

# STUNNING LAKEFRONT WEDDING VENUE

FANTASTIC LONG TERM LEASE-BACK OPPORTUNITY

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# Property Summary



## OFFERING SUMMARY

Sale Price:	<b>\$6,600,000</b>
Building Size:	14,077 ± SF
Lot Size:	10.87 ± Acres/2 Parcels
Year Built:	1925
Zoning:	LR

## PROPERTY OVERVIEW

We are pleased to present this majestic Wedding Retreat and Lodging venue in Central Florida. This is STRICTLY a sale, lease back opportunity, offering an absolute triple net, long term lease with possible renewals. With 250+ events already scheduled in 2025, and consistent bookings coming for 2026 and beyond, this venue offers a consistent monthly return to an investor, while being self sustaining and cared for by the Tenant.

The property almost defies description, offering a gorgeous, historic main building with inside capacity for 200 people, a reception and bar area, caterer's kitchen, phenomenal bridal dressing/green room, and also a wonderful office area. On the second floor are 12 distinctly individual rooms for wedding guests, including the bridal suite.

With over \$200,000 spent in capex and upgrades over the past two years, the venue has established itself as one of premier wedding destinations in Central Florida, and indeed the State. This initial offering consists of an offer for a 25 year absolute triple net lease, with a \$30,000 per month lease payment.

# Complete Highlights



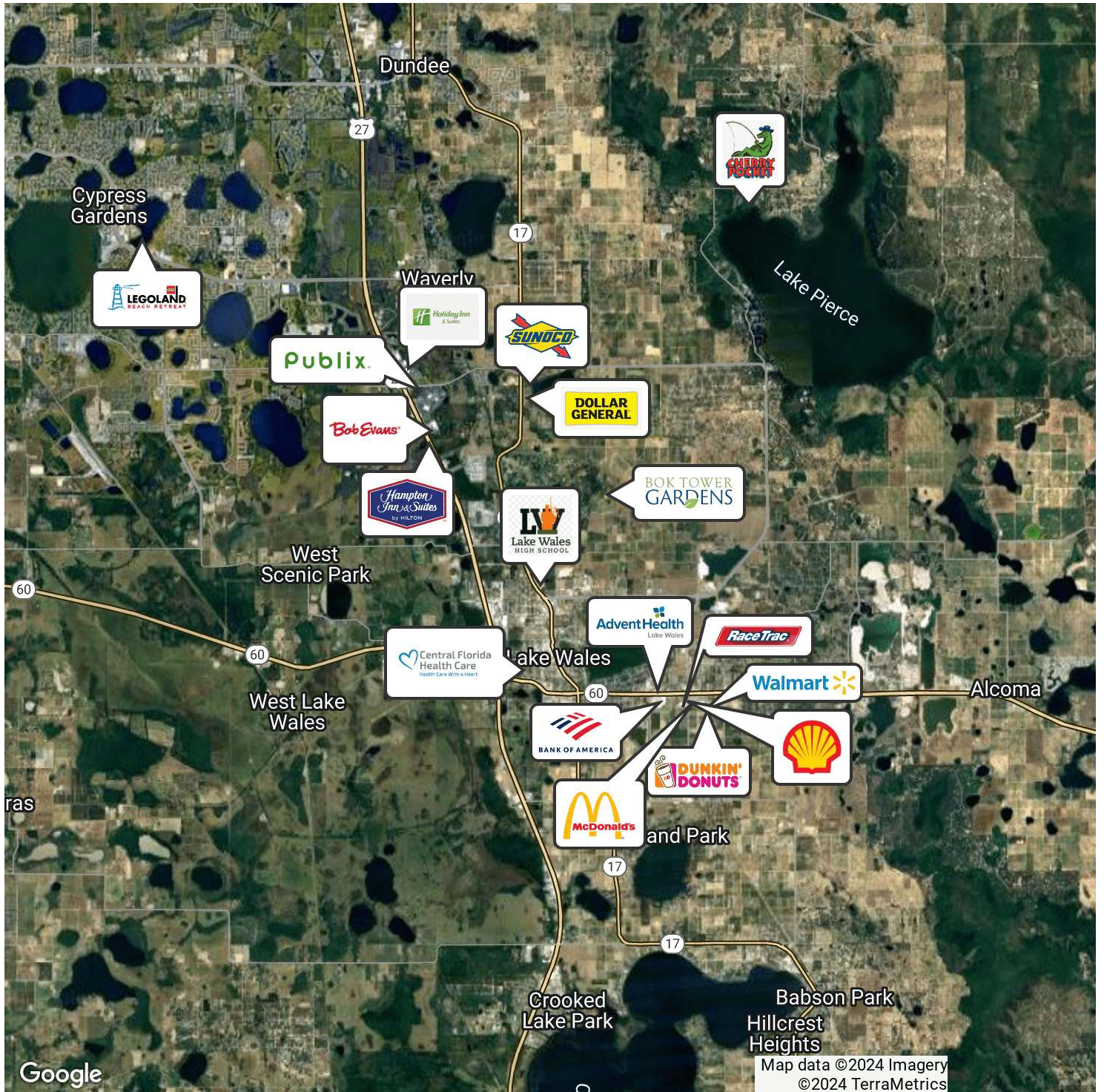
## PROPERTY HIGHLIGHTS

- Lakefront Wedding Venue in Central Florida offered as a long term leaseback. This is a high end wedding or event venue with breathtaking views and spaces, with 12 individual guest suites.
- 5.5% cap rate with [proposed] 25 year, absolute NNN lease. Owner benefits from steady monthly income and an appreciating asset, in one the fastest growing areas in the United States.
- Tenant assumes all responsibility for maintenance, upgrades and upkeep on the building and grounds.
- Tenant P & L's demonstrate a strong 2023 & 2024 performance, with 250+ events already scheduled for 2025, with bookings extending into the following years.
- Additional property information, P and L statements available, as well as future forecasting with a signed Non Disclosure Agreement.
- 14,077 SF building on 2 lakefront parcels totaling 10.87 acres. First floor features the main lobby, banquet room with seating up to 160 people and general capacity to 200, a prep kitchen, cocktail and bar rooms with a bridal dressing/green room, and offices.
- The second floor features 12 distinct guest suites, many of which have been fully renovated, including a gorgeous bridal suite. There is a mix of studio rooms, rooms with kitchenettes, and rooms with living rooms and kitchenettes.
- Public utilities for water and electric. Property has 4 [3,000 gallon] septic tanks. The drain field was re-done in 2019.
- Roof was also re-done in 2019. There are 6 HVAC units ranging in ages.
- \$200,000 spent in capex improvements to the property in 2023 & 2024, including room and landscaping upgrades.
- Survey available. Floor plan available for 1st and 2nd floors. CAPEX list available.
- Within minutes of Winter Haven, Legoland and Bok Tower Gardens, 20 miles to Lakeland, and approx. 50 miles to Tampa or Orlando, theme parks and beaches.





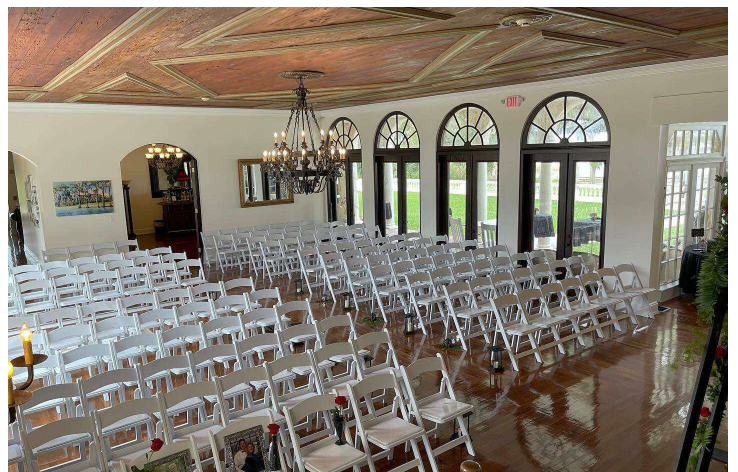
# Market Area Map



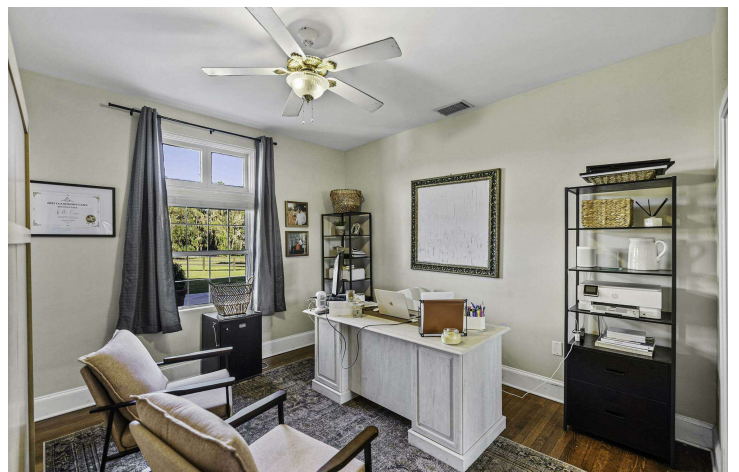
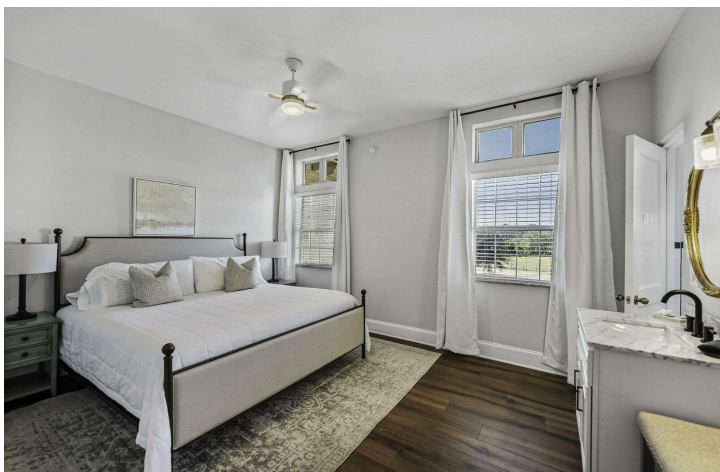
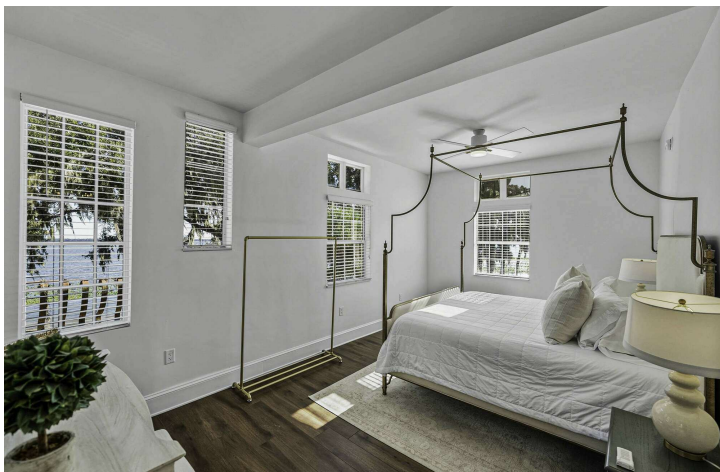
# Exterior Photos



# Interior Photos

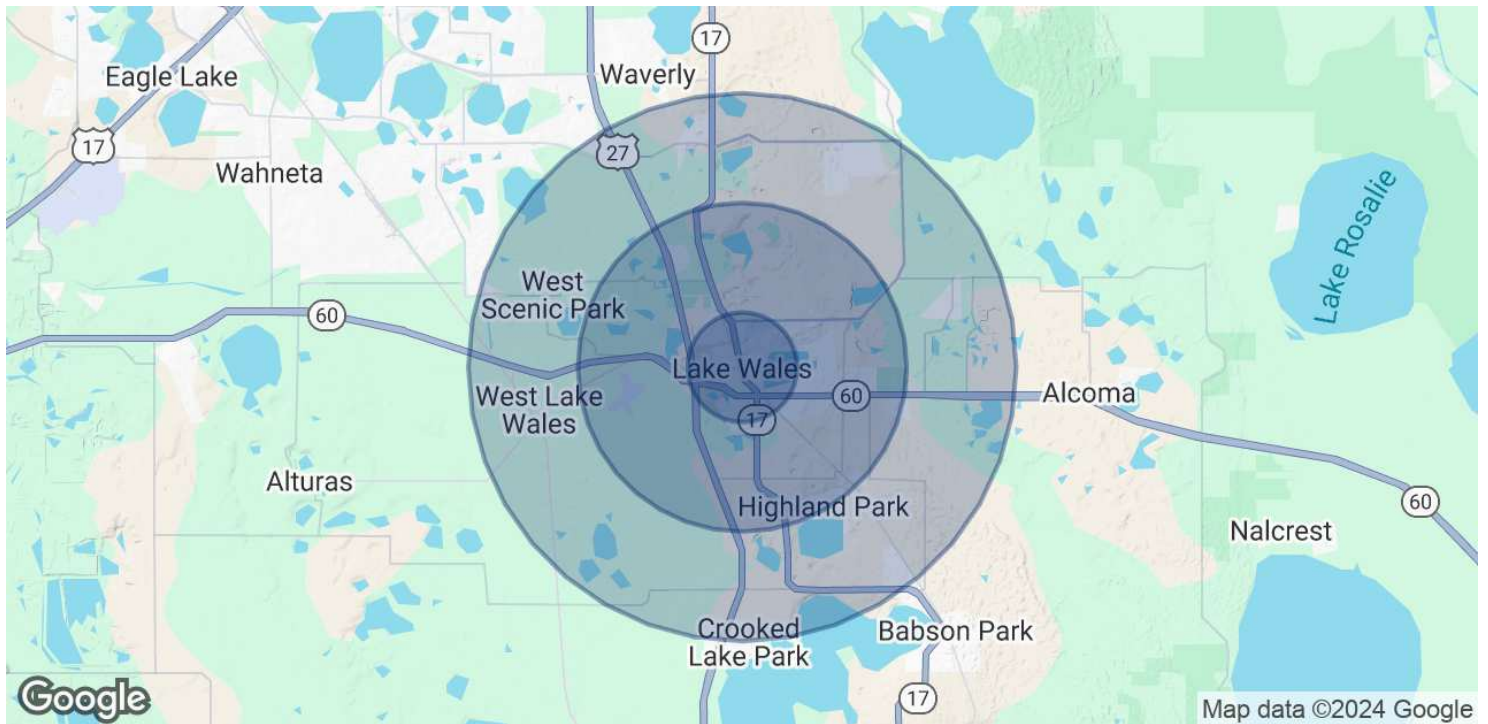


# Interior Photos





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,173	5,052	24,032
Average Age	44	45	44
Average Age (Male)	43	45	43
Average Age (Female)	44	45	45

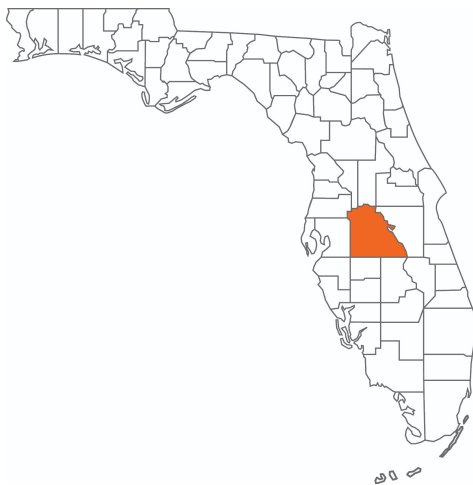
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	441	1,962	9,441
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$68,288	\$75,352	\$75,319
Average House Value	\$236,960	\$274,523	\$275,025

Demographics data derived from AlphaMap



## POLK COUNTY FLORIDA



Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



**LAKE WALES  
POLK COUNTY**

Founded	1917
Population	16,774 (2023)
Area	14 sq mi
Website	<a href="http://lakewalesfl.gov">lakewalesfl.gov</a>

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

Major Employers	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries
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The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205-foot carillon tower atop one of Florida's highest points.



## CRAIG MORBY

Senior Advisor

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### PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



**ERIC AMMON, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

## MEMBERSHIPS

Certified Commercial Investment Member



## SHEA R. BOOSTER

Associate Advisor

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### PROFESSIONAL BACKGROUND

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

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts "People First."

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the "Swamp," Shea was extremely involved on campus. He was President of the University of Florida's Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges

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For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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