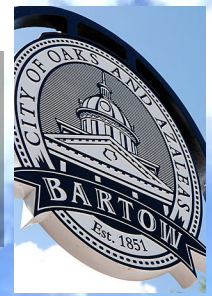


120 EAST MAIN STREET
BARTOW FL 33830

OFFICE AND VACANT LAND FOR SALE

E.C. STUART BUILDING – 1963

120 EAST MAIN STREET
BARTOW FL 33830



For more information:

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jim@steinbauer.com

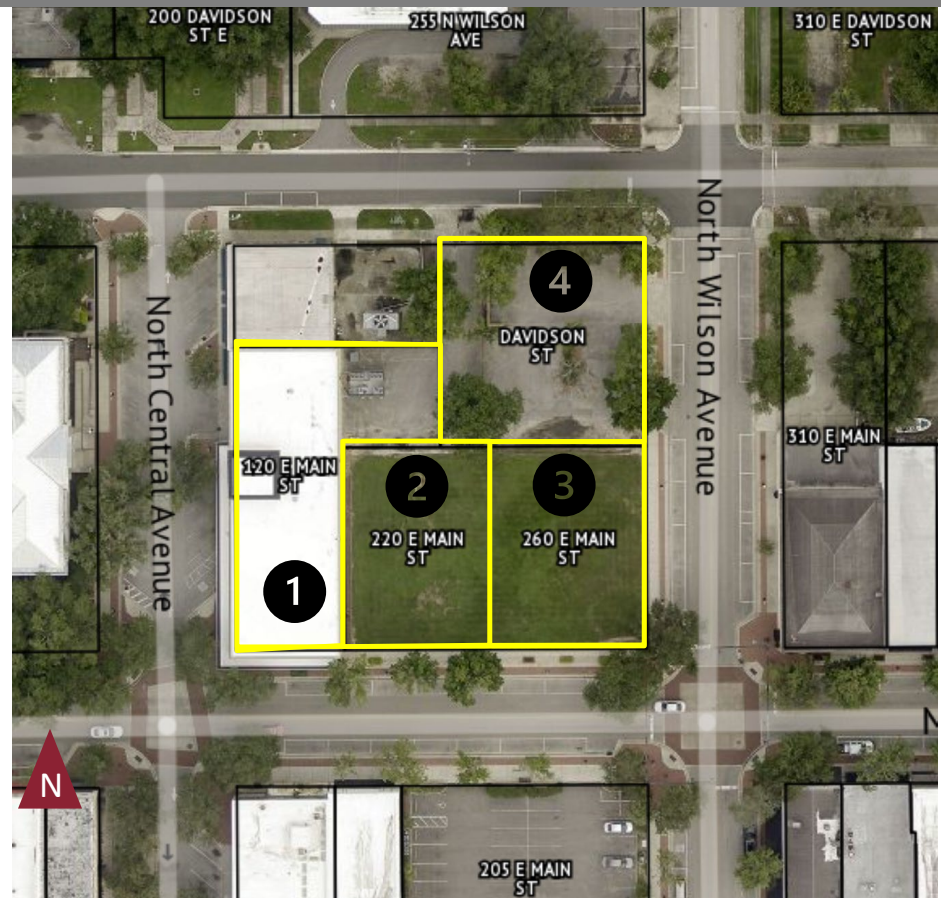
J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com

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863-647-1661

EAST MAIN ST BLOCK - SUMMARY	
PARCELS:	4
120 EAST MAIN STREET 1	APN:253005372500010023
ACRES:	.26
SQFT:	13,530
TOTAL SQFT:	16,618
PRICE: \$136 PER SQFT @ 13,530	\$1,840,000
PRICE PER BUILDING SQFT:	\$136 PER SQFT
220 EAST MAIN STREET 2	APN:253005372500010032
ACRES:	.18
260 EAST MAIN ST 3	APN:253005372500010040
ACRES:	.19
DAVIDSON STREET 4	APN:253005372500010010
ACRES:	.25



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Bartow Downtown Commercial District
U.S. National Register of Historic Places
U.S. Historic district



PROPERTY OVERVIEW

- Positioned in Downtown Bartow, this property stands opposite the renowned Polk County Courthouse, steeped in history.
- The building is a total heated area of approximately 13,530 square feet on a plot of around 0.88 acres MOL.
- The property includes the two-story E.C. Stuart building constructed in 1963, and an expanse of vacant land comprising of almost the entire block.
- The property is commercially zoned (C-1) by the City of Bartow, making it an excellent location for an array of businesses, such as financial institutions, legal practices, or other professional offices.
- The structure offers versatility, with the possibility of partitioning into smaller suites to house multiple businesses, or if preferred, it can accommodate a single, larger tenant.
- The original 1963 construction features three street-front suites and expansive upstairs offices.
- The property is located in **Bartow Downtown Commercial District** (also known as the Old Polk County Courthouse) is a historic district in central Bartow, Florida. Composed of an area bounded by Davidson and Summerlin Streets and Broadway and Florida Avenues, the district includes twenty-one contributing properties. It was added to the National Register of Historic Places in 1993.



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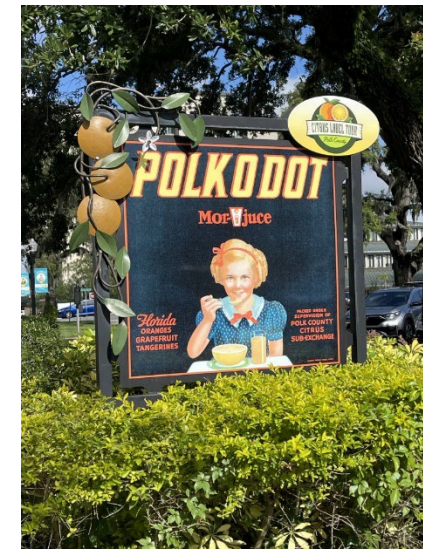
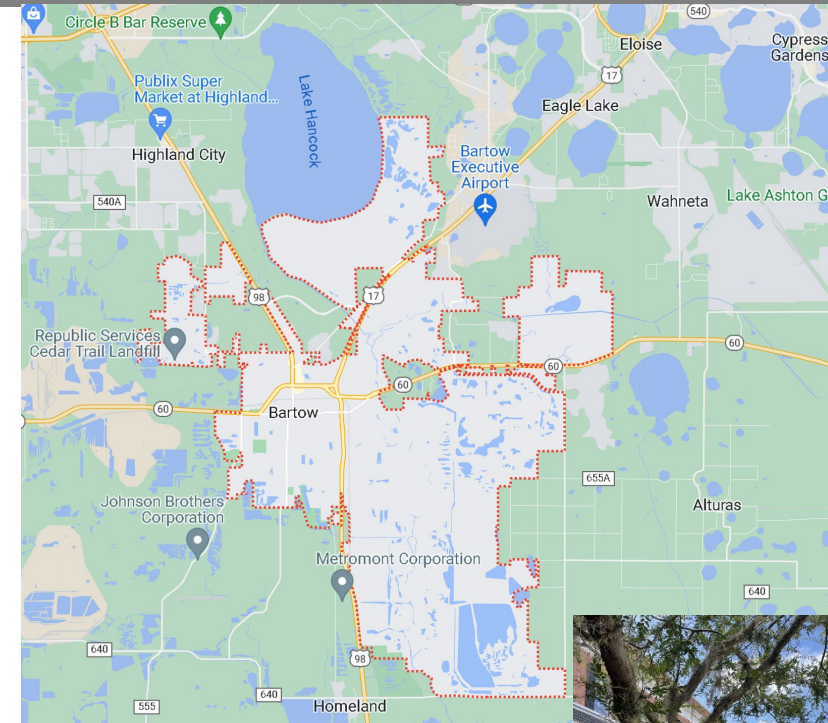
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- Bartow, Florida, is a charming and historically rich town nestled in the heart of Polk County. Named after Francis S. Bartow, a Confederate Colonel, this town boasts a deep-rooted history that dates back to its incorporation in 1882. As the county seat, Bartow serves as a hub of government activity, and it maintains a small-town feel despite its pivotal role in the region.
- One cannot talk about Bartow without mentioning its abundance of historical landmarks. Foremost among these is the iconic Polk County Courthouse, an architectural marvel built in 1908. The courthouse, now turned historical museum, stands as a testament to the town's rich past and the evolution of the justice system in the area.
- Bartow's historical downtown area is another point of interest. Lined with antique shops, unique boutiques, and local eateries, the downtown area transports visitors back to a time of simpler living. Historic buildings dot the landscape, interspersed with murals depicting the town's history.
- Agriculture has always played a significant role in Bartow's development. The city was once the phosphate capital of the world, and it's also known for its citrus groves that paint a picturesque landscape under the Florida sun.
- The town hosts numerous events annually, including Bloomin' Arts Festival and SyFy Bartow, connecting the community and celebrating the area's rich culture and history. Additionally, Bartow's proximity to the city of Tampa and the amusement parks of Orlando makes it a great base for those wanting to explore the wider region.
- Despite its growth and modernization, Bartow has managed to maintain its historical charm and southern hospitality, making it a captivating blend of past and present. It continues to flourish while honoring its roots, providing a unique and enriching experience for residents and visitors alike.



For more information:

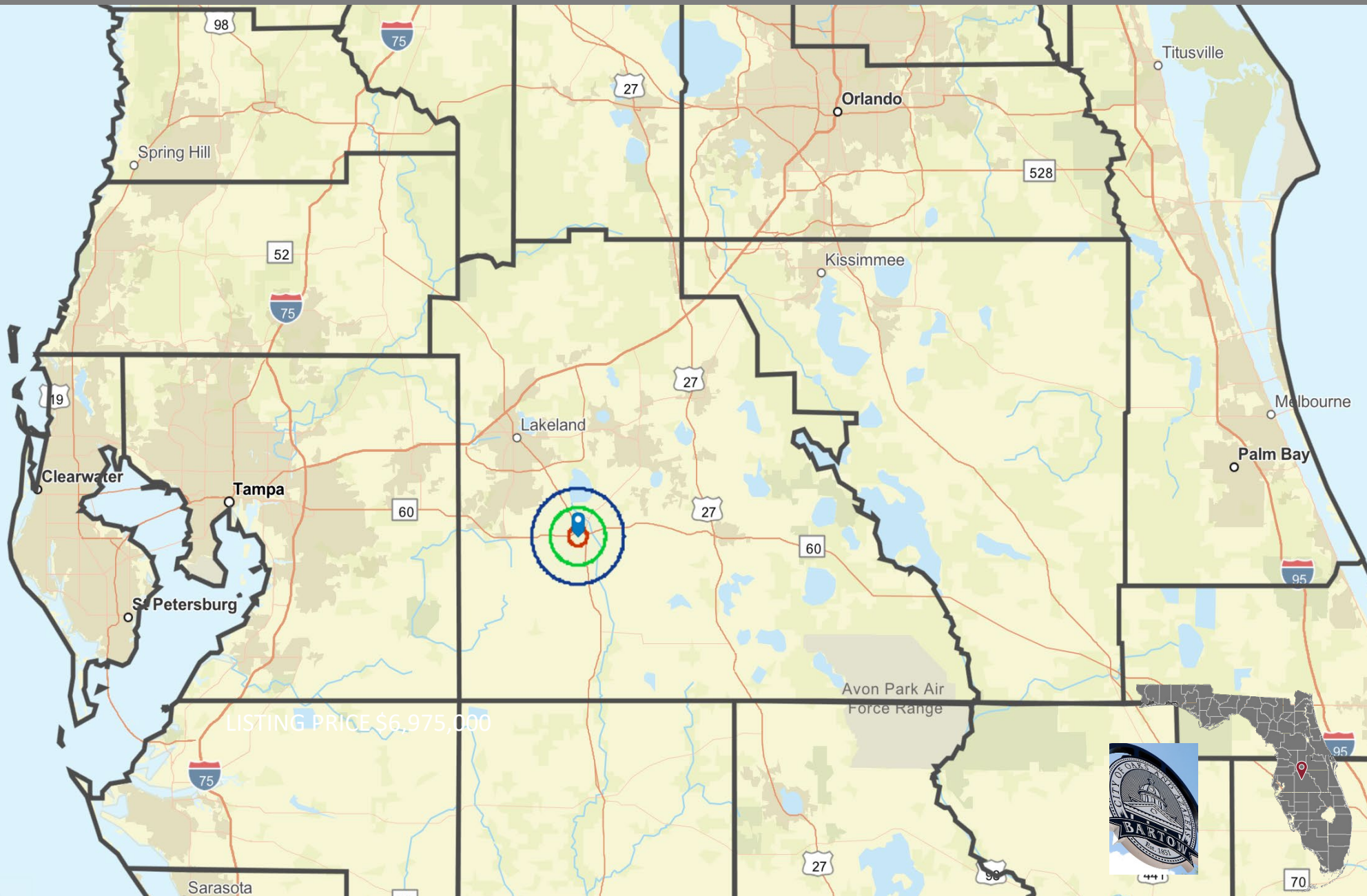
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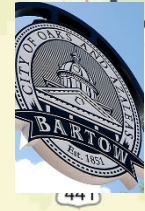
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863-647-1661



LISTING PRICE \$6,975,000



441

70

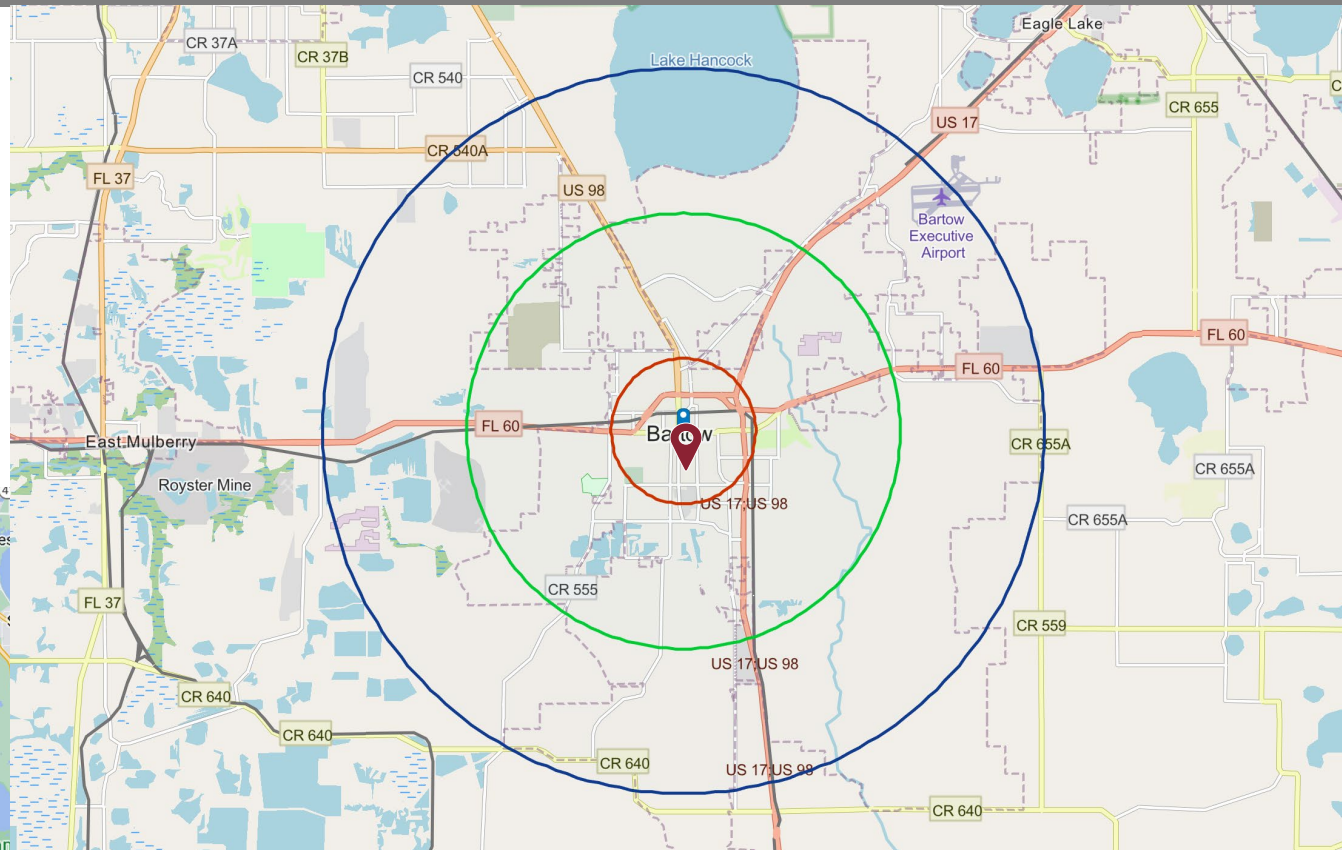
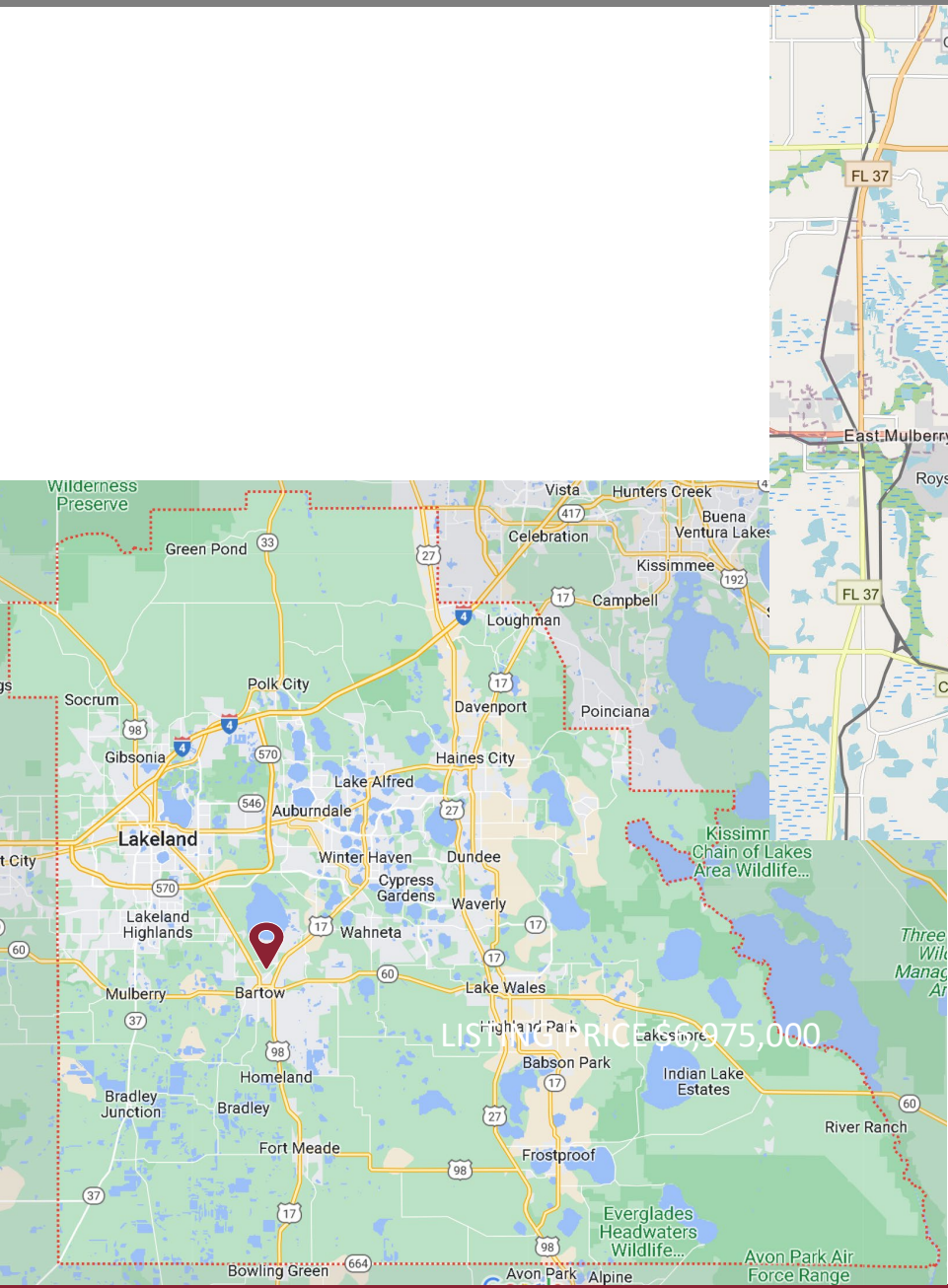
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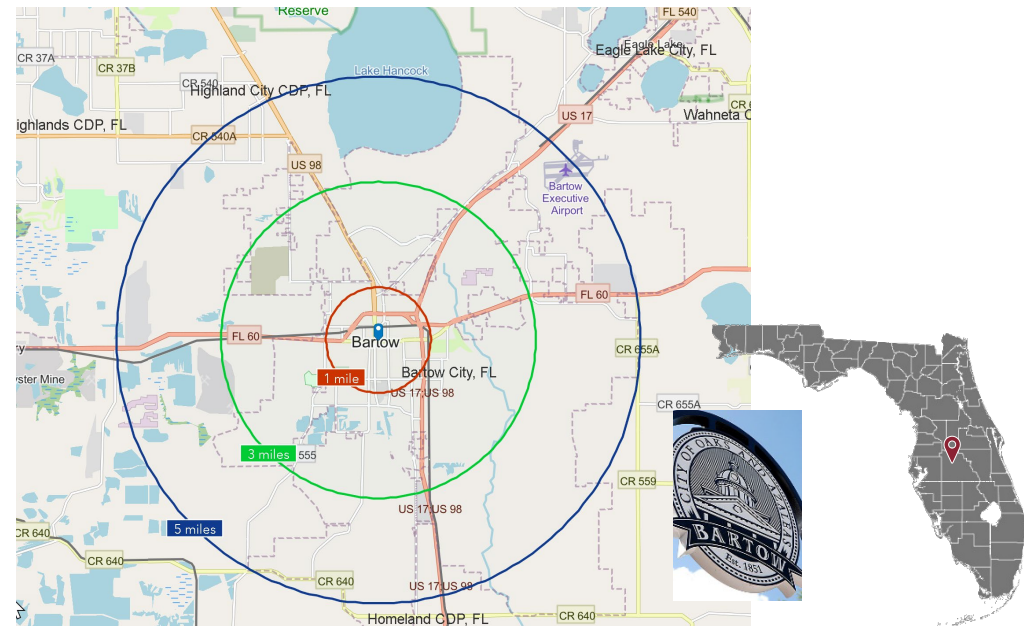
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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,859	17,486	25,860
Households	2,568	6,313	9,174
Families	1,709	4,305	6,500
Average Household Size	2.58	2.58	2.68
Owner Occupied Housing Units	1,378	4,065	6,256
Renter Occupied Housing Units	1,191	2,248	2,918
Median Age	32.9	36.0	35.7
Census 2020 Summary			
Population	7,121	19,099	28,739
Households	2,723	6,985	10,305
Average Household Size	2.56	2.61	2.70
2022 Summary			
Population	7,083	19,160	29,009
Households	2,709	7,009	10,411
Families	1,769	4,693	7,248
Average Household Size	2.56	2.61	2.70
Owner Occupied Housing Units	1,285	4,264	6,845
Renter Occupied Housing Units	1,424	2,745	3,566
Median Age	34.4	38.1	38.2
Median Household Income	\$50,016	\$56,396	\$60,979
Average Household Income	\$65,221	\$73,849	\$81,781
2027 Summary			
Population	7,276	19,750	30,108
Households	2,784	7,234	10,811
Families	1,811	4,826	7,506
Average Household Size	2.56	2.61	2.71
Owner Occupied Housing Units	1,335	4,479	7,222
Renter Occupied Housing Units	1,449	2,755	3,589
Median Age	34.8	38.7	39.0
Median Household Income	\$58,988	\$64,460	\$70,468
Average Household Income	\$78,047	\$88,295	\$97,950
Trends: 2022-2027 Annual Rate			
Population	0.54%	0.61%	0.75%
Households	0.55%	0.63%	0.76%
Families	0.47%	0.56%	0.70%
Owner Households	0.77%	0.99%	1.08%
Median Household Income	3.35%	2.71%	2.93%

	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
2022 Households by Income						
<\$15,000	284	10.5%	664	9.5%	914	8.8%
\$15,000 - \$24,999	372	13.7%	752	10.7%	990	9.5%
\$25,000 - \$34,999	355	13.1%	739	10.5%	963	9.2%
\$35,000 - \$49,999	343	12.7%	836	11.9%	1,168	11.2%
\$50,000 - \$74,999	496	18.3%	1,483	21.2%	2,161	20.8%
\$75,000 - \$99,999	360	13.3%	1,089	15.5%	1,640	15.8%
\$100,000 - \$149,999	404	14.9%	979	14.0%	1,650	15.8%
\$150,000 - \$199,999	47	1.7%	263	3.8%	443	4.3%
\$200,000+	48	1.8%	204	2.9%	480	4.6%
Median Household Income	\$50,016		\$56,396		\$60,979	
Average Household Income	\$65,221		\$73,849		\$81,781	
Per Capita Income	\$24,465		\$26,871		\$29,332	
2027 Households by Income						
<\$15,000	219	7.9%	499	6.9%	681	6.3%
\$15,000 - \$24,999	245	8.8%	494	6.8%	644	6.0%
\$25,000 - \$34,999	304	10.9%	626	8.7%	792	7.3%
\$35,000 - \$49,999	376	13.5%	925	12.8%	1,272	11.8%
\$50,000 - \$74,999	542	19.5%	1,592	22.0%	2,319	21.5%
\$75,000 - \$99,999	414	14.9%	1,105	15.3%	1,623	15.0%
\$100,000 - \$149,999	533	19.1%	1,252	17.3%	2,058	19.0%
\$150,000 - \$199,999	86	3.1%	458	6.3%	758	7.0%
\$200,000+	64	2.3%	283	3.9%	664	6.1%
Median Household Income	\$58,988		\$64,460		\$70,468	
Average Household Income	\$78,047		\$88,295		\$97,950	
Per Capita Income	\$29,236		\$32,145		\$35,130	



For more information:

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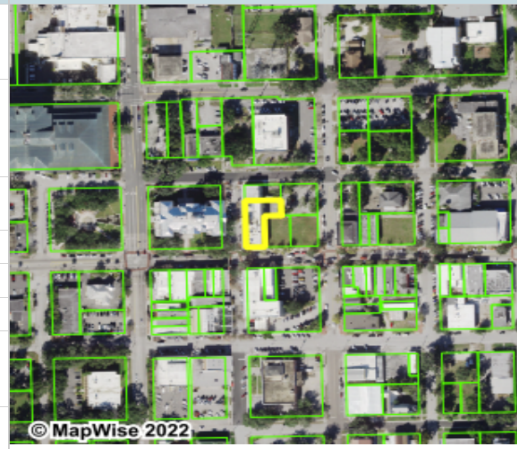
STEINBAUER ASSOCIATES, INC.
REALTOR
WWW.STEINBAUER.COM
863-647-1661

1

Owner and Property Description

Owner Name:	TERRY REVOCABLE TRUST NELLE KENNEDY STUART
Mailing Address:	PO BOX 1382 BARTOW FL 33831
Site Address:	210 MAIN ST E BARTOW FL 33830
Subdivision:	BARTOW (ORIGINAL)
County:	POLK
Land Use Code:	1833
Land Use Desc:	Multi-story 2 Star, Class C office Mulberry, Bartow, Eagle Lake, Fort Meade
Land Use FDOR Code:	18
Land Use FDOR Desc:	Multi-Story Office
Zoning:	MND
Acres:	0.26
PIN:	253005372500010023
PIN2:	
ALTKEY:	
Last Data Update:	05/26/2023

Parcel Map



Soils

MND	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
16	URBAN LAND	URBAN LAND	85	UNRANKED		100.9	0.26
TOTAL ACRES							0.26

Land Cover 2019 (includes wetlands)

LUCODE	Description	WMD	YEAR	Percent of Total	Acres
1400	Commercial and Services	SWF	2017	101	0.26
TOTAL ACRES					0.26

Future Land Use

FLU Code	Description	Jurisdiction	County	Percent of Total	Acres
COM	Commercial	BARTOW	POLK	116.4	0.3
TOTAL ACRES					0.26

City Limits

City name	County	Percent of Total	Acres
BARTOW	POLK	116.4	0.3
TOTAL ACRES			0.26

Census Demographics

Census Tract
12105015000

Legal Description (not official)

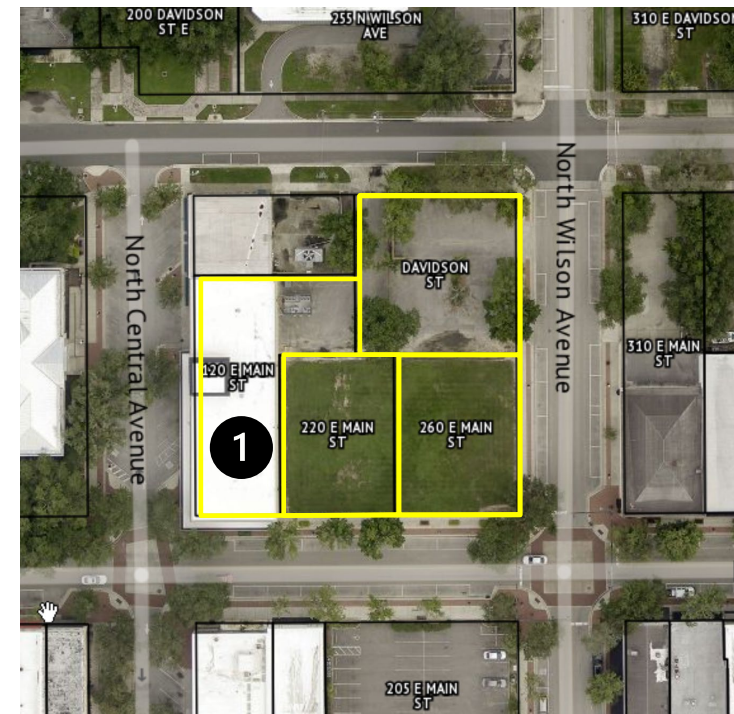
2 S1/2 & W 55 FT LOT 3

Building Summary

Actual Year Built:	1965
Effect. Year Built:	
Living SqFt:	13530
Total SqFt:	16618
Adjusted SqFt:	
Beds:	
Baths:	
Stories:	2
Num. of Buildings:	

2022 Certified Values

Land:	\$68,370
Land Agricultural:	\$0
Building:	\$758,952
Misc:	\$0
Just Value:	\$858,718
Assessed Value:	\$786,154



For more information:

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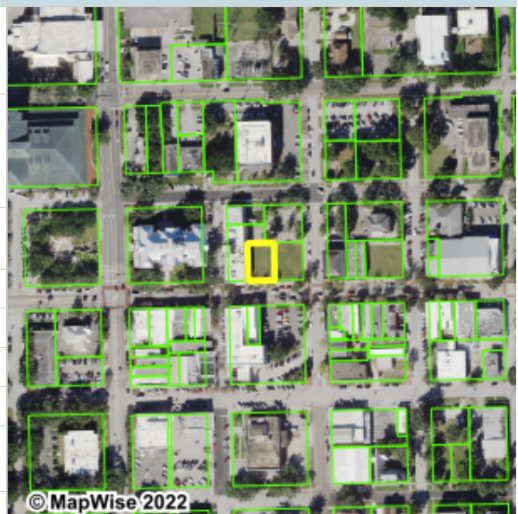
STEINBAUER ASSOCIATES, INC.
REALTOR
WWW.STEINBAUER.COM
863-647-1661

2

Owner and Property Description

Owner Name:	TERRY REVOCABLE TRUST NELLE KENNEDY STUART
Mailing Address:	PO BOX 1382 BARTOW FL 33831
Site Address:	220 MAIN ST E BARTOW FL 33830
Subdivision:	BARTOW (ORIGINAL)
County:	POLK
Land Use Code:	1000
Land Use Desc:	Vacant Commercial
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	
Acres:	0.18
PIN:	253005372500010032

Parcel Map



Soils

MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
16	URBAN LAND	URBAN LAND	85	UNRANKED		100.9	0.18
TOTAL ACRES							0.18

Land Cover 2019 (includes wetlands)

LUCODE	Description	WMD	YEAR	Percent of Total	Acres
1400	Commercial and Services	SWF	2017	101	0.18
TOTAL ACRES					0.18

Future Land Use

FLU Code	Description	Jurisdiction	County	Percent of Total	Acres
COM	Commercial	BARTOW	POLK	112.2	0.2
TOTAL ACRES					0.18

City Limits

City name	County	Percent of Total	Acres
BARTOW	POLK	112.2	0.2
TOTAL ACRES			0.18

Census Demographics

Census Tract
12105015000

Legal Description (not official)

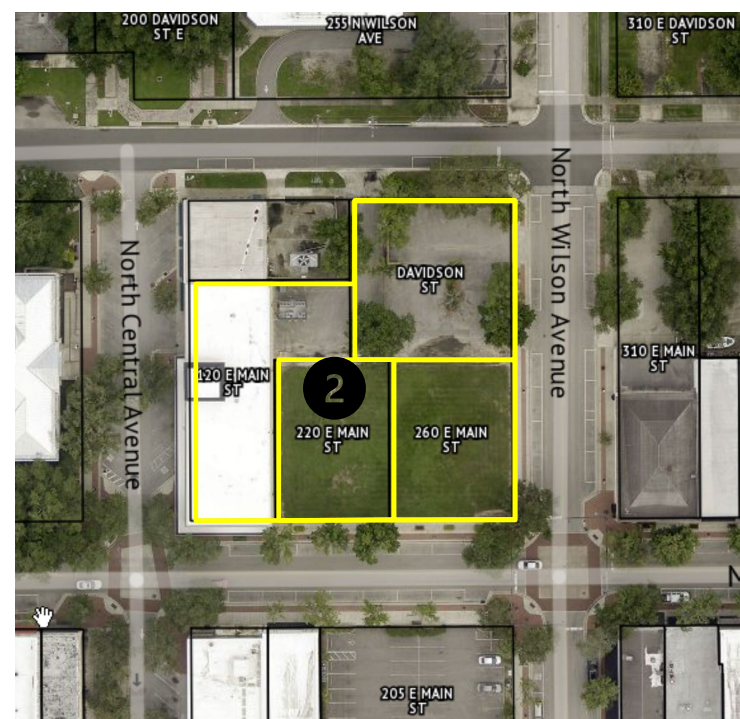
3 LESS W 55 FT & LOT 4 LESS E 80 FT

Building Summary

Actual Year Built:	
Effect. Year Built:	
Living SqFt:	
Total SqFt:	
Adjusted SqFt:	
Beds:	
Baths:	
Stories:	
Num. of Buildings:	

2022 Certified Values

Land:	\$60,187
Land Agricultural:	\$0
Building:	\$0
Misc:	\$0
Just Value:	\$60,187
Assessed Value:	\$60,187



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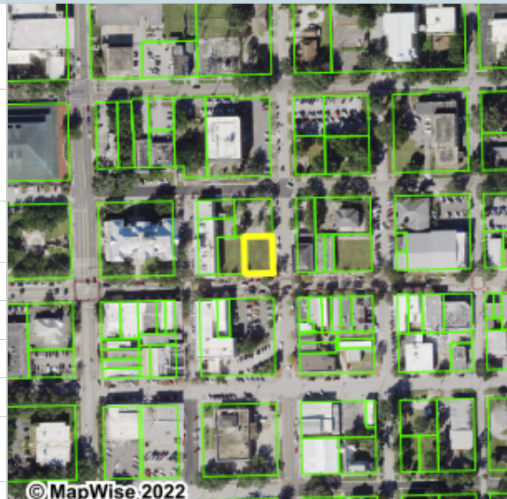
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3

Owner and Property Description

Owner Name:	TERRY REVOCABLE TRUST NELLE KENNEDY STUART
Mailing Address:	PO BOX 1382 BARTOW FL 33831
Site Address:	260 E MAIN ST BARTOW FL 33830
Subdivision:	BARTOW (ORIGINAL)
County:	POLK
Land Use Code:	1000
Land Use Desc:	Vacant Commercial
Land Use FDOR Code:	10
Land Use FDOR Desc:	Vacant Commercial
Zoning:	
Acres:	0.19
PIN:	253005372500010040

Parcel Map



Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
16	URBAN LAND	URBAN LAND	85	UNRANKED		99.4	0.19
TOTAL ACRES							0.19

Land Cover 2019 (includes wetlands)						
LUCODE	Description	WMD	YEAR	Percent of Total	Acres	
1400	Commercial and Services	SWF	2017	99	0.19	
TOTAL ACRES						0.19

Future Land Use					
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres
COM	Commercial	BARTOW	POLK	104.6	0.2
TOTAL ACRES					0.19

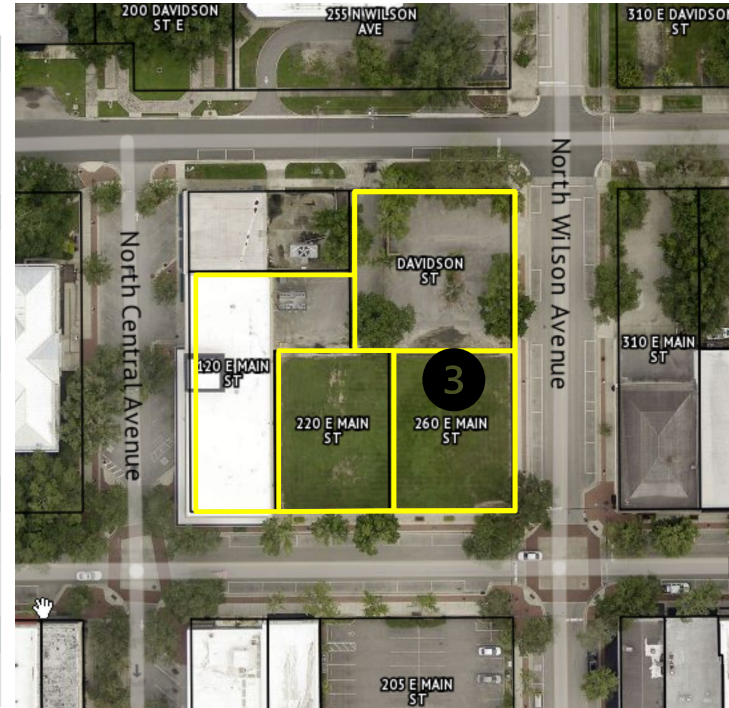
City Limits				
City name	County	Percent of Total	Acres	
BARTOW	POLK	104.6	0.2	
TOTAL ACRES				0.19

Census Demographics	
Census Tract	Acres
12105015000	

Legal Description (not official)

4 E 80 FT

Building Summary		2022 Certified Values	
Actual Year Built:		Land:	\$64,511
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:		Building:	\$0
Total SqFt:		Misc:	\$0
Adjusted SqFt:		Just Value:	\$64,511
Beds:		Assessed Value:	\$64,511
Baths:			
Stories:			
Num. of Buildings:			



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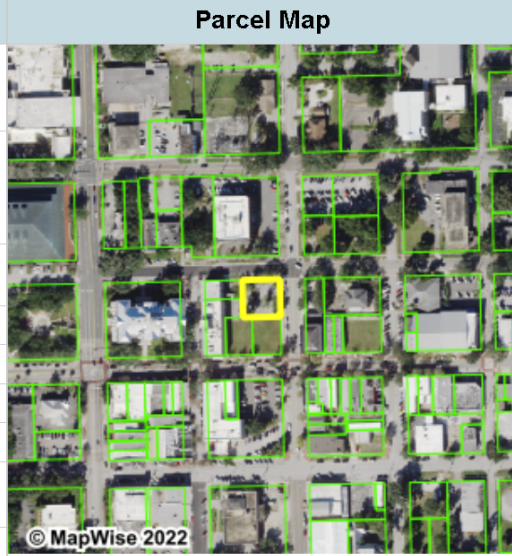
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4 Owner and Property Description

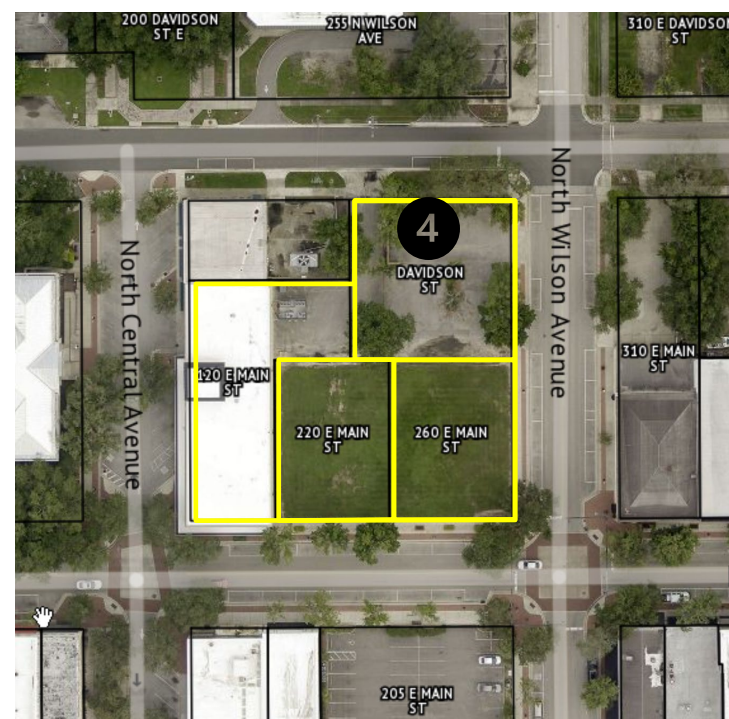
Owner Name:	TERRY REVOCABLE TRUST NELLE KENNEDY STUART
Mailing Address:	PO BOX 1382 BARTOW FL 33831
Site Address:	0 DAVIDSON ST BARTOW FL 33830
Subdivision:	BARTOW (ORIGINAL)
County:	POLK
Land Use Code:	2805
Land Use Desc:	Commercial Parking Lots
Land Use FDOR Code:	28
Land Use FDOR Desc:	Parking Lots, Mobile Home Park
Zoning:	
Acres:	0.25
PIN:	253005372500010010
PIN2:	



Actual Year Built:	
Effect. Year Built:	
Living SqFt:	
Total SqFt:	
Adjusted SqFt:	
Beds:	
Baths:	
Stories:	
Num. of Buildings:	

Land:	\$49,167
Land Agricultural:	\$0
Building:	\$0
Misc:	\$0
Just Value:	\$66,150
Assessed Value:	\$66,150

Legal Description (not official)
ORIGINAL BARTOW PB 3 PG 15 S5/6 T30 R25 BLK 10 LOT 1



MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
16	URBAN LAND	URBAN LAND	85	UNRANKED		99.7	0.25
TOTAL ACRES							0.25

LUCODE	Description	WMD	YEAR	Percent of Total	Acres
1400	Commercial and Services	SWF	2017	100	0.25
TOTAL ACRES					0.25

FLU Code	Description	Jurisdiction	County	Percent of Total	Acres
COM	Commercial	BARTOW	POLK	119.6	0.3
TOTAL ACRES					0.25

City name	County	Percent of Total	Acres
BARTOW	POLK	119.6	0.3
TOTAL ACRES			0.25

Census Tract
12105015000

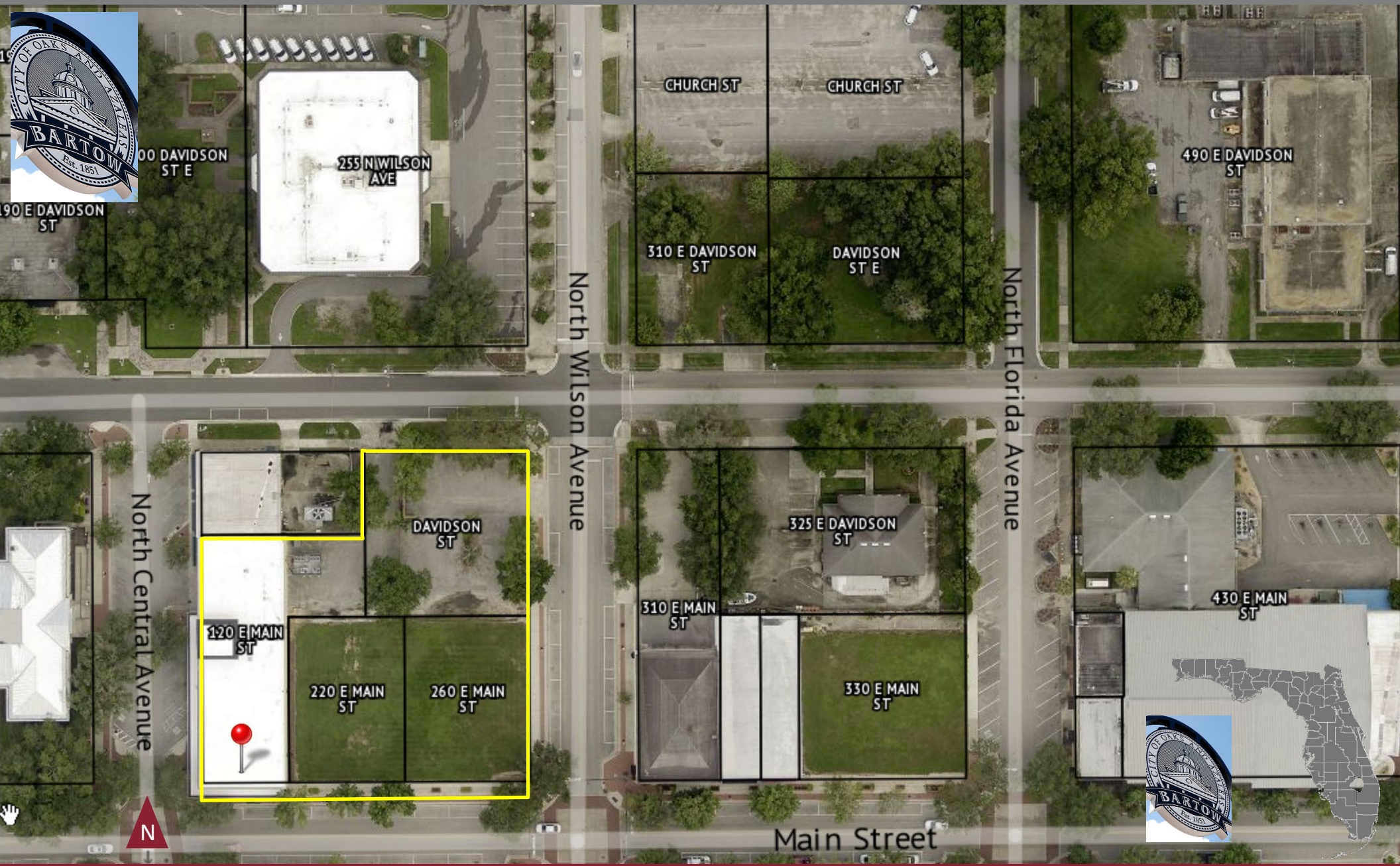
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120 EAST MAIN STREET
BARTOW FL 33830

LOOKING EAST AERIAL

OFFICE AND VACANT LAND FOR SALE



For more information:

<p>Jim Steinbauer, SIOR 863-670-2561 jim@steinbauer.com</p>	<p>J. Kyle Vreeland 863-608-1231 jkvreeland@gmail.com</p>	<p>NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.</p>	 <p>STEINBAUER ASSOCIATES, INC. 863-647-1661</p>
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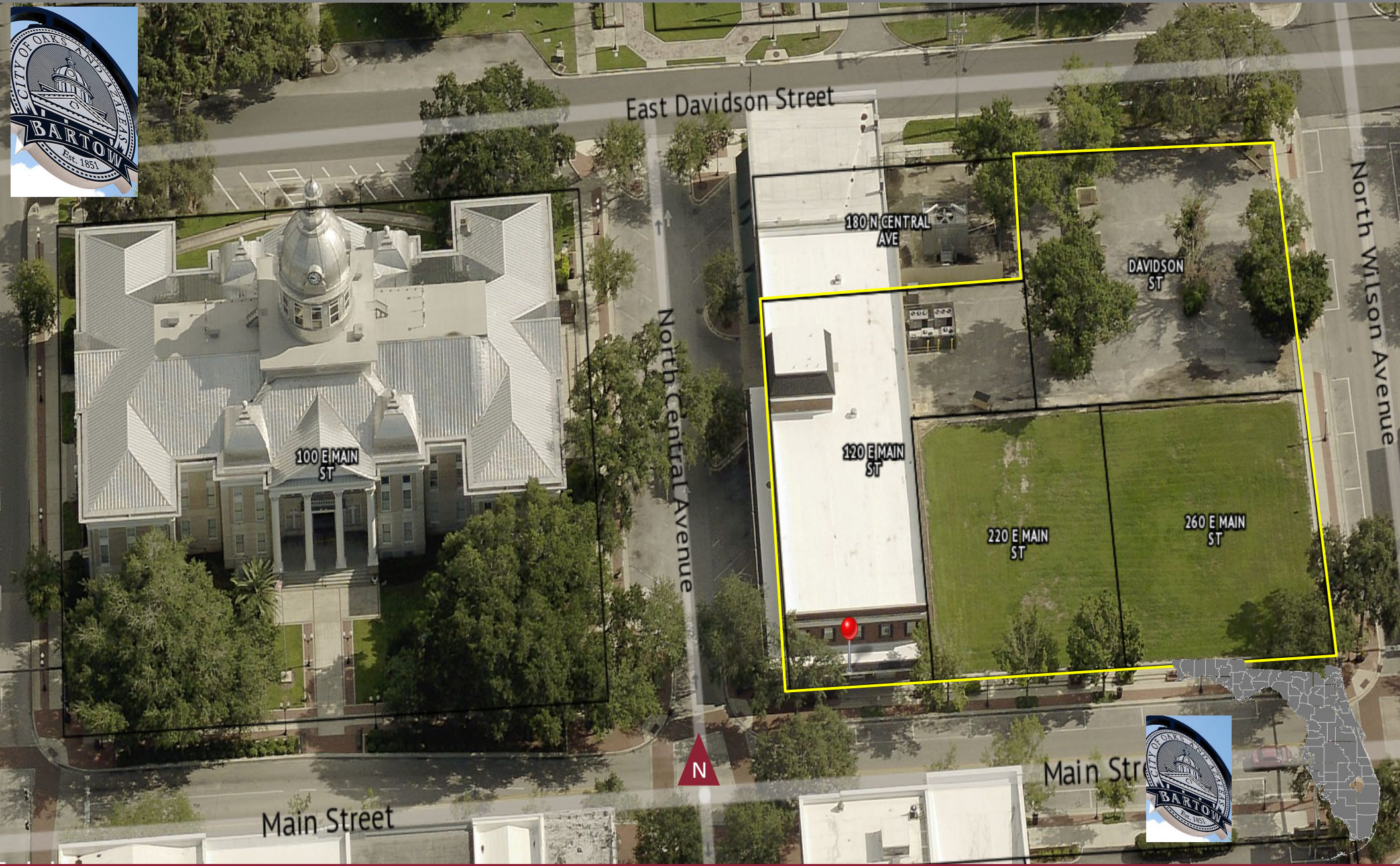


STEINBAUER ASSOCIATES, INC.
REALTOR
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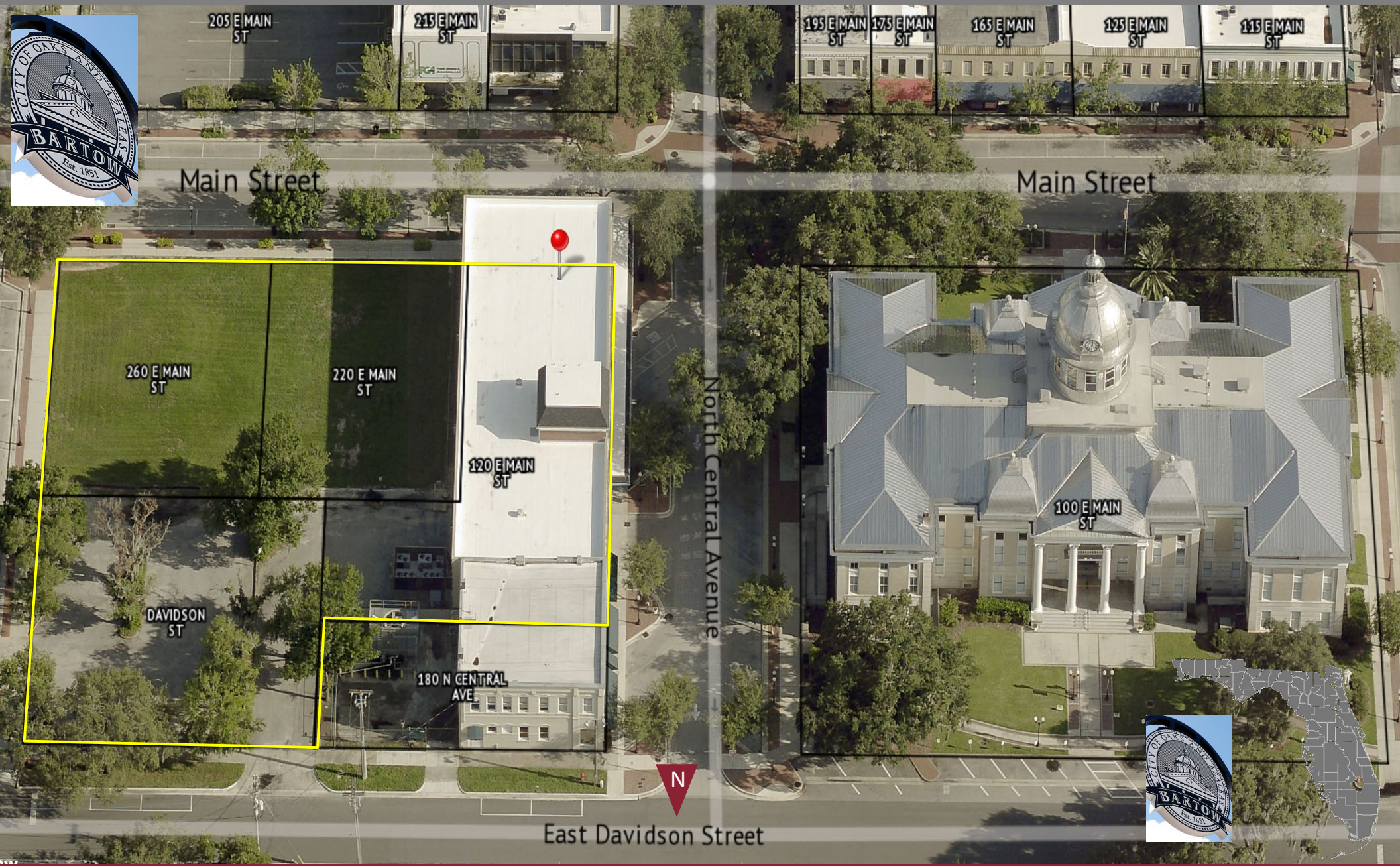


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LOOKING SOUTH AERIAL

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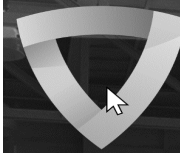
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SIOR[®]

**SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS**[®]

What the SIOR Professional Can Do For You

As members of The Society of Industrial and Office Realtors James J. Steinbauer, John R. Steinbauer and J.R. Steinbauer, Jr. hold the designation of Specialist in Industrial and Office Real Estate (SIOR). This is an organization which specializes in handling and coordinating all phases of Industrial and Commercial real estate activity. With more than 3,000 members in virtually every State, Canada, Puerto Rico, Europe, Asia and South Africa, members of the Society have the unique capability of providing local, national, and international cooperative transactions.

SIOR members work effectively with over 1,000 cooperating offices in more than 580 cities worldwide. What does this mean to you? It means that the SIOR member with whom you work in your local area can locate a facility or site to meet your precise specifications in your home area or anywhere in North America and abroad. While you attend to other responsibilities at home, your SIOR contact assembles a list of properties meeting your requirements.

- Hello and welcome to Steinbauer CRE, your go-to source for commercial real estate in Florida!
- We are excited to help you find, sell or lease commercial property for your business needs, whether you're looking for an office space, a retail location, or an industrial property.
- Our team of experienced and knowledgeable real estate professionals is here to guide you through every step of the process, from searching for the right property to negotiating the best deal.
- Marketing your property for sale brings forward our extensive network, through out the state and nation, lead by our state of art marketing team.
- Florida is a thriving business hub, with a diverse economy and a growing population. Our state offers endless opportunities for businesses of all sizes, and we're proud to help our clients find the perfect property in the Sunshine State.
- At Steinbauer CRE, we believe in providing personalized service to each and every one of our clients. We understand that each business is unique, and we work hard to understand your specific needs and goals. Our goal is to help you find the perfect property that meets your business needs and fits within your budget.
- We invite you to explore our website and learn more about our available properties and services. You can also contact us directly to speak with one of our experienced real estate professionals. We look forward to working with you and helping you achieve your business goals in Florida.
- Thank you for choosing Steinbauer CRE as your commercial real estate partner. We look forward to serving you!

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863-647-1661



Jim Steinbauer, SIOR

Vice President - Broker

Jim Steinbauer, SIOR has been engaged full time in Commercial, Industrial & Development Land Real Estate Brokerage Business since 1984. Jim is a member of the Society of Industrial & Office Realtors (SIOR) where he holds the prestigious designation of Specialist, Industrial and Office Real Estate. Out of the millions of real estate sales people worldwide only about 3,400 have qualified for this designation. For over 37 years, Jim has been one of the top producing commercial real estate salespeople in Florida. His expertise includes the areas of Asset Sales and Acquisitions, Lease Negotiations, Investment Sales, Site Selection, Asset Property Management, Buyer/Tenant Representation, Consultation and Expert Witness services.

Jim is a member of the Society of Industrial & Office Realtors where he served as the Florida Chapter President in 2012 and on the Board of Directors from 2009-2013. He is a Realtor member of the Lakeland Realtors and served as President in 2016 and on their BOD from 2011 to 2017. Jim was also instrumental in assisting and coordinating the sale of the associations former Headquarters and the purchase and development of their new headquarters across from Hollis Gardens in Downtown Lakeland. He has been a member of the National Association of Realtors and the Florida Realtors since 1984. He is a member of the Rotary Club of Lakeland South, Florida Farm Bureau and Historic Lake Morton Neighborhood Association where he served as President in 2009, 2010 and 2011.

Jim earned a BBA in Marketing from Florida International University in Miami. He played NCAA Division 1 baseball at Jacksonville University, Jacksonville Florida.

Jim and his wife, Jill reside in the Historic Lake Morton area of Downtown Lakeland. They have three adult children, Joe, Jay, and Jamie and 3 grandsons.



J. Kyle Vreeland

Associate - Broker

J. Kyle Vreeland is a highly skilled and successful real estate professional, with a diverse background and expertise in all facets of commercial property acquisition and development. He is a licensed commercial Realtor, developer consultant, grad. architect/designer, general contracting manager, and licensed commercial insurance agent. Kyle's focus is on commercial development, construction, and sales. His experience spans over \$550 M in transaction, design, and management.

In 1994-1996, Kyle received his Bachelor of Science in Architecture from Florida Agricultural & Mechanical University, followed by post-graduate studies in Masters in Architect at the University of South Florida from 2000-2002. He also holds an AA in Architecture from Hillsborough Community College and attended Georgia Southern University in 1990-1992.

As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 2013, 2016, and 2018. In 2014, Kyle was honored with the Lakeland Realtors Presidential Distinction Award, and the following year, he was named Lakeland Realtors Realtor of the Year.

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ice space and retail location, or
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from searching for the right

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