

GREEN MEDICAL CENTER

306 S 10TH STREET
HAINES CITY, FL 33844

LAKE EVA

Lake Eva
Event Center

Lake Eva
Aquatic Center

Community
Park

Angie Workman
O: 863.648.1528 x467 | C: 863.225.9438
angie.workman@svn.com

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

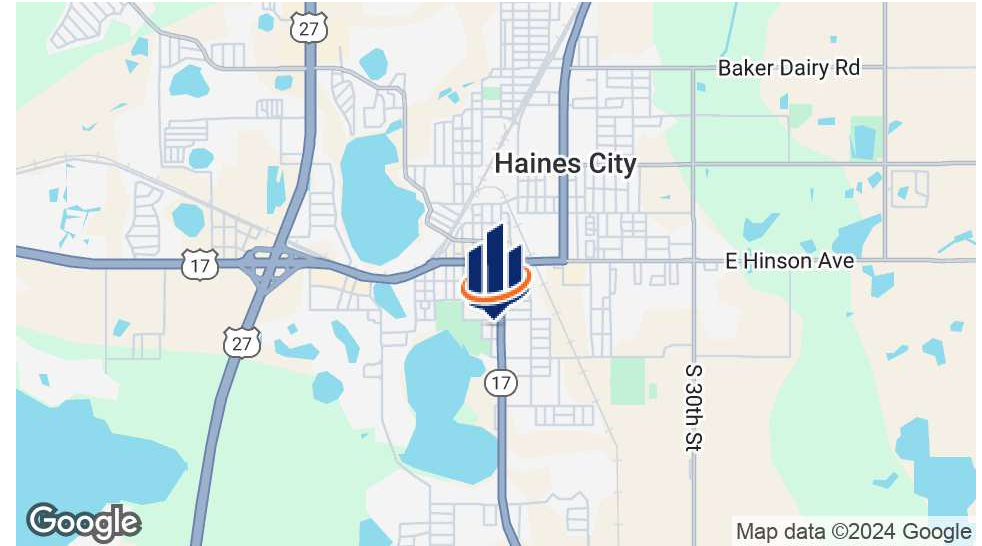
SUBJECT

14,800 ±
Cars/Day

S 10th Street



Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	20,606 ± SF
Available SF:	1,940 ± 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.

LAKE EVA

Lake Eva
Event Center

Lake Eva
Aquatic Center

14,800 ±
Cars/Day

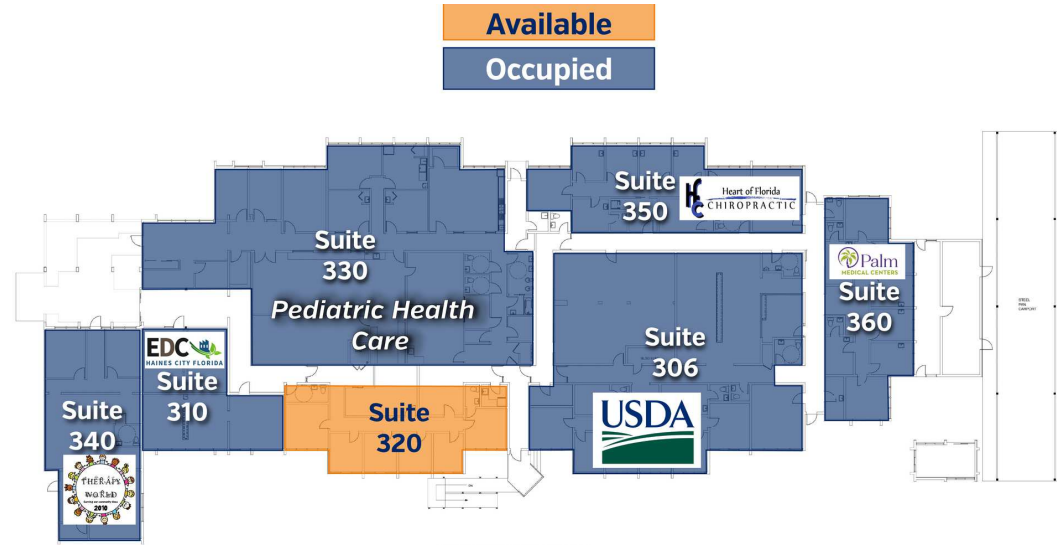
SUBJECT

S 10th Street

Wood Ave



Lease Spaces



LEASE INFORMATION

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

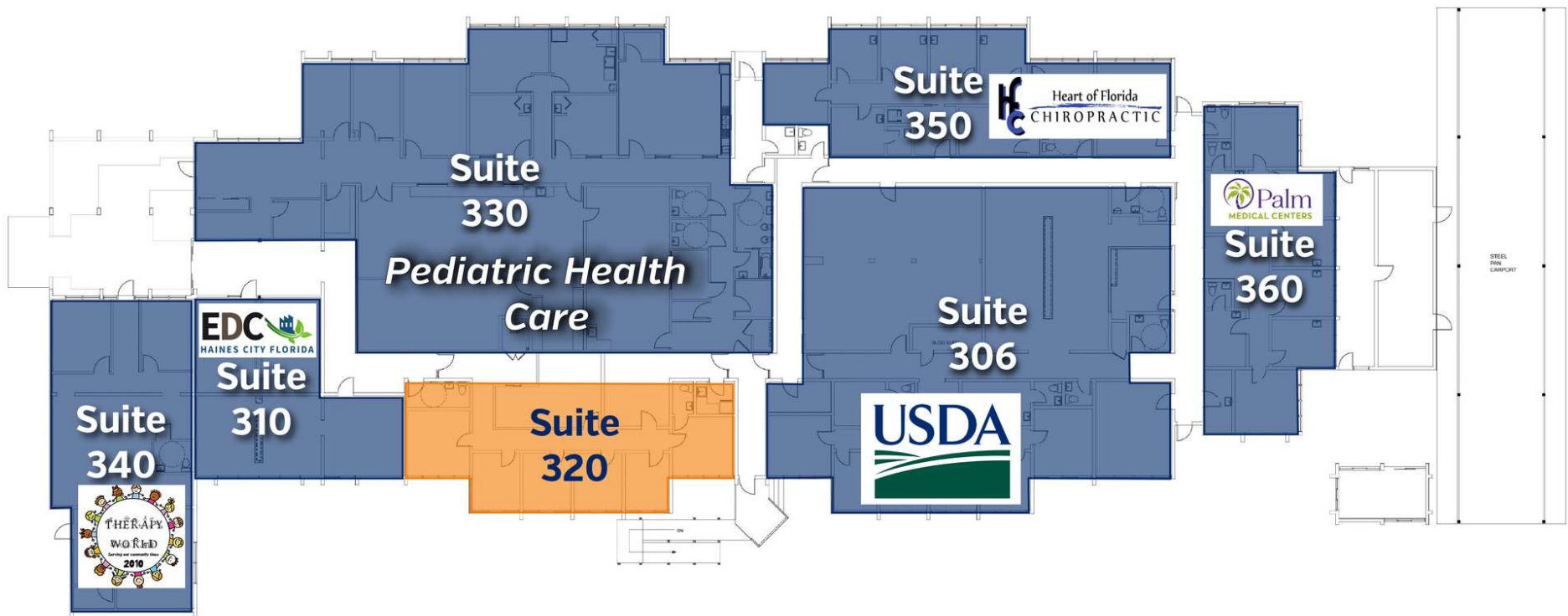
AVAILABLE SPACES

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

Building Floor Plan

Available

Occupied

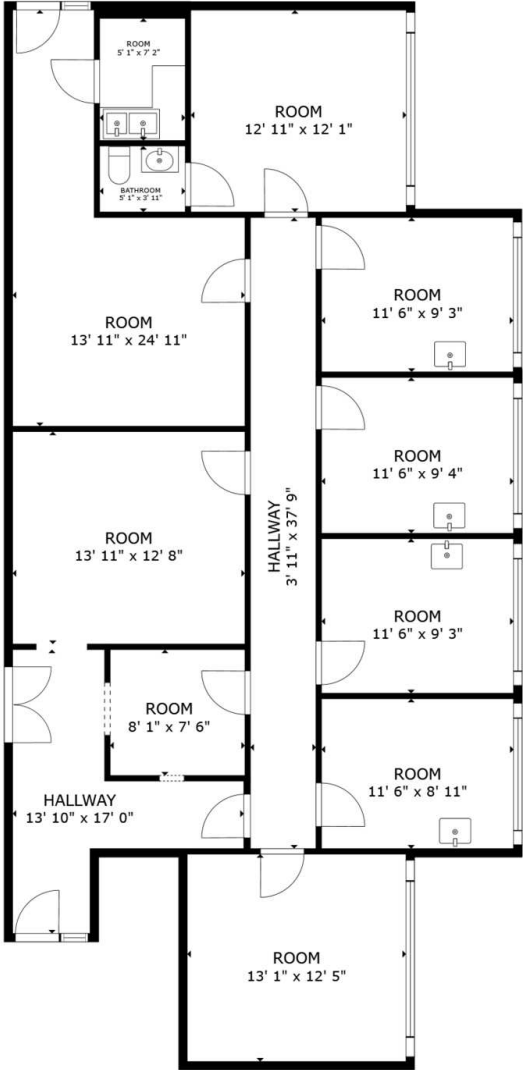


GREEN MEDICAL CENTER
Scale: 3/32"=1'-0"

Suite 320 Photos



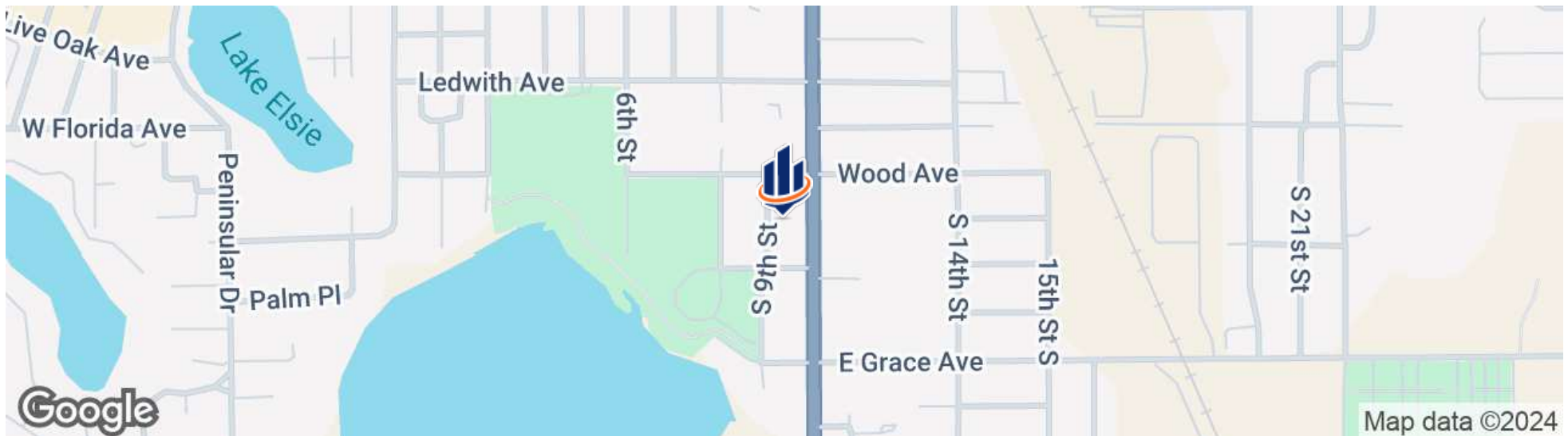
Suite 320 Floor Plan



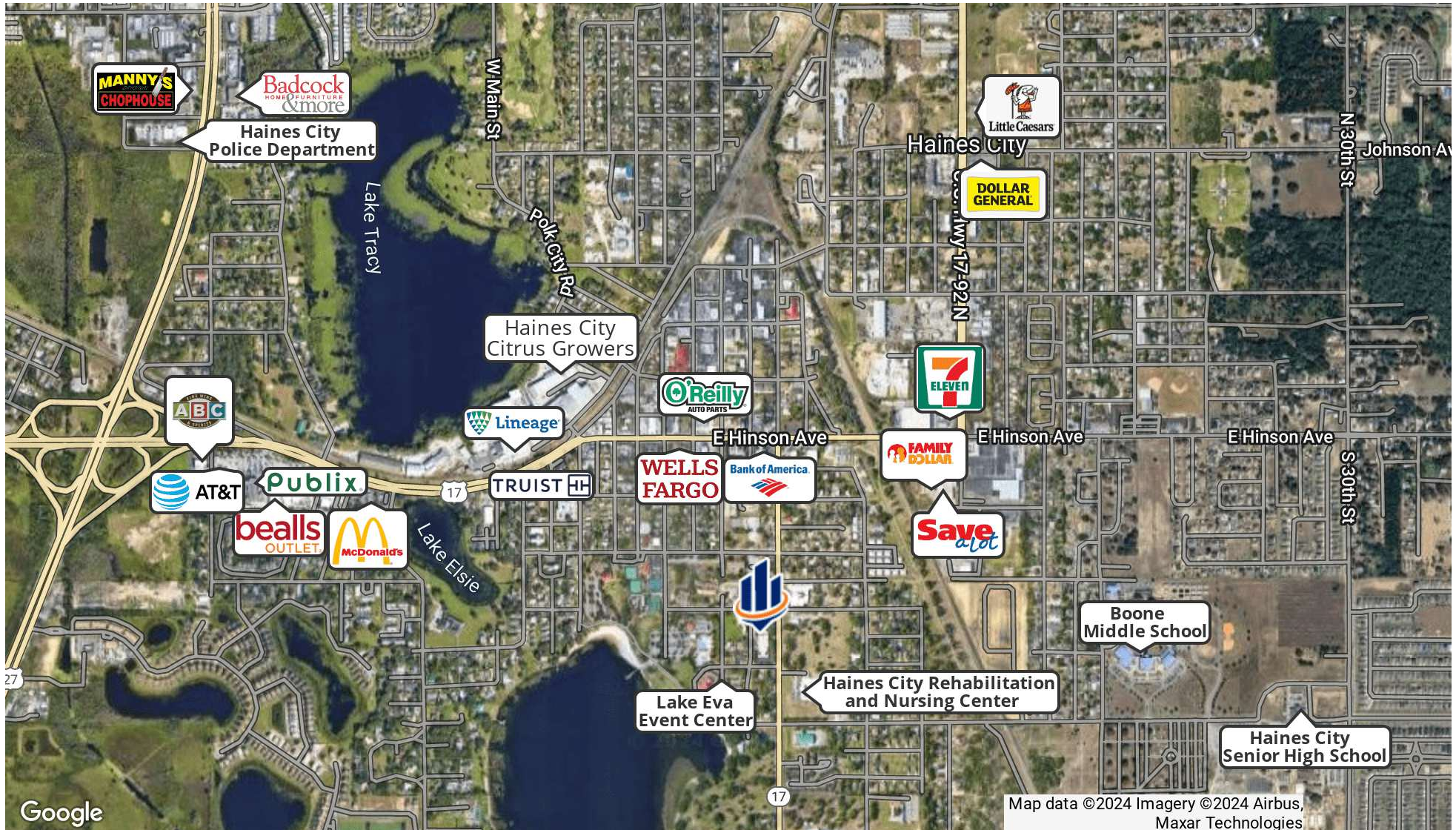
FLOOR PLAN



Regional & Location Map



Retailer Map



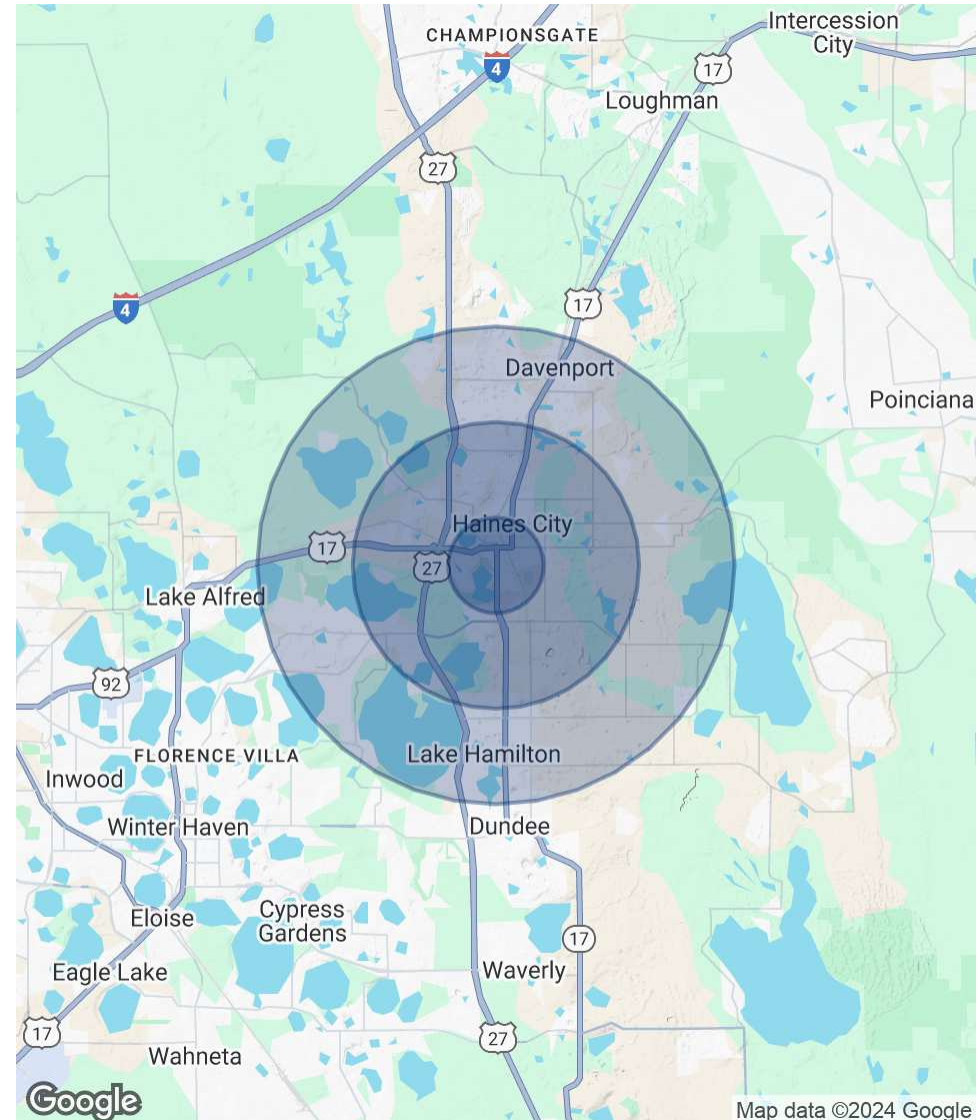
Retailer Map

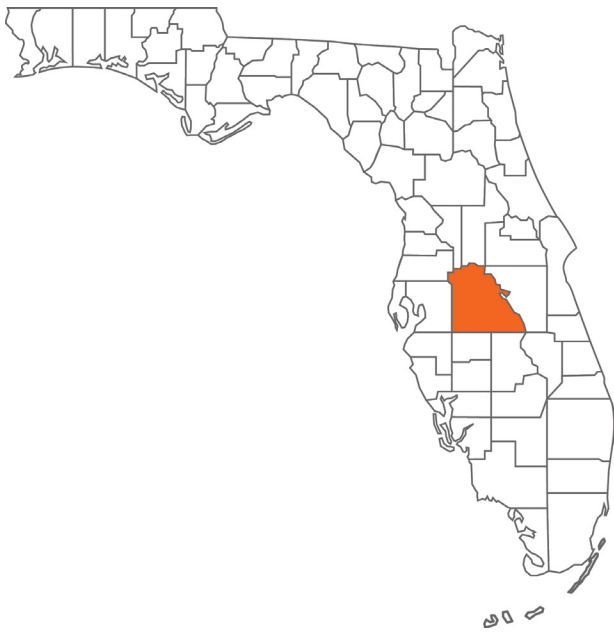


Demographics Map & Report

	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

angie.workman@svn.com

Direct: **863.648.1528 x467** | Cell: **863.225.9438**

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

lauren.smith@svn.com

Direct: **877.518.5263 x428** | Cell: **863.873.1970**

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



ONE OF AMERICA'S BEST BROKERAGES



One of America's Best Brokerages



APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 Offering Memorandum 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.



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

ARKANSAS

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

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

