
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	817	3,087	5,156
# of persons per HH	2.5	2.5	2.5
Average HH income	\$42,645	\$45,147	\$49,710
Average house value	\$141,980	\$119,494	\$137,112

\* Demographic data derived from 2020 ACS - US Census



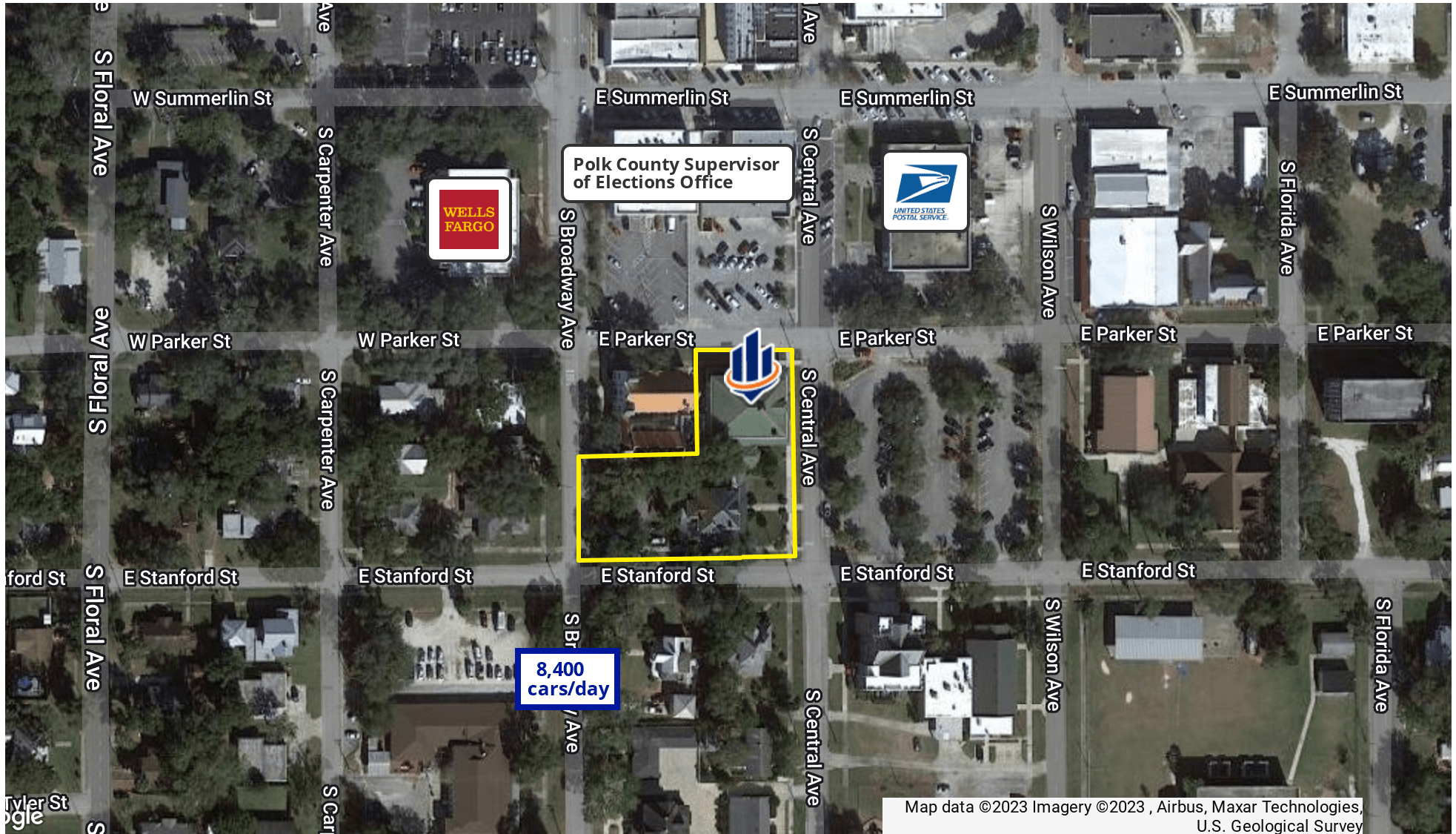
# Trade Area Map



# Legal Market Map



# Aerial Map



# Aerial Facing North

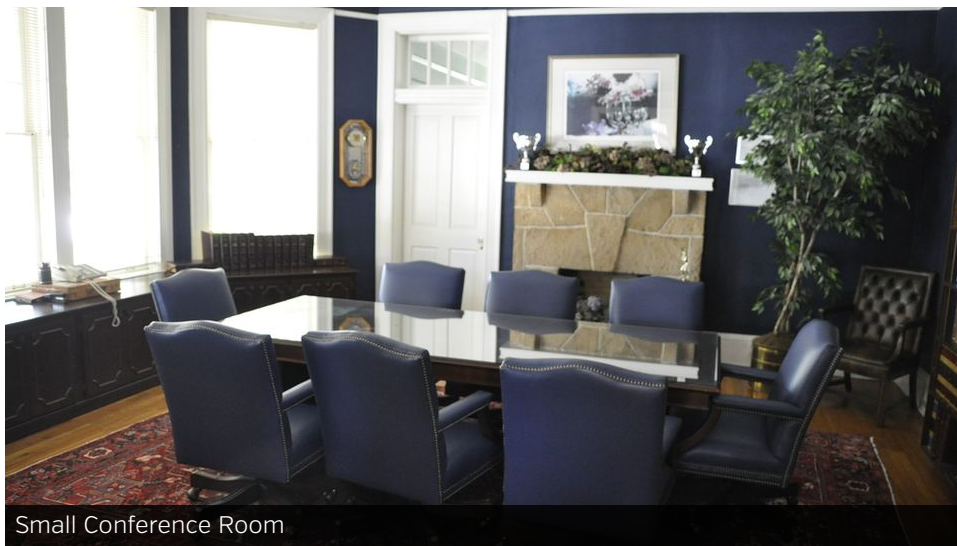
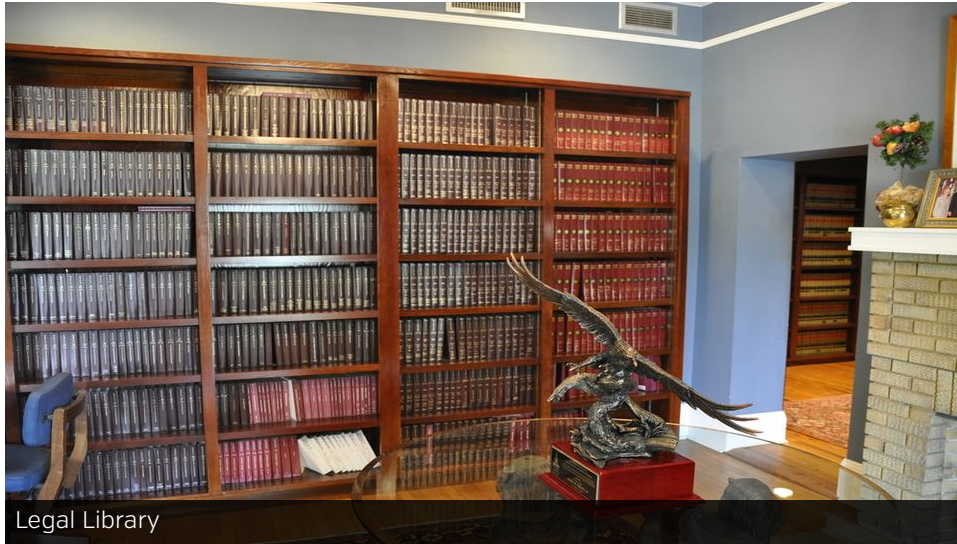




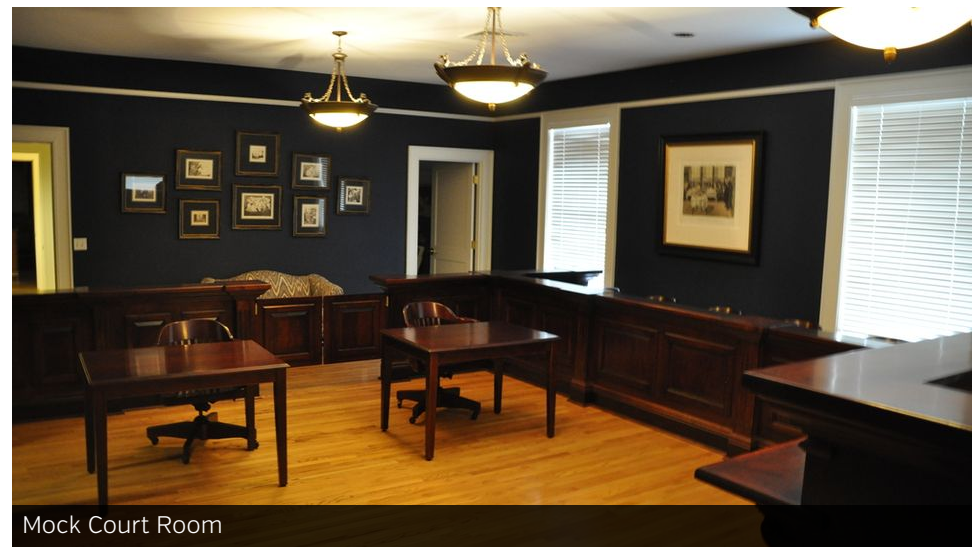
# Additional Photos



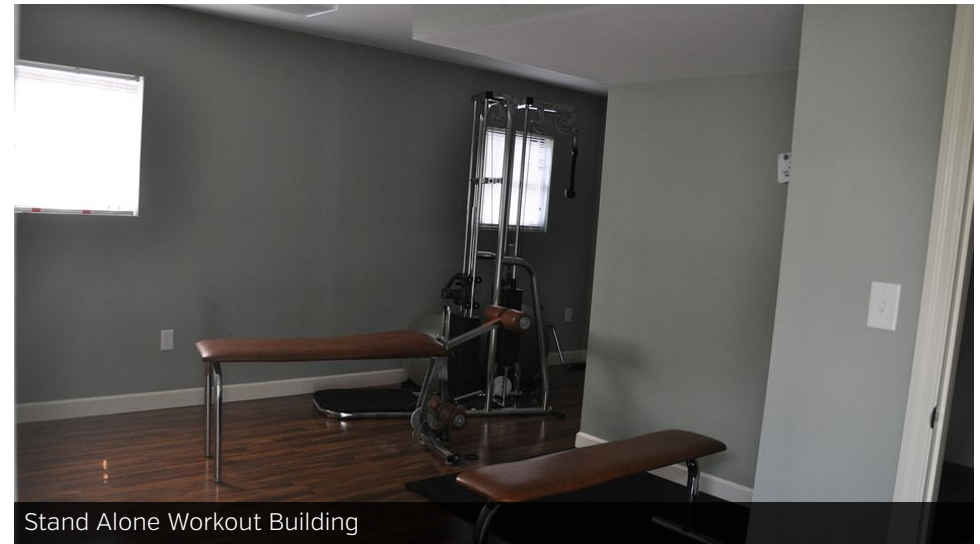
# Additional Photos



# Additional Photos



# Additional Photos



# 3 ADVISOR BIOS

395 S Central Ave  
Bartow, FL 33830



**TYLER DAVIS, ALC**

tyler.davis@svn.com

**Direct:** 877.518.5263 x308 | **Cell:** 205.441.8538

FL #SL3444746

**PROFESSIONAL BACKGROUND**

Tyler Davis is the CFO [and Associate Advisor] at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private insurance companies in the country.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. In college, Tyler was a member of Beta Gamma Sigma, Beta Alpha Psi, and Pi Kappa Phi Fraternity. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC. Tyler joined SVN Saunders Ralston Dantzler in May of 2019 where he assists with internal financial accounting issues, leasing, and business brokerage. Tyler is a licensed Florida Real Estate agent, a member of The Lakeland Rotary Club, sits on the Friends of Bonnet Springs Park board of directors, and is a member of the American Institute of Certified Public Accountants.

# Advisor Bio

■  
Direct: | Cell:



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

### GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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