



FOR SALE

Harmony Haven

6320 US HIGHWAY 98 S

Bartow, FL 33830

PRESENTED BY:

**DAVID HUNGERFORD, CCIM,
SIOR**

Senior Advisor

C: 863.660.3138

david.hungerford@svn.com

JOEY HUNGERFORD
Associate Advisor

C: 863.660.3511

joey.hungerford@svn.com



Table of Contents

5

PROPERTY INFORMATION

Property Summary	6
Property Description	7
Floor Plan	8
Aerial	9
Additional Photos	10

11

LOCATION INFORMATION

Regional Map	12
Location Map	13
Aerial Map	14
Trade Area Map	15
Neighborhood Aerial	16
Demographics Map & Report	17

18

ADVISOR BIO

Advisor Biography	1
Advisor Biography	2
Flyer_Back_Page_2024_- _New_Offices_(Landscape)_(1).pdf	3

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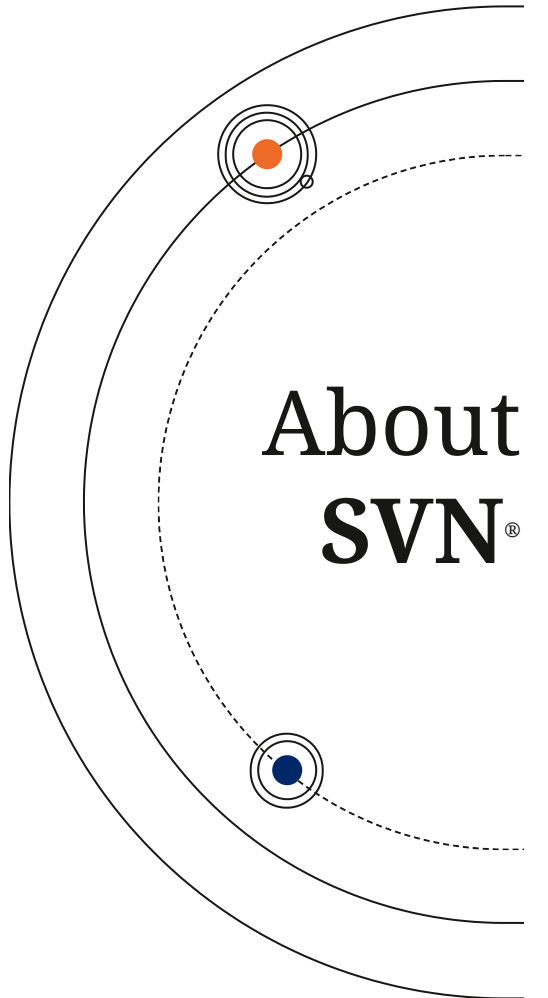
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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

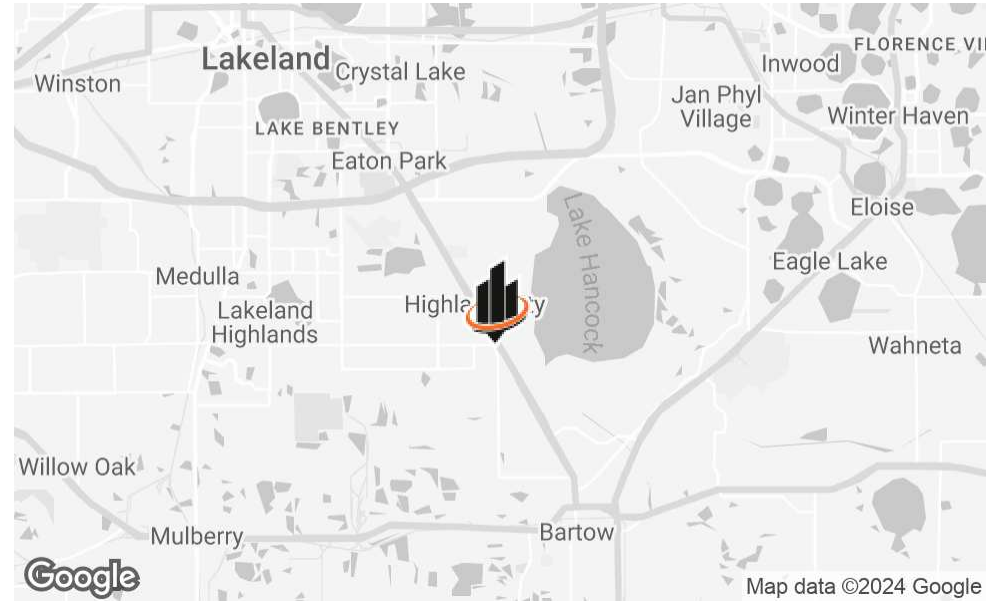
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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000 (\$204.38/SF)
LOT SIZE:	1.96 ± Acres
BUILDING SIZE:	6,116 ± SF
ZONING:	No Zoning*
TRAFFIC COUNT:	49,500 Cars Per Day
ROAD FRONTAGE:	250 ± FT
TAXES:	\$13,624.45 (2023)
APN:	242924288500000062

PROPERTY OVERVIEW

Situated along US-98 S, just south of 540A in Bartow, FL, this event venue offers exceptional visibility and frontage along the US-98 corridor. The property is accessible from US-98 to the east and EF Griffin to the west, which leads to CR-540A to the north. Featuring an event hall, bridal and groom suites, four restrooms, and a large outdoor patio complete with a bar, this property is ideal for hosting weddings, private parties, and corporate events.

The business of Harmony Haven as well as the Harmony Haven name are available for purchase as well.

Additionally, the property generates income with a farm stand tenant occupying the northern end of the parcel. The current rent is \$765 per week gross.

*The property does not currently have future land use or zoning. If the property were to be used for something other than a venue or similar use, a zoning and land use change will likely be required.

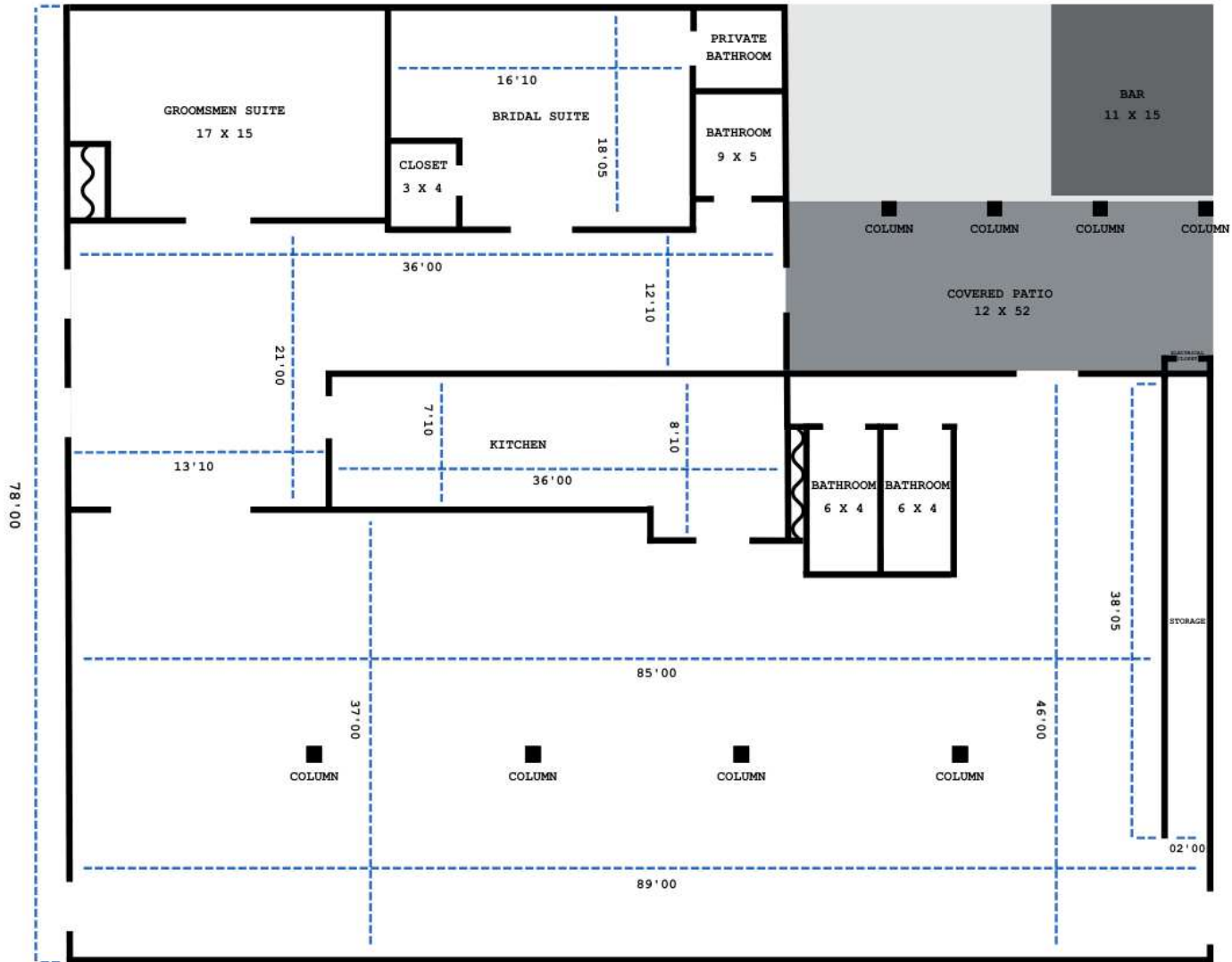
PROPERTY DESCRIPTION



PROPERTY AND BUILDING FEATURES

UTILITIES:	Electric (Lakeland Electric) Water (Polk County), Trash (City of Bartow), Septic
ROOF:	Re-roofed in 2011
HVAC:	(4) Units
MAIN HALL:	Maximum Capacity of 240 Persons
RESTROOMS:	(4)
AMENITIES:	Bridal suite with private restroom, groomsmen suite, prep kitchen, large outdoor patio and bar, gazebo and string lit backyard
PARKING:	23 paved spaces, and an additional grass field that parks approximately 65 vehicles.

FLOOR PLAN



DISCLAIMER TOTAL APPROX. FLOOR AREA: Whilst we attempted to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. **This plan is for illustrative purposes only** and should only be used as such by any prospective buyer.

AERIAL



ADDITIONAL PHOTOS



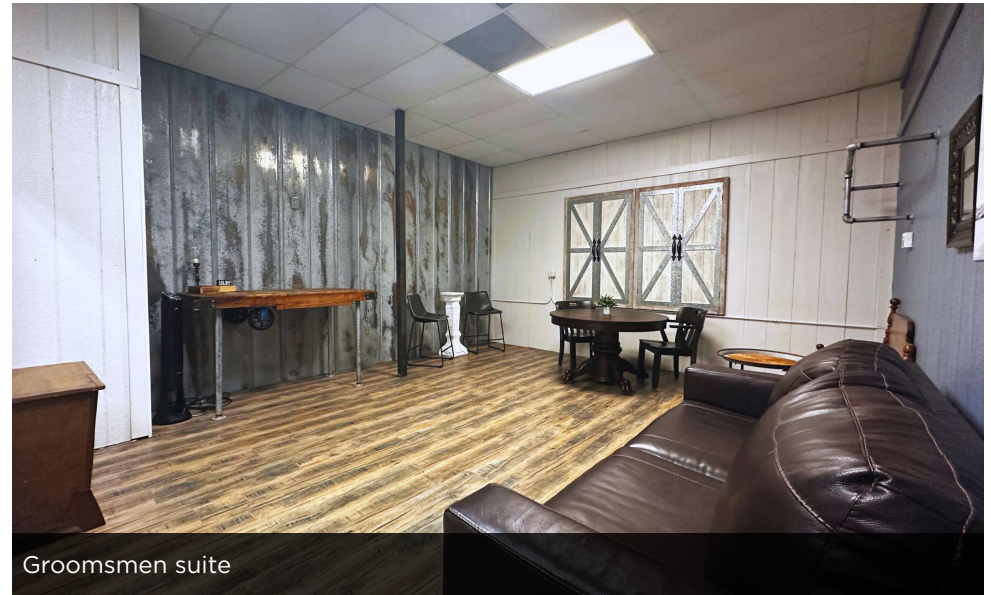
Bridal suite with private restroom



Main event area with 240 person maximum capacity



Outdoor patio and bar



Groomsmen suite



DOWNTOWN
LAKELAND
22 ± MINUTES

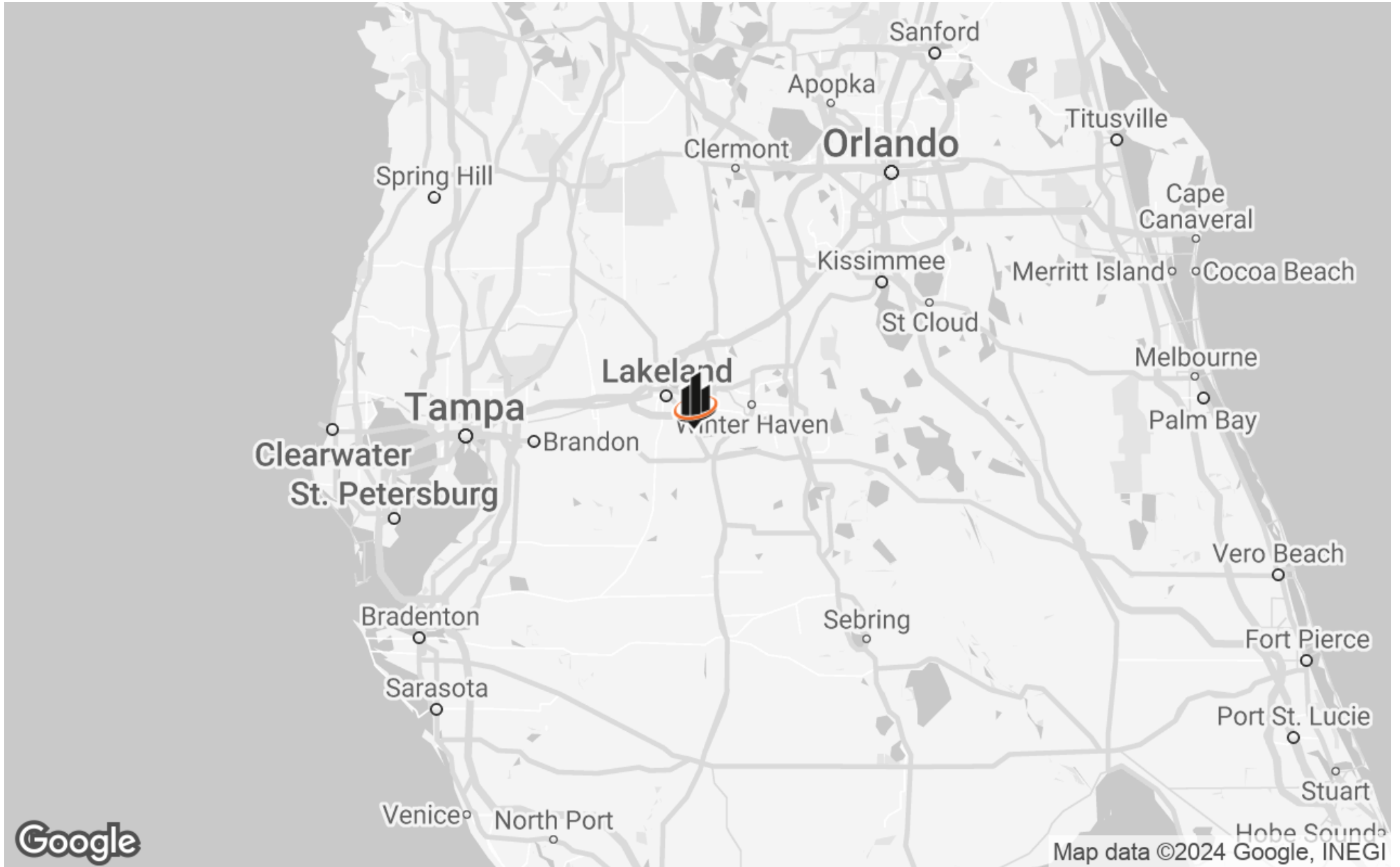


HIGHWAY 98 S

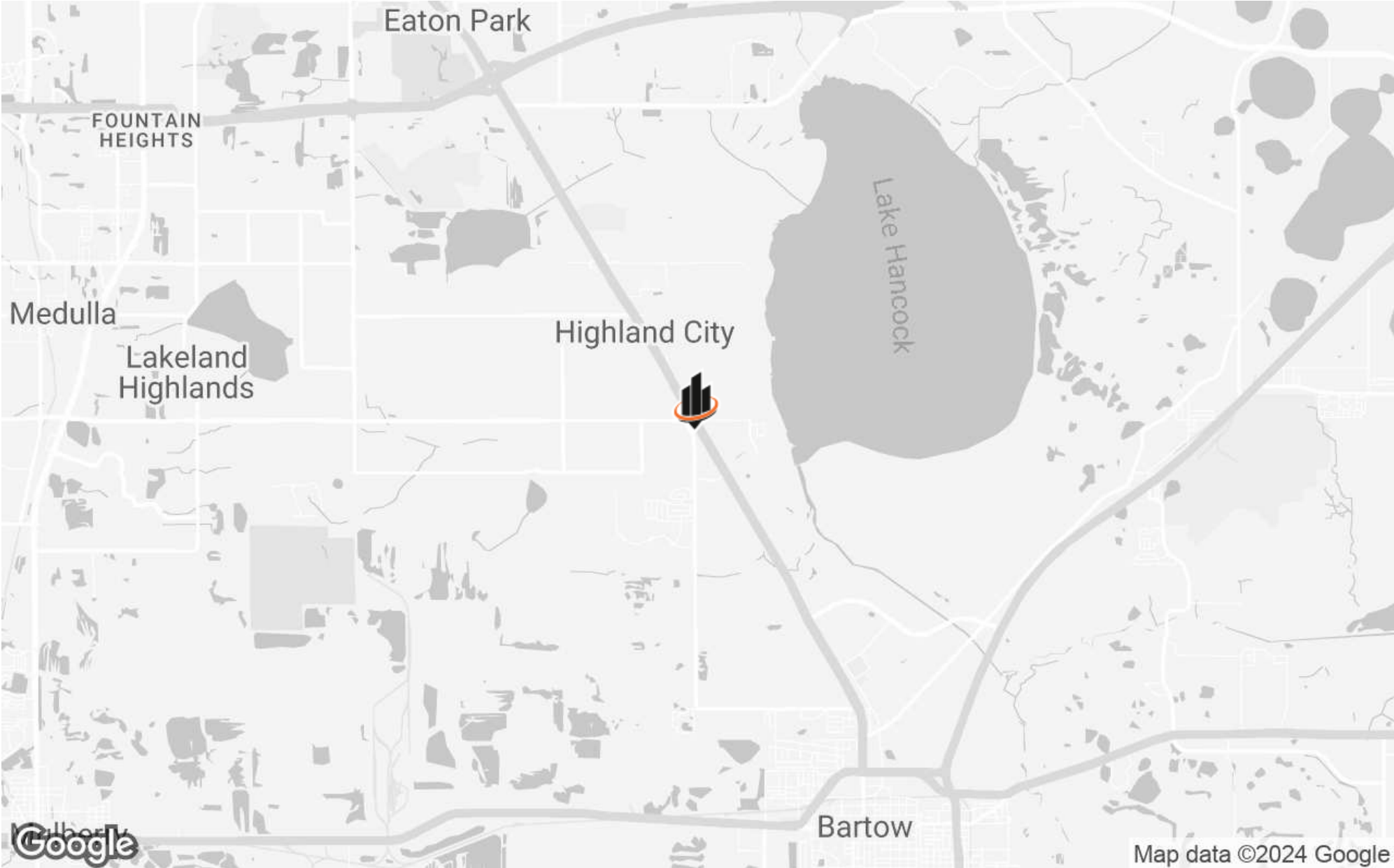


SECTION 2
 Location
 Information

REGIONAL MAP



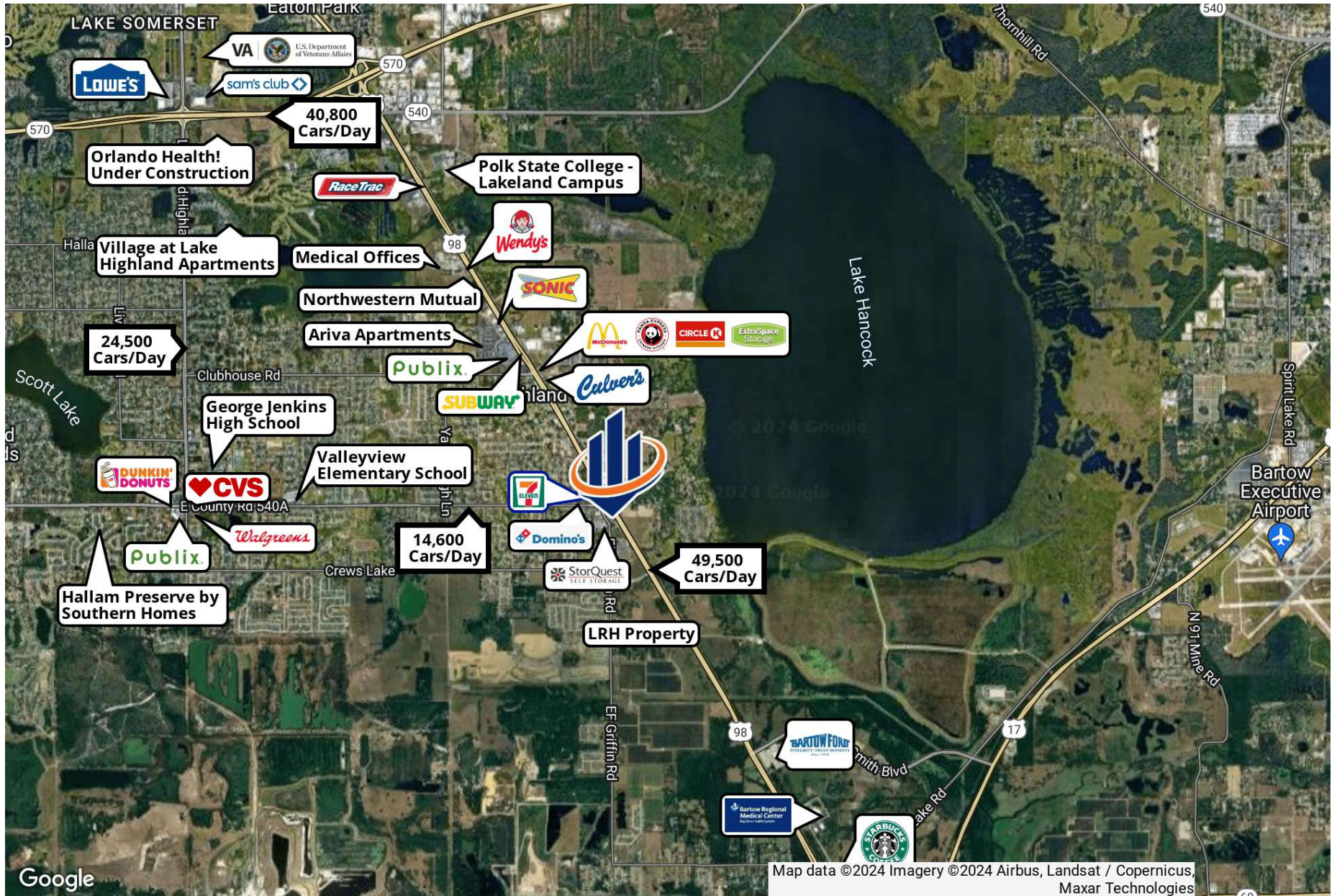
LOCATION MAP



AERIAL MAP



TRADE AREA MAP



NEIGHBORHOOD AERIAL



DEMOGRAPHICS MAP & REPORT

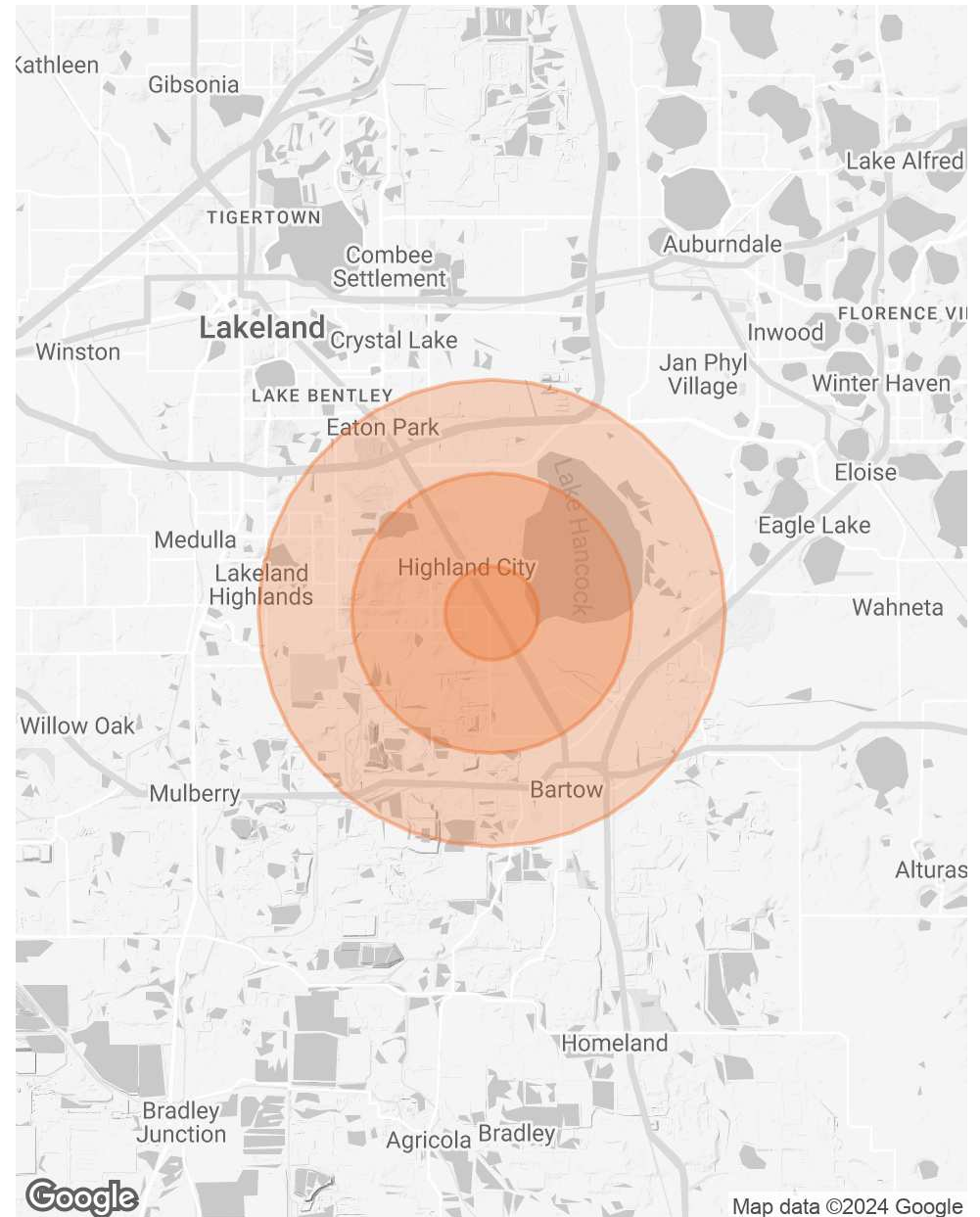
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,545	24,904	62,882
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	40	40	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,987	8,705	22,879
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$98,684	\$118,177	\$106,939
AVERAGE HOUSE VALUE	\$313,495	\$357,324	\$332,057

Demographics data derived from AlphaMap





SECTION 3
Advisor Bios

ADVISOR BIOGRAPHY



DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

david.hungerford@svn.com

Direct: **877.518.5263 x347** | Cell: **863.660.3138**

PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$240 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics

ADVISOR BIOGRAPHY



JOEY HUNGERFORD

Associate Advisor

joey.hungerford@svn.com

Direct: **877.518.5263 x348** | Cell: **863.660.3511**

PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. This includes working as the Communications Director for a Congresswoman in the United States House of Representatives, serving as the Digital Director and Communications Advisor to the House Judiciary Committee Chairman, and operating as a personal travel videographer for a former United States President.

Prior to living in Washington, D.C., Joey was born and raised in Lakeland, where he graduated from Southeastern University. He obtained a Bachelor of Science degree in Communications with an emphasis in Broadcasting and a minor in Theology. While earning his degree, Joey was an active student leader on campus while also beginning his career here at SVN | Saunders Ralston Dantzler Real Estate in the marketing department.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a baby boy named Levi.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



For more information visit 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

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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