

GREEN MEDICAL CENTER

306 S 10TH STREET
HAINES CITY, FL 33844

LAKE EVA

Lake Eva
Even Center

Lake Eva
Aquatic Center

Community
Park

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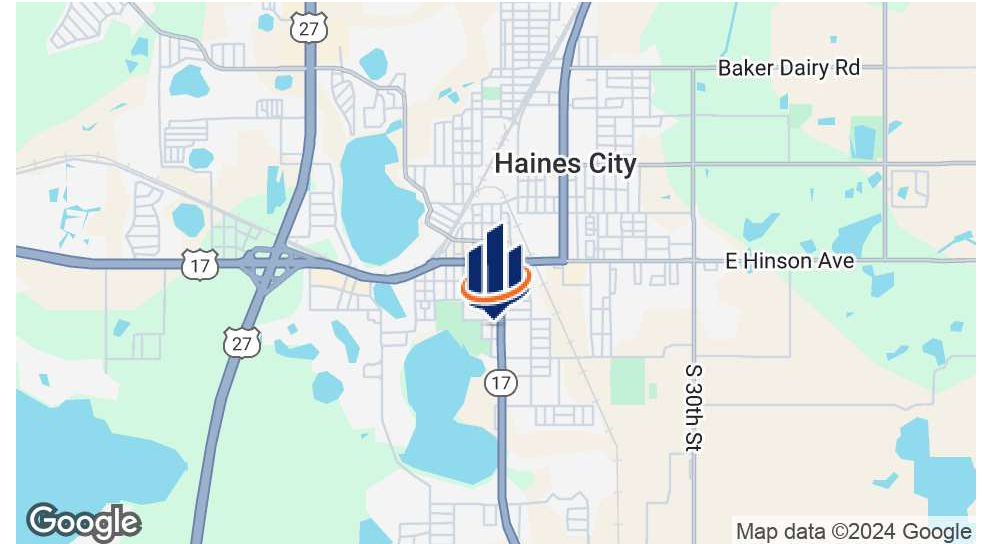
SUBJECT

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
Renovated:	2018
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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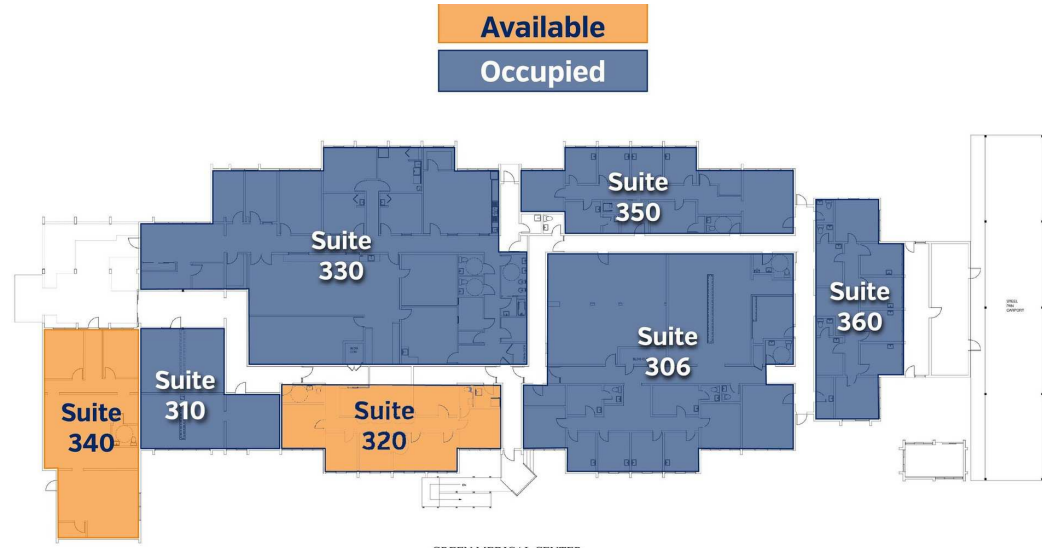
SUBJECT

S 10th Street

Wood Ave



Lease Spaces



LEASE INFORMATION

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

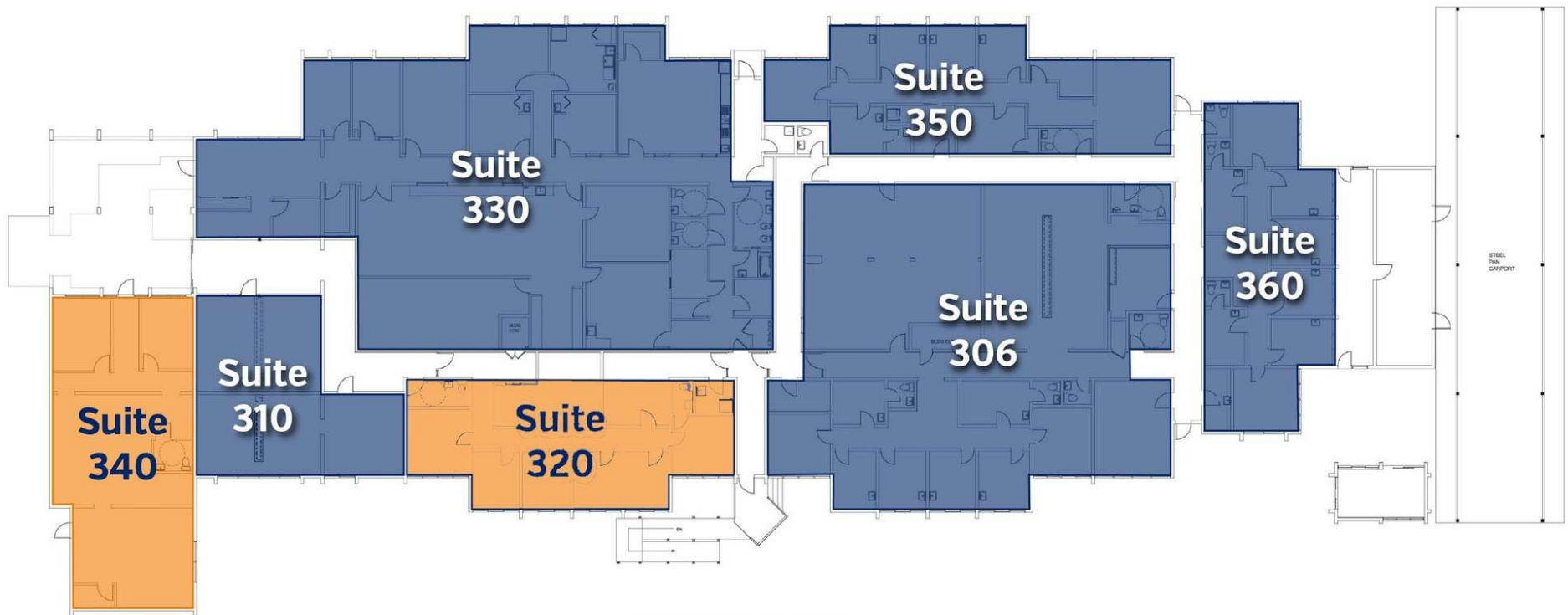
AVAILABLE SPACES

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

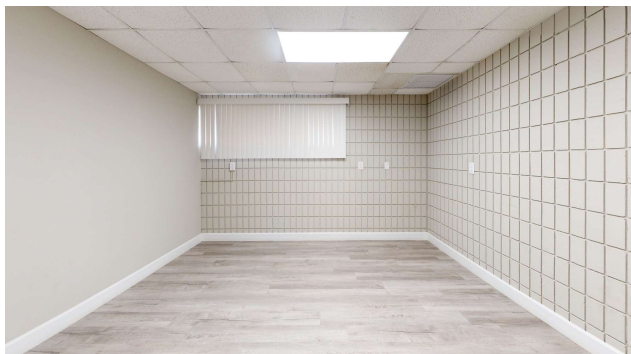
Available

Occupied

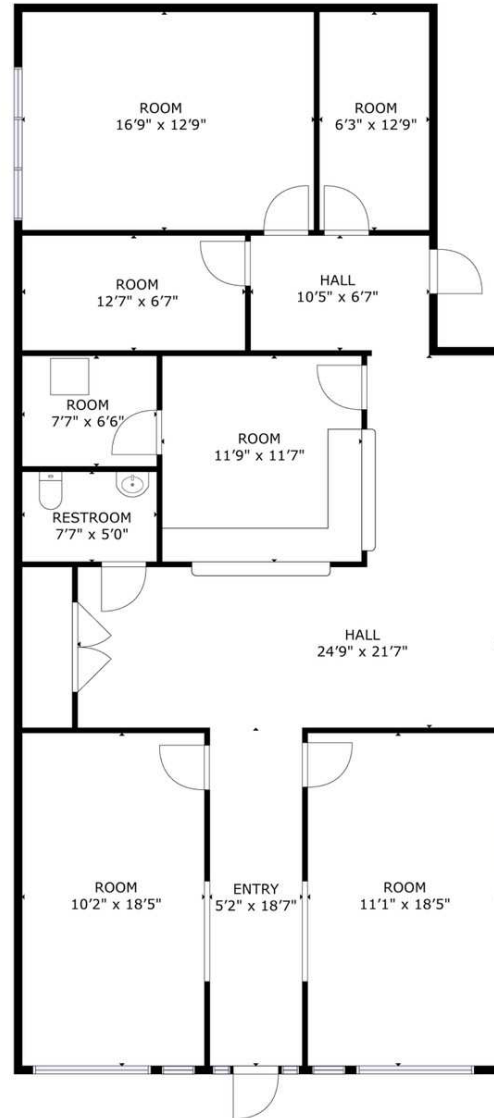


GREEN MEDICAL CENTER
Scale: 3/32"=1'-0"

Suite 340 Photos



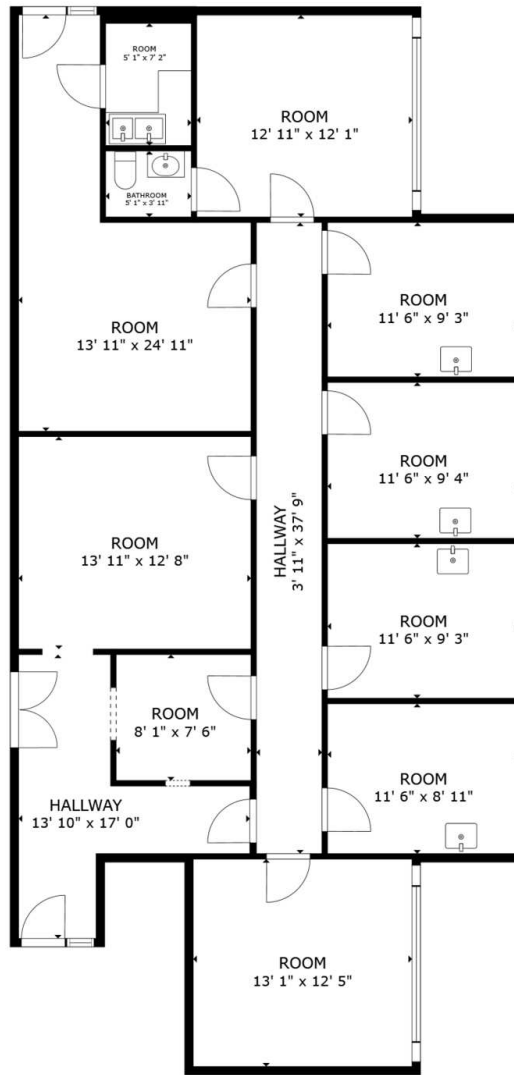
Suite 340 Floor Plan



Suite 320 Photos



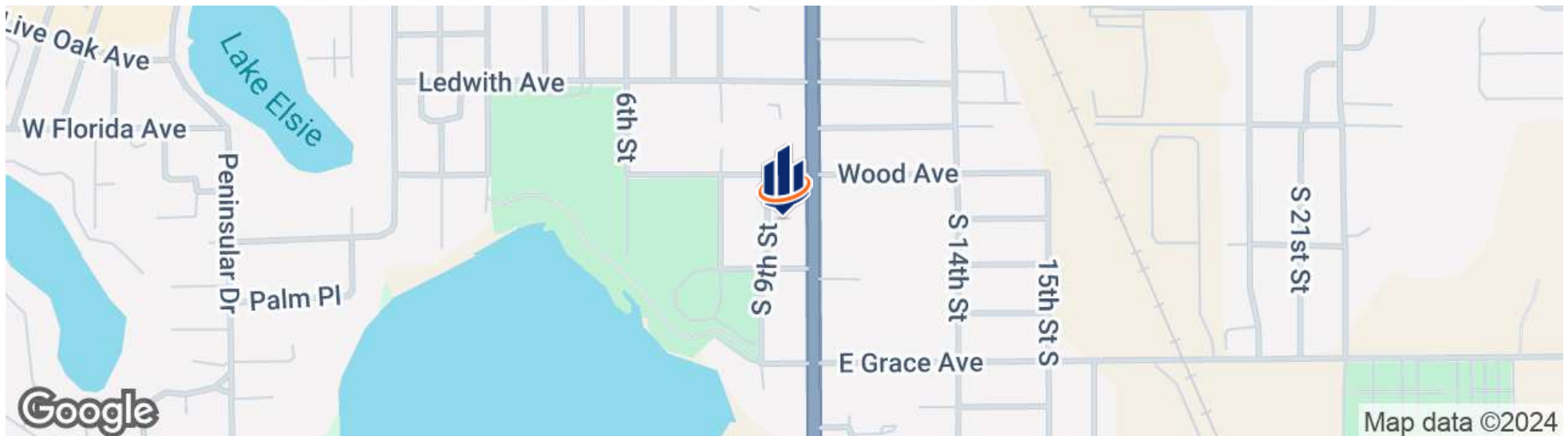
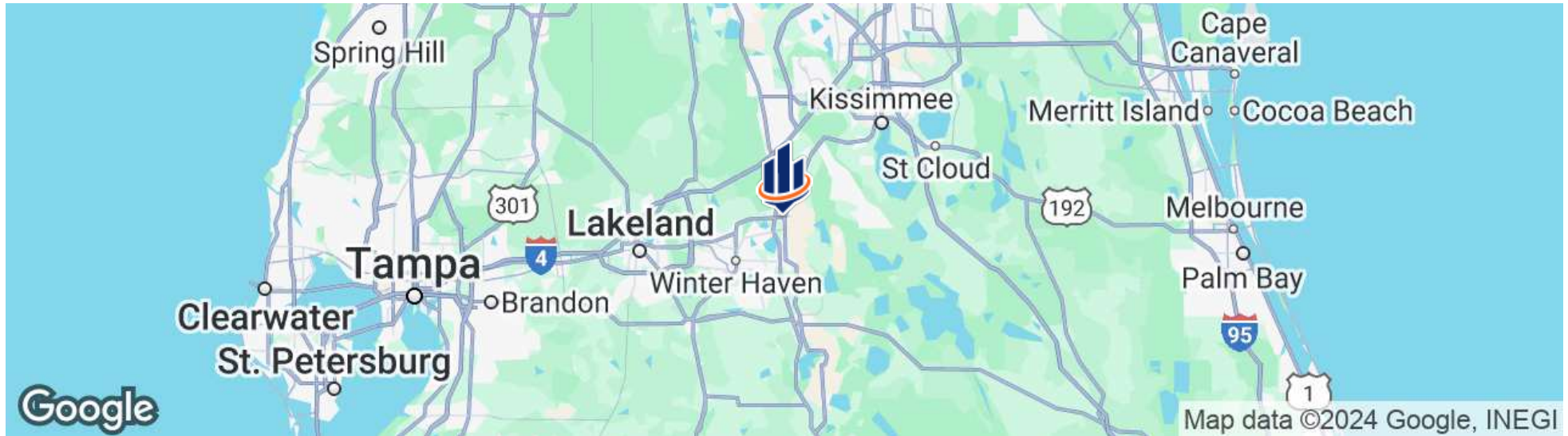
Suite 320 Floor Plan



FLOOR PLAN



Regional & Location Map



Retailer Map



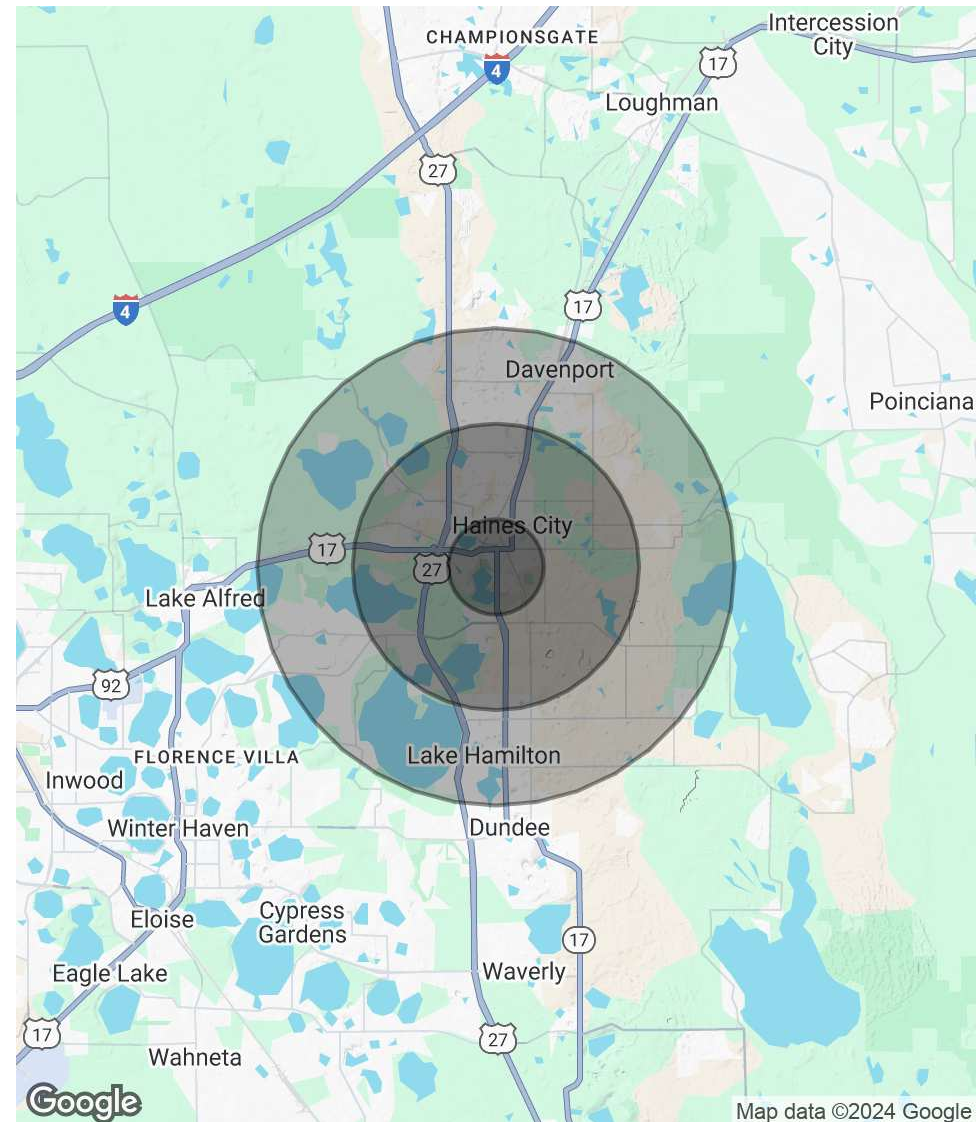
Retailer Map

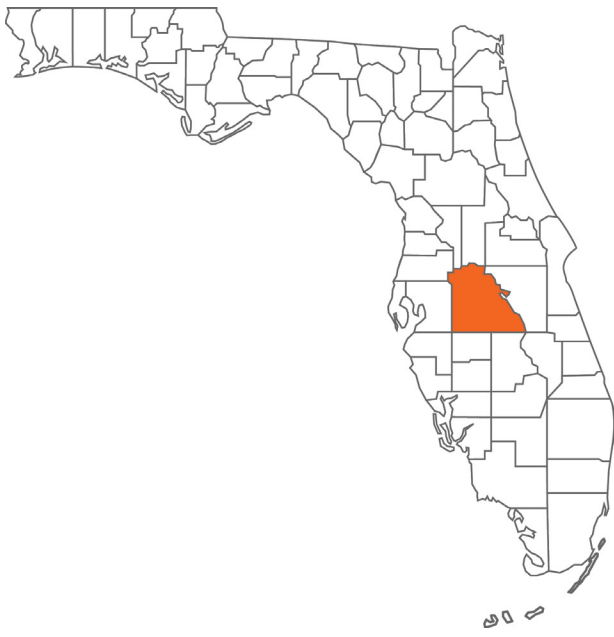


Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
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			
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

2020 American Community Survey (ACS)





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

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PROFESSIONAL BACKGROUND

Angie Workman is a Property Manager and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

With a real estate license maintained since 2005, Angie is well-versed in the intricacies of the industry. Her customer service orientation, coupled with her adept conflict resolution and problem-solving skills, ensures that she approaches each interaction with a positive attitude.

Before her real estate career, Angie worked hard to expand her education. Not only did she achieve a Bachelor of Science in Business Management from the University of South Florida, but Angie later went on her also earn a Master of Business Administration from Florida State University.

Angie's proficiency in property management has been honed over years of experience. Her expertise extends to and beyond vendor management, effective negotiation, and professional marketing. Prior to joining SVN | Saunders Ralston Dantzler, Angie served as a realtor which has helped shaped her comprehensive approach to property management.

Angie's multifaceted experience, as well as her dedication to professionalism, communication, and customer service, serves as an invaluable asset to her clients. As Property Manager, Angie's commitment to excellence in commercial real estate allows her to service clients throughout much of Florida.



LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

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FL #SL3235233

PROFESSIONAL BACKGROUND

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

She works with clients to increase the value and performance of their real estate investments. Lauren 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 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

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.

Lauren specializes in:

- Sales
- Leasing [Landlord & Tenant Representation]
- Site Selection
- Property Management
- Development



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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

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