

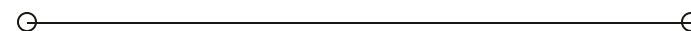


**FOR SALE**

## Harmony Haven

**6320 US HIGHWAY 98 S**

Bartow, FL 33830



**PRESENTED BY:**

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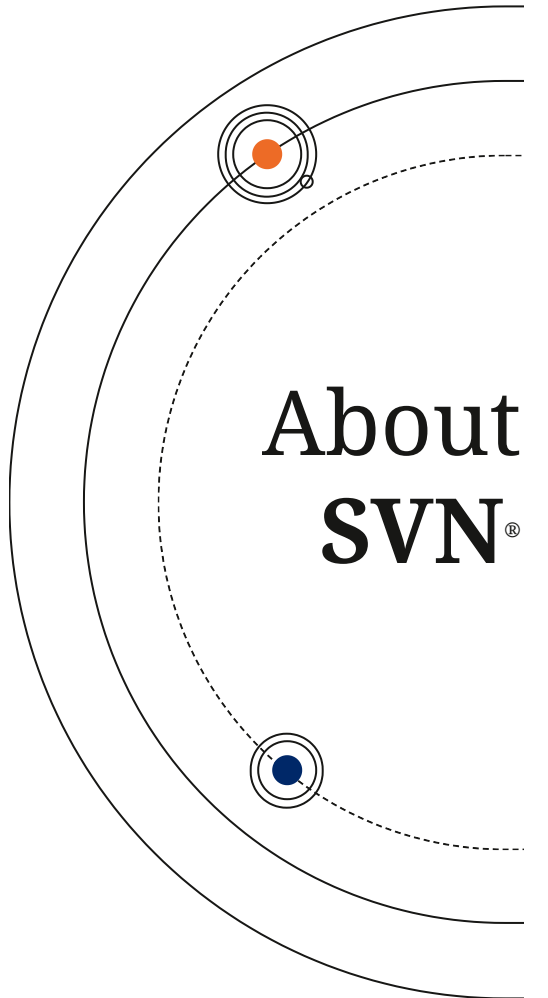
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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

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.

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**SECTION 1**  
Property  
Information

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$1,250,000</b> <b>(\$204.38/SF)</b>
<b>BUILDING SIZE:</b>	6,116 ± SF
<b>LOT SIZE:</b>	1.99 ± Acres
<b>GROSS INCOME:</b>	<b>\$75,780*</b>
<b>YEAR BUILT:</b>	1979
<b>ZONING:</b>	No Zoning**
<b>TRAFFIC COUNT:</b>	49,500 Cars per Day
<b>APN:</b>	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 two flexible tenants. A church rents the facility on Sunday mornings and pays \$3,000 per month gross. A farm stand occupies the northern end of the parcel and pays \$765 per week gross. Either lease can be terminated with notice.**

\*\* 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



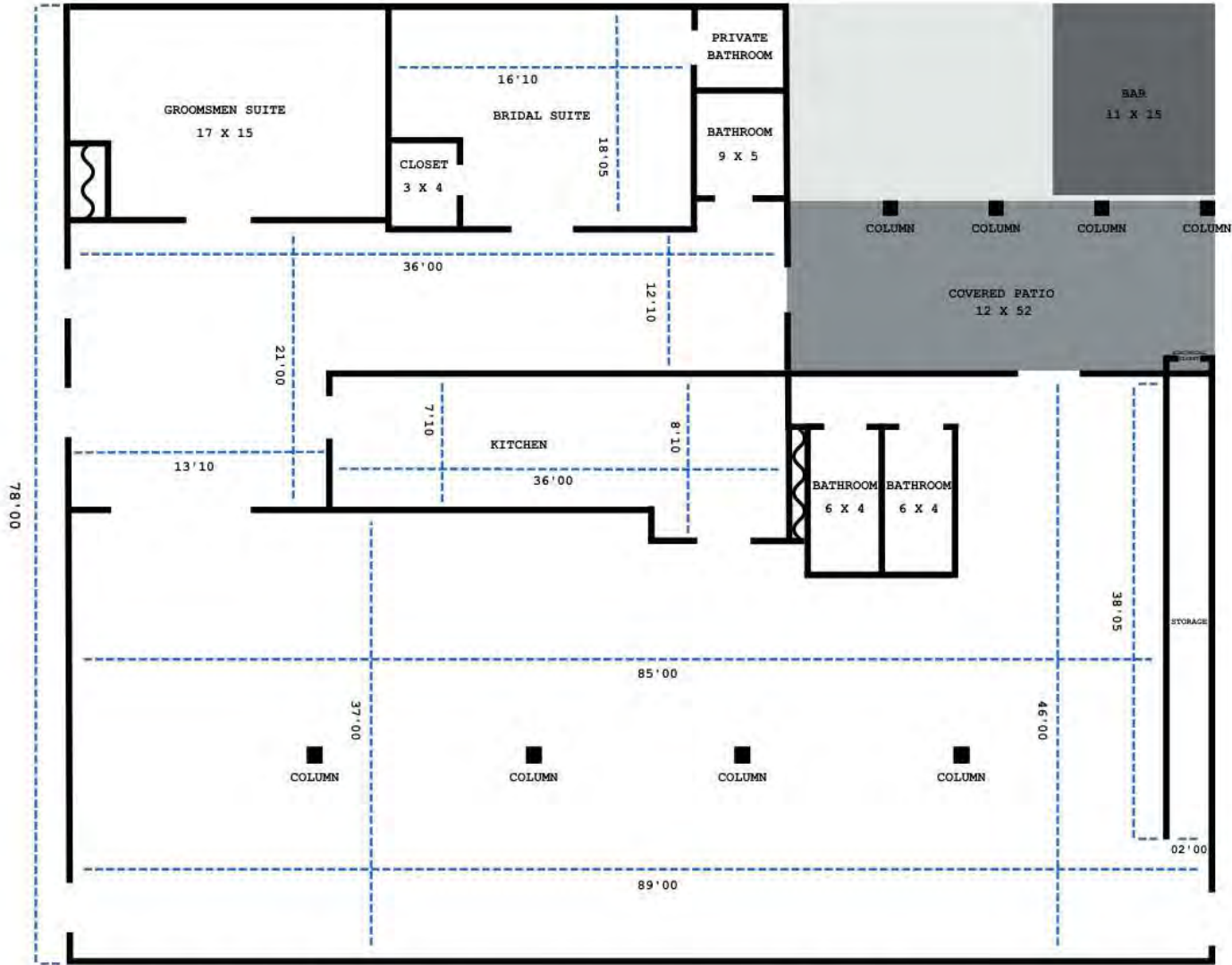
## TENANT GROSS ANNUAL INCOME COMMENTS

<b>WALKER PRODUCE</b>	\$39,780	Month-to-Month
<b>EPIC CHURCH</b>	\$36,000	Rents the facility on Sunday mornings

## PROPERTY AND BUILDING FEATURES

<b>UTILITIES:</b>	Electric (Lakeland Electric) Water (Polk County), Trash (City of Bartow), Septic
<b>ROOF:</b>	Re-roofed in 2011
<b>HVAC:</b>	(4) Units
<b>MAIN HALL:</b>	Maximum Capacity of 240 Persons
<b>RESTROOMS:</b>	(4)
<b>AMENITIES:</b>	Bridal suite with private restroom, groomsmen suite, prep kitchen, large outdoor patio and bar, gazebo and string lit backyard
<b>PARKING:</b>	23 paved spaces, and an additional grass field that parks approximately 65 vehicles.
<b>ROAD FRONTAGE:</b>	250 ± FT

# 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**



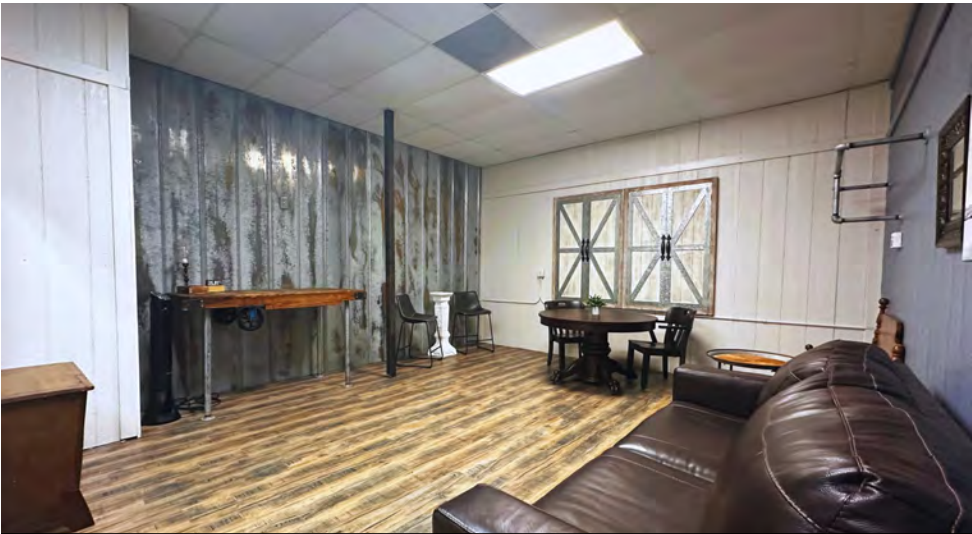
Bridal suite with private restroom



Main event area with 240 person maximum capacity



Outdoor patio and bar



Groomsmen suite



DOWNTOWN  
LAKELAND  
22 ± MINUTES

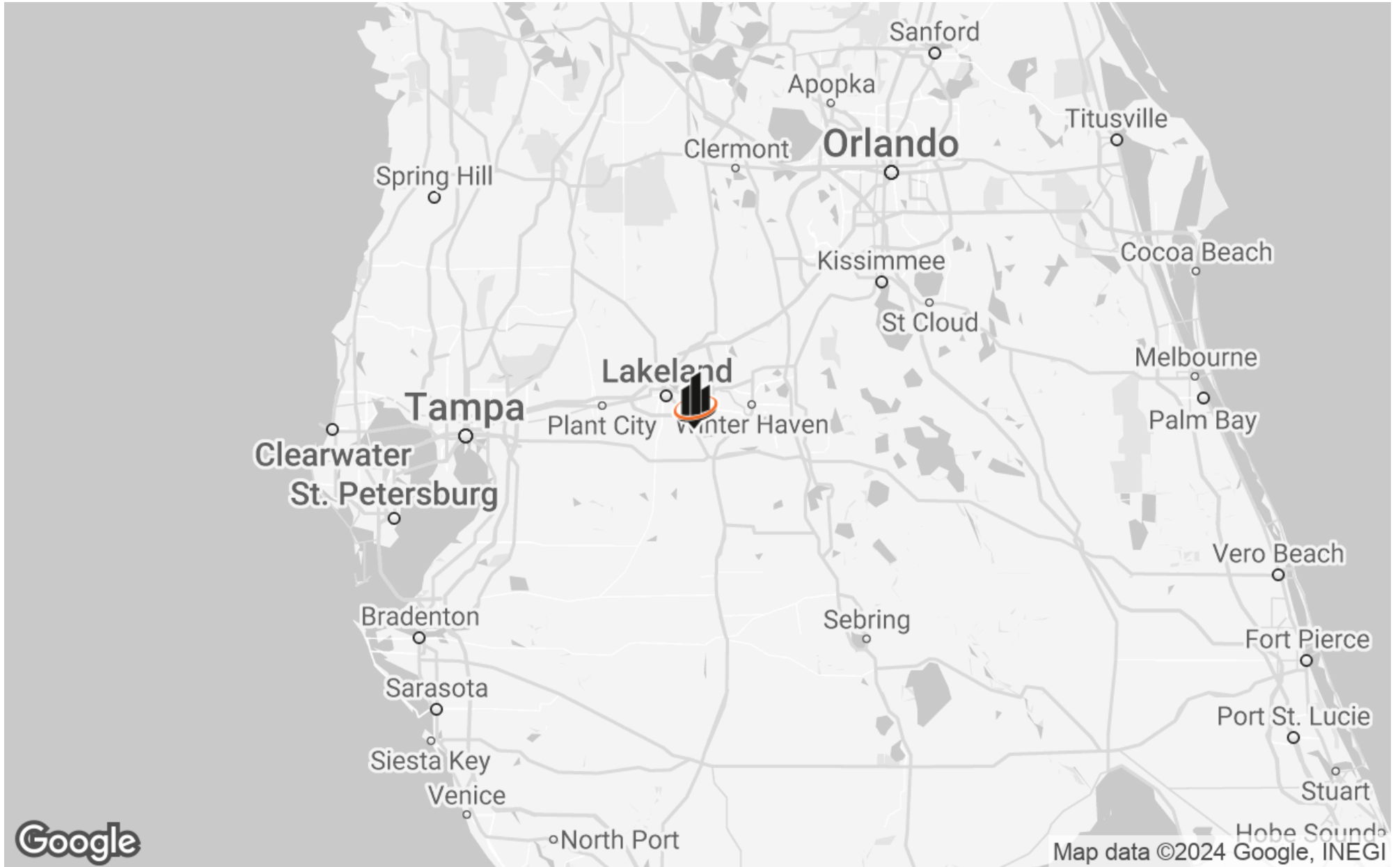


HIGHWAY 98 S

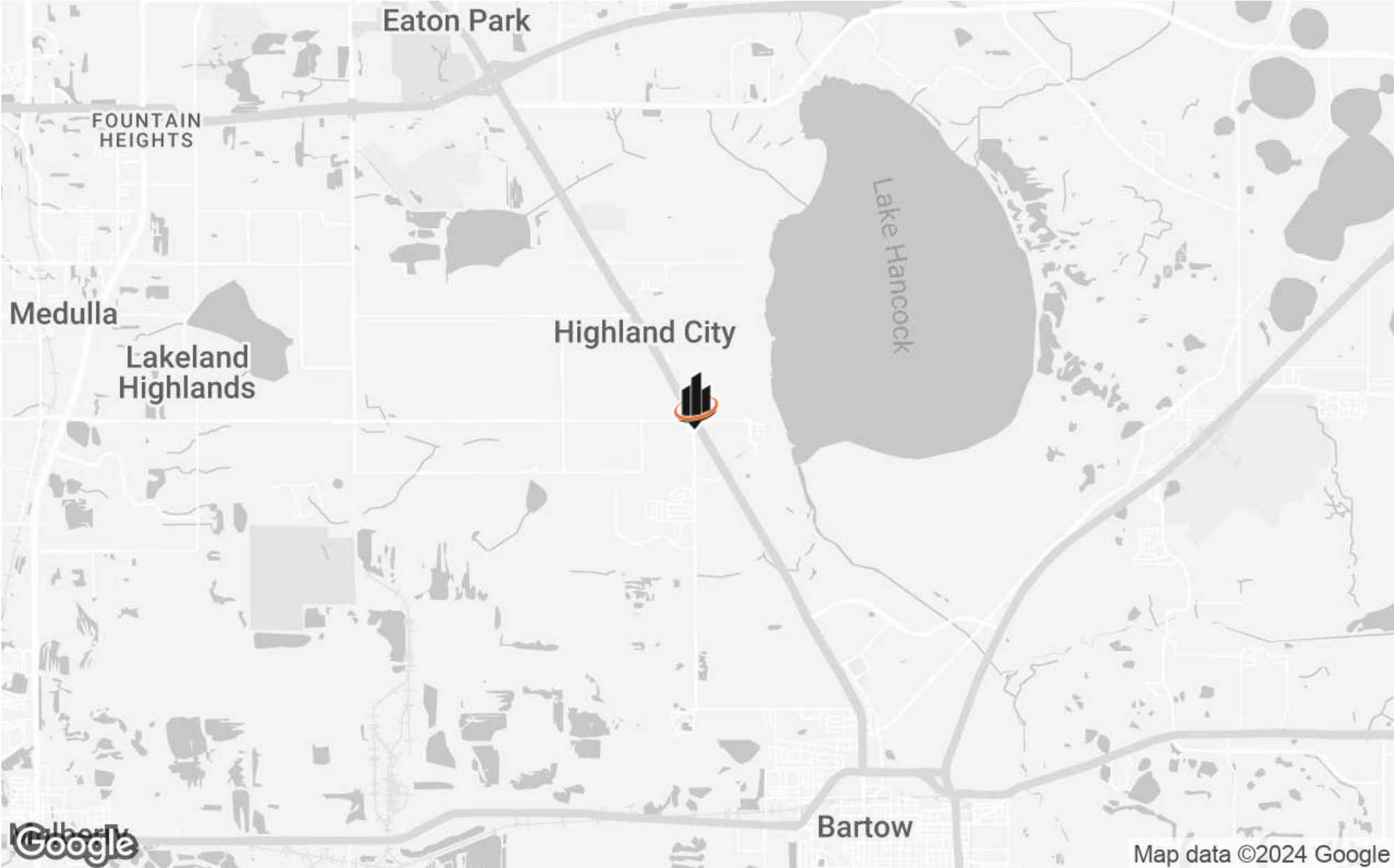


**SECTION 2**  
 Location  
 Information

# REGIONAL MAP



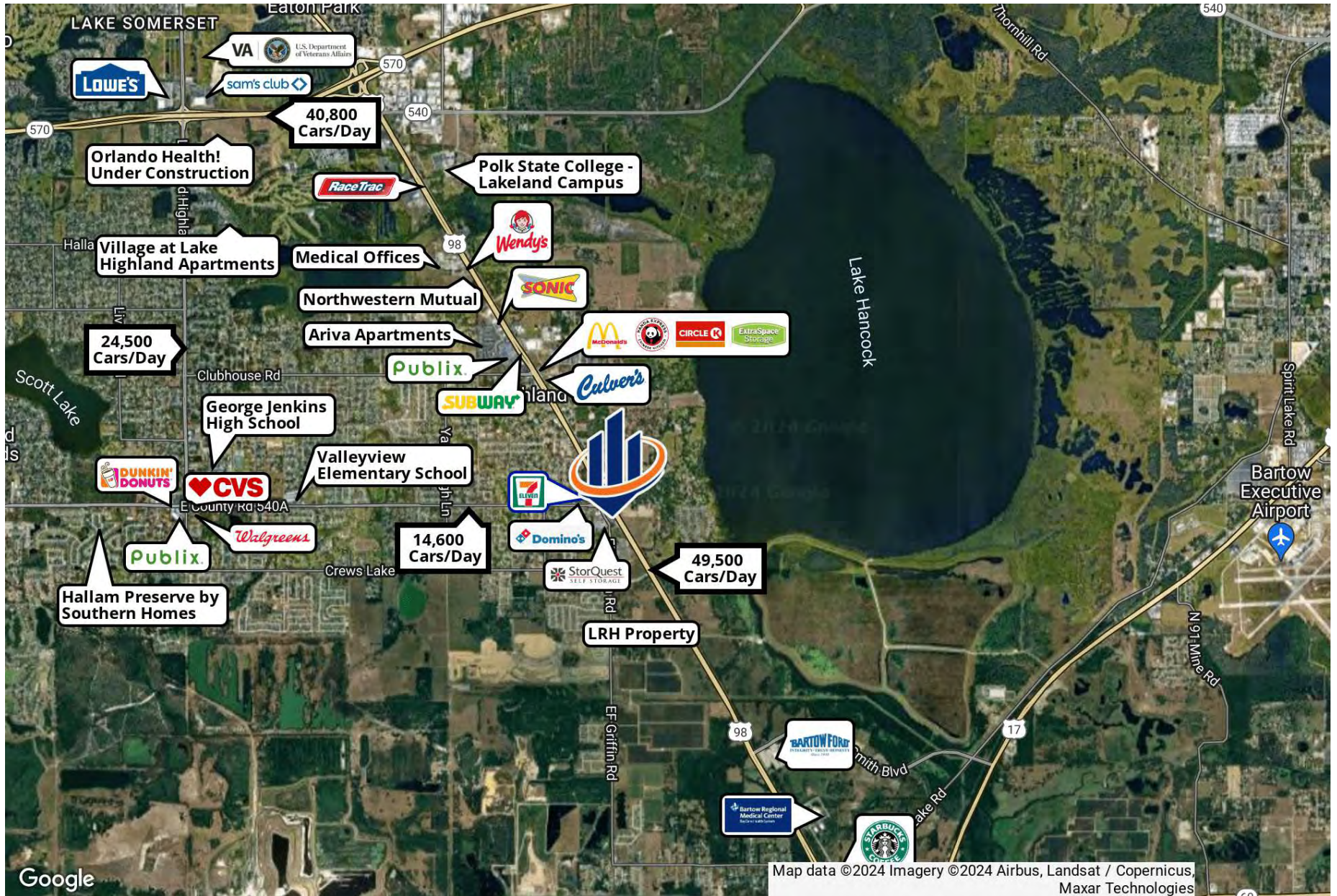
**LOCATION MAP**



AERIAL MAP



# TRADE AREA MAP



NEIGHBORHOOD AERIAL



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



# DEMOGRAPHICS MAP & REPORT

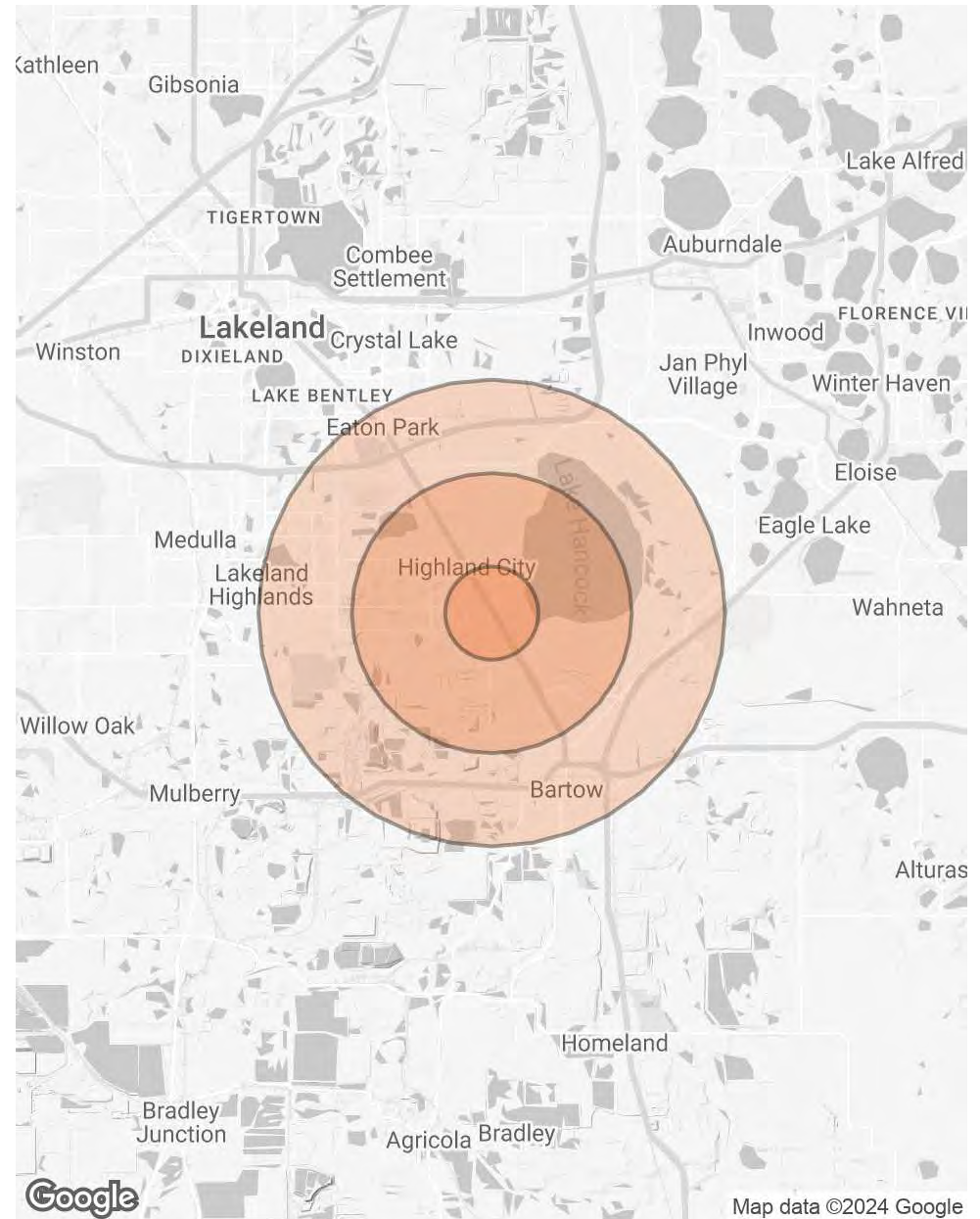
## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap





**SECTION 3**  
**Advisor Bios**

## ADVISOR BIOGRAPHY



### DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

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## 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

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### 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](http://SVNsaunders.com)

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