

GREEN MEDICAL CENTER

306 S 10TH STREET
HAINES CITY, FL 33844

LAKE EVA

Lake Eva
Even Center

Lake Eva
Aquatic Center

Community
Park

Angie Workman
O: 877.518.5263 x467 | C: 863.225.9438
angie.workman@svn.com

Lauren Smith, CCIM, CPM
O: 877.518.5263 x428 | C: 863.873.1970
lauren.smith@svn.com

Ryan Smith
O: 877.518.5263 x476 | C: 407.616.3301
ryansmith@svn.com

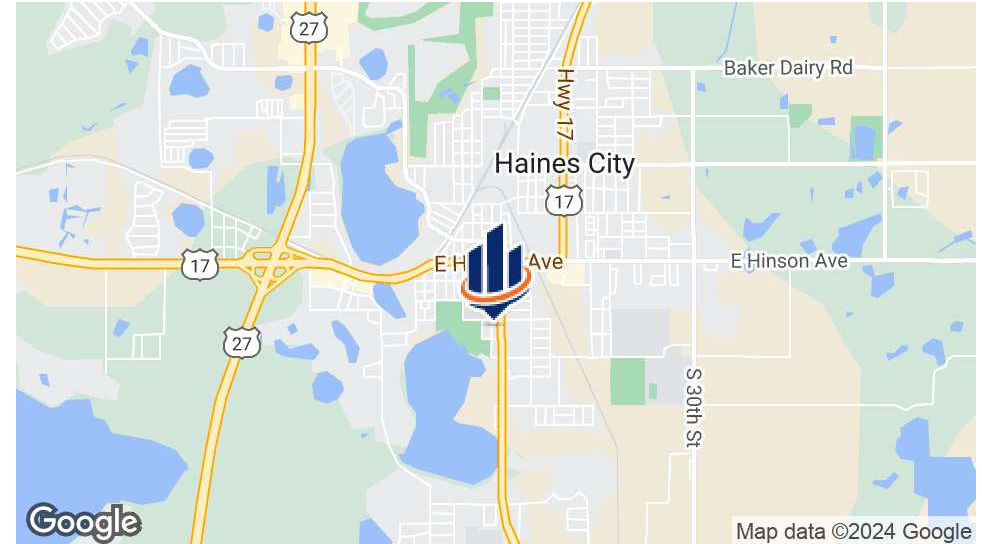
SUBJECT

14,800 ±
Cars/Day

S 10th Street



Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	20,606 ± SF
Available SF:	1,688 ± SF
Lot Size:	2.3 Acres
Year Built:	1965
APN:	272729783300000010, 272729783000082010

PROPERTY OVERVIEW

Green Medical Center currently has 5 other tenants that are mostly medical. These services are primary, pediatric, and chiropractic. USDA is also a tenant at this location.

Property Description



LOCATION DESCRIPTION

Located right near Lake Eva Community Park in the heart of Haines City. This property is 25 ± minutes south of I-4 and only 5 ± minutes east of Hwy 27.

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Wood Ave



Lease Spaces



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,790 - 1,940 SF Lease Rate: Negotiable

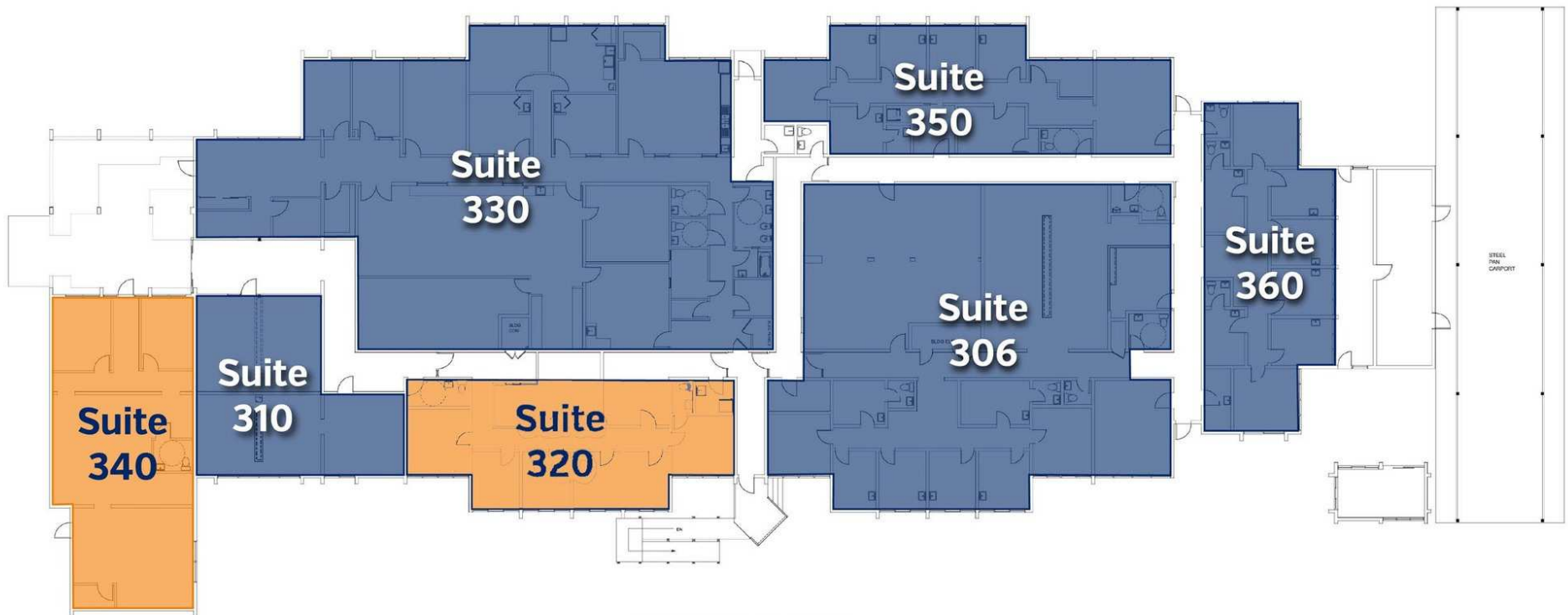
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	MATTERPORT
Suite 340	Available	1,790 SF	NNN	Negotiable	View Here
Suite 320	Available	1,940 SF	NNN	Negotiable	View Here

Building Floor Plan

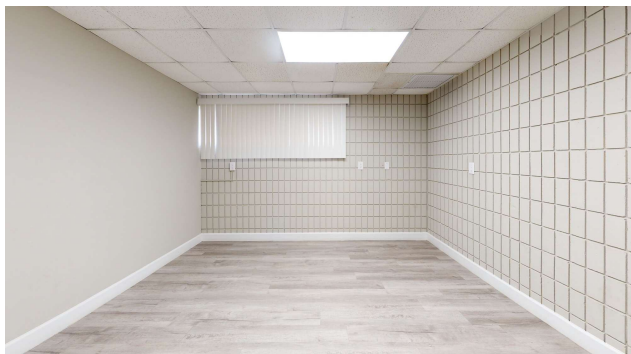
Available

Occupied

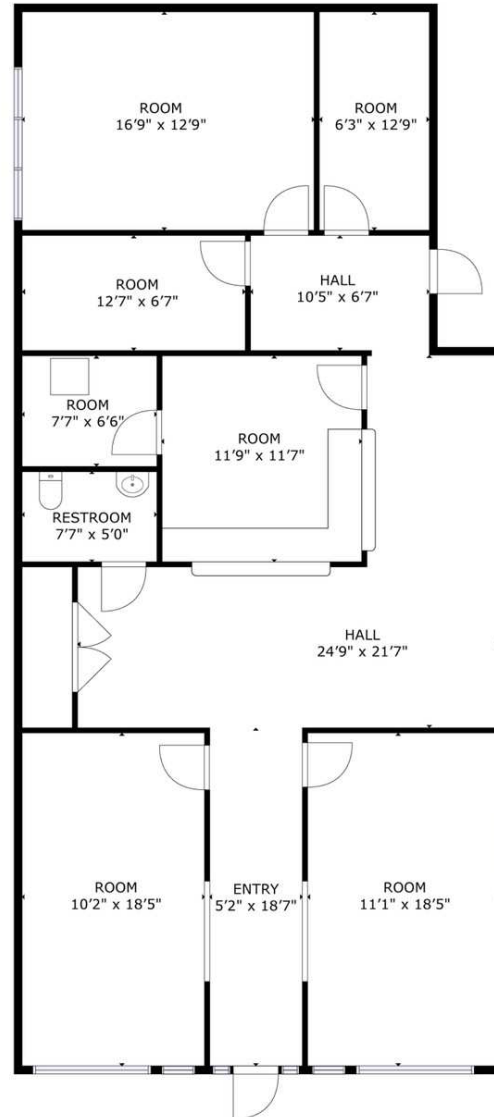


GREEN MEDICAL CENTER
Scale: 3/32"=1'-0"

Suite 340 Photos



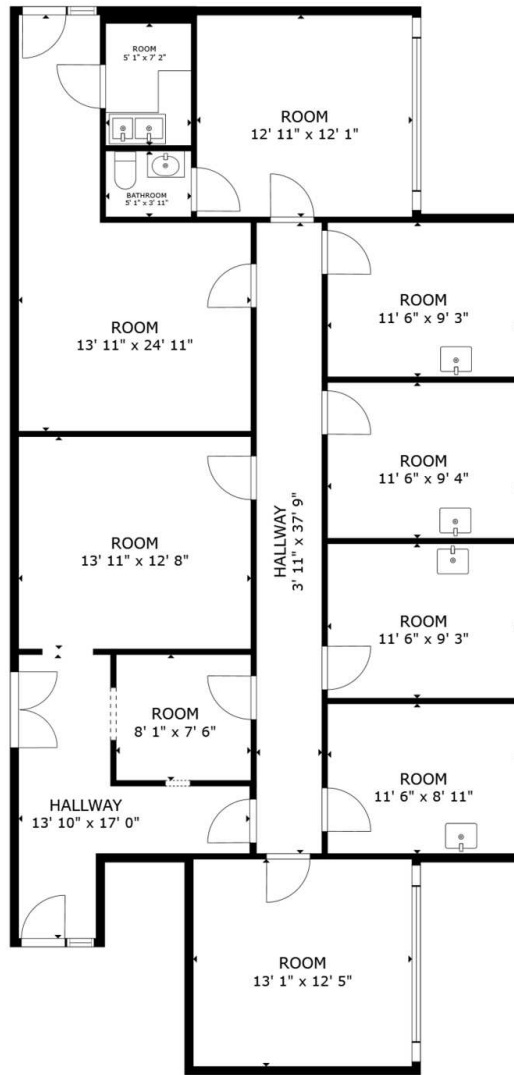
Suite 340 Floor Plan



Suite 320 Photos



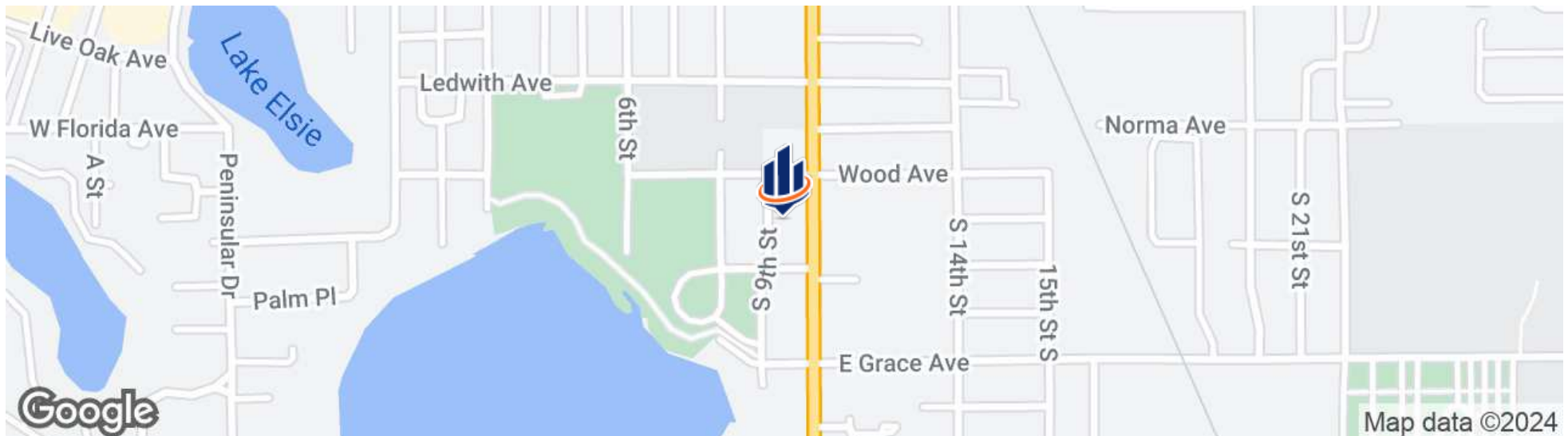
Suite 320 Floor Plan



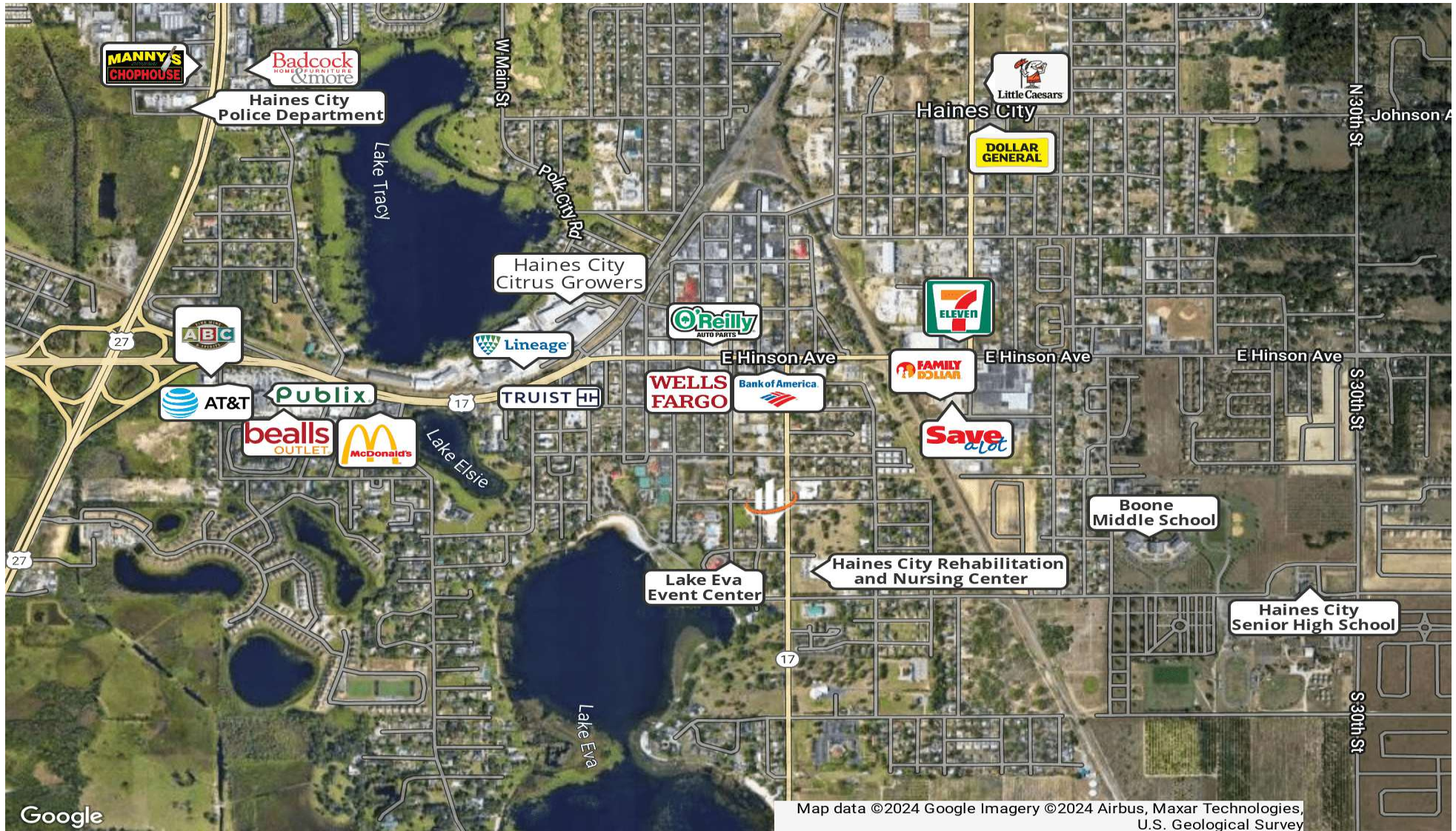
FLOOR PLAN



Regional & Location Map



Retailer Map



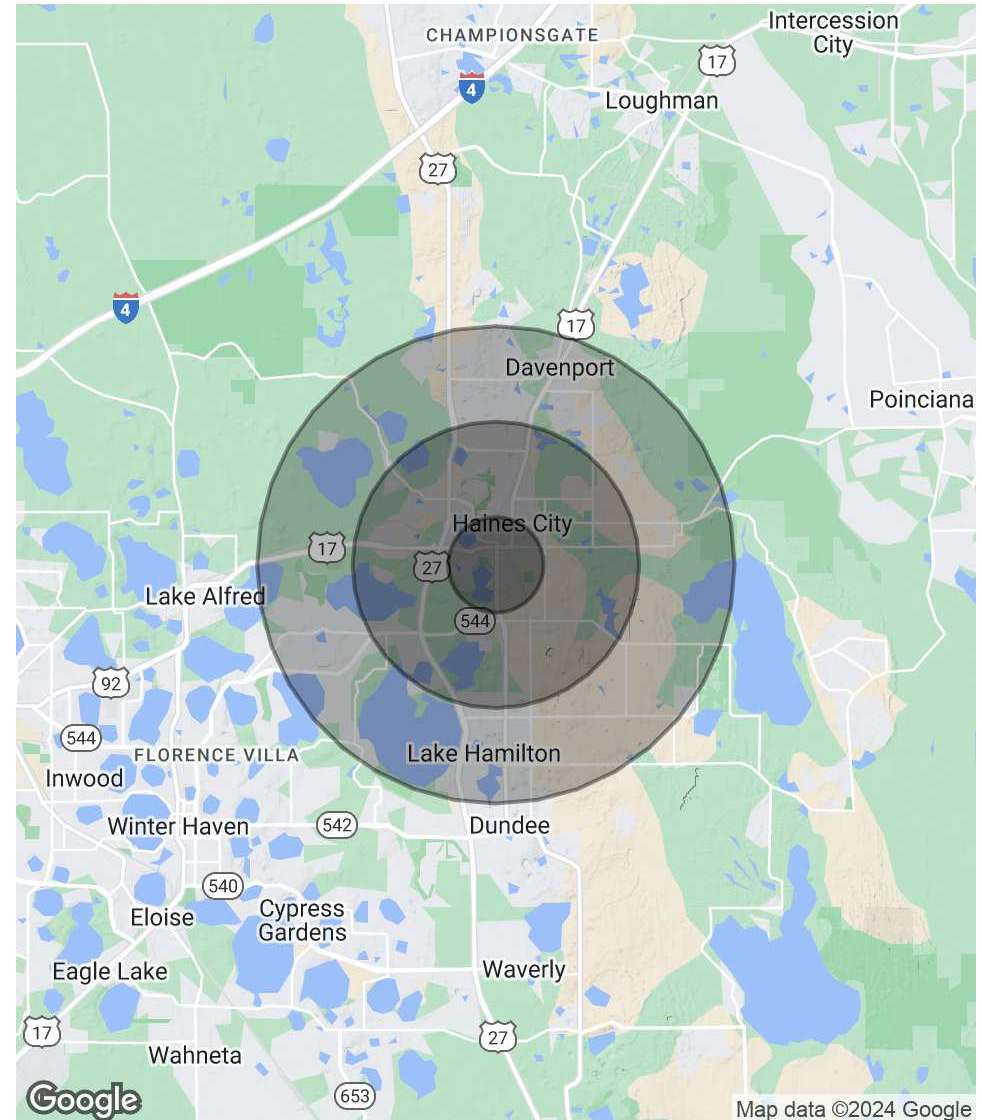
Retailer Map

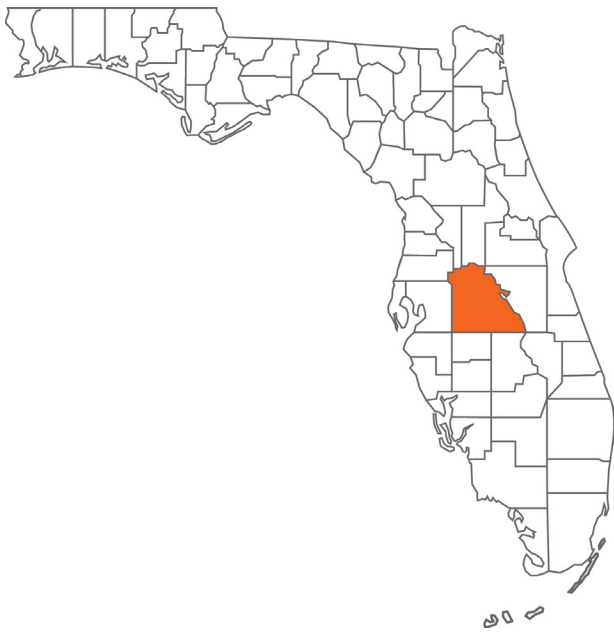


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,005	27,829	52,569
Average Age	39.5	41.6	43.4
Average Age (Male)	33.1	39.3	41.7
Average Age (Female)	41.3	42.8	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,957	12,150	24,546
# of Persons per HH	2.6	2.3	2.1
Average HH Income	\$64,222	\$43,009	\$44,403
Average House Value	\$203,939	\$149,996	\$151,980

* Demographic data derived from 2020 ACS - US Census





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 (2021)
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



ANGIE WORKMAN

Property Manager/ Advisor

angie.workman@svn.com

Direct: 877.518.5263 x467 | Cell: 863.225.9438

PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is a Property Manager & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over ten years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). In 2021, Lauren earned her Certified Commercial Investment Member (CCIM) designation.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



LAUREN SMITH, CCIM, CPM

Senior Advisor

lauren.smith@svn.com

Direct: 877.518.5263 x428 | Cell: 863.873.1970

FL #SL3235233

PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 15 years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). Lauren earned her Certified Commercial Investment Member (CCIM) designation in 2021 and has more recently obtained her Broker's license.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

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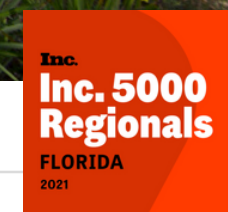
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Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

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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.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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