



# HARMONY HAVEN

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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A photograph of a well-maintained backyard. A winding stone path leads from the foreground into the distance. The lawn is green and neatly mowed. Large, mature trees provide shade. A wooden swing set is visible on the right, and a small gazebo is in the background. String lights are strung across the yard. In the foreground, there are some tall, dark, feathery plants.

Section 1

# PROPERTY INFORMATION



## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,200,000</b>
<b>Building Size:</b>	6,116 ± SF
<b>Lot Size:</b>	1.99 ± Acres
<b>Price / SF:</b>	\$196.21
<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>PIN:</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

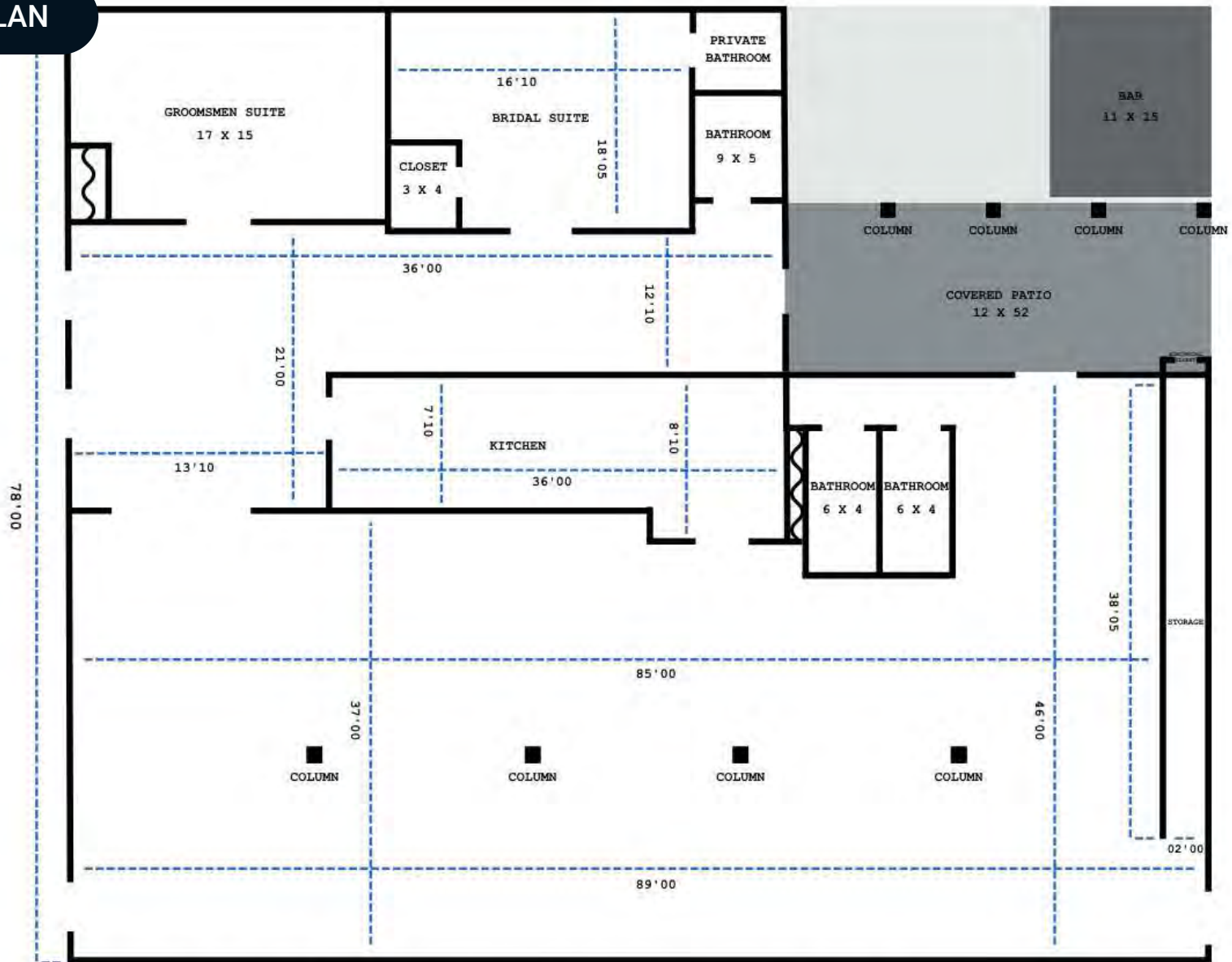
<b>Walker Produce</b>	\$39,780	Month-to-Month
<b>Epic Church</b>	\$36,000	Rents the Facility on Sunday Mornings

## 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>	Four Units
<b>Main Hall:</b>	Maximum Capacity of 240 People
<b>Restroom:</b>	Four Restrooms
<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

SPESSARD HOLLAND  
ELEMENTARY

CATFISH  
COUNTRY

StorQuest  
SELF STORAGE

JOSEPH TOWN CENTER

HIGHWAY 98 S

COMMERCIAL LOTS  
CURRENTLY FOR SALE



## ADDITIONAL PHOTOS



Bridal suite with private restroom



Main event area with 240 person maximum capacity



Outdoor patio and bar



Groomsmen suite





DOWNTOWN  
LAKE LAND  
22 ± MINUTES

SUBJECT

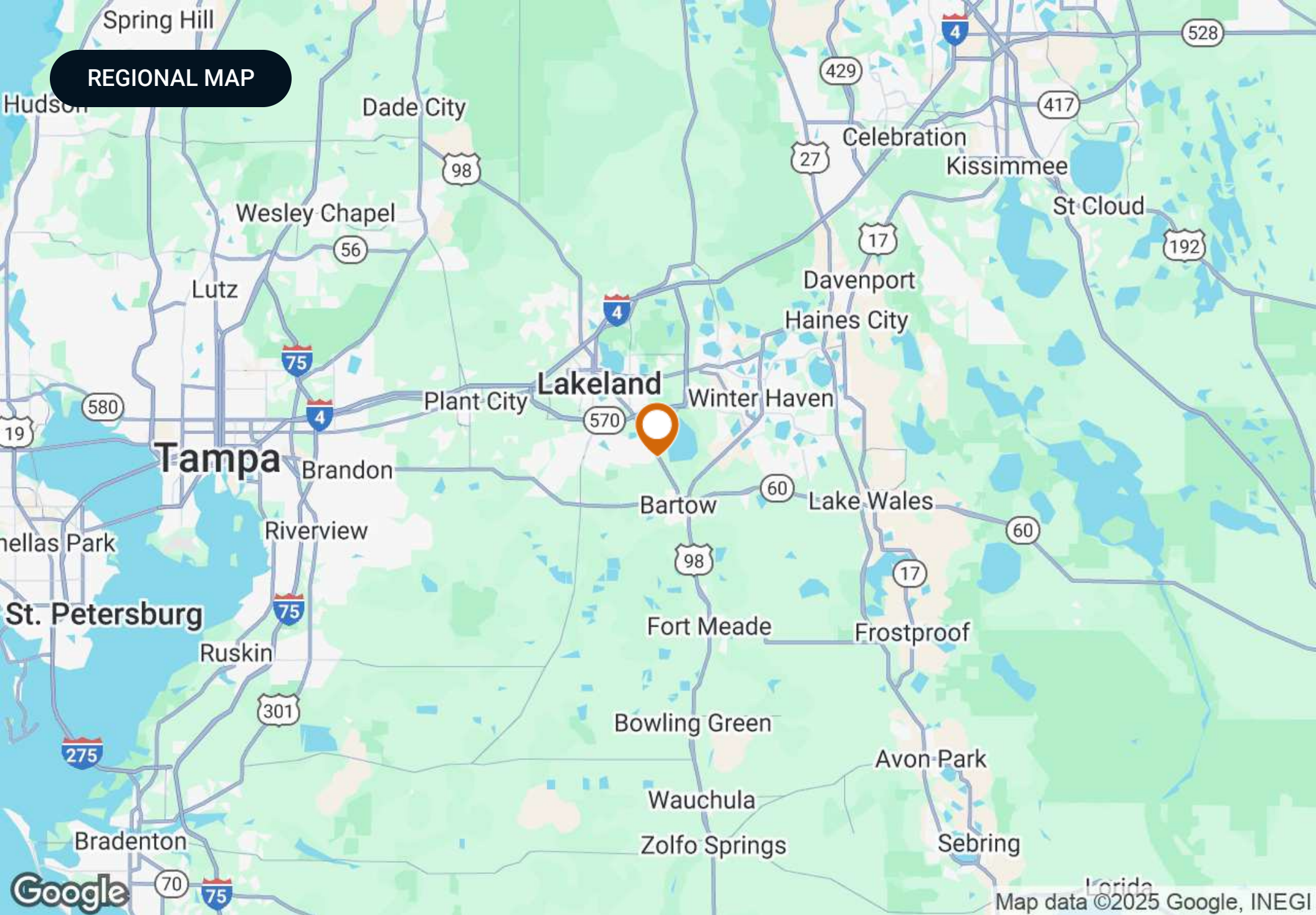
HIGHWAY 98 S



Section 2

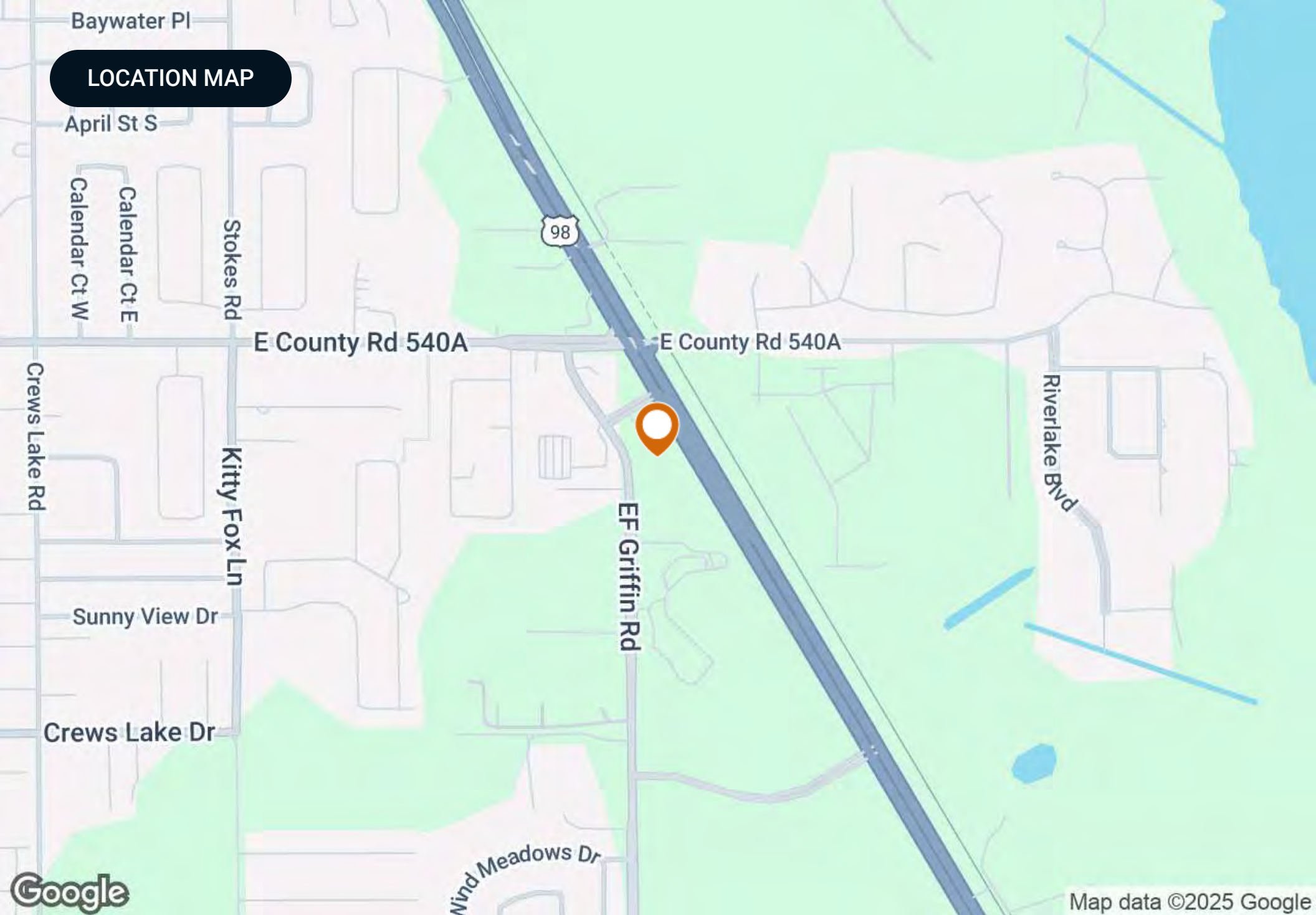
# LOCATION INFORMATION





REGIONAL MAP





LOCATION MAP



# AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



## TRADE AREA MAP





## NEIGHBORHOOD AERIAL



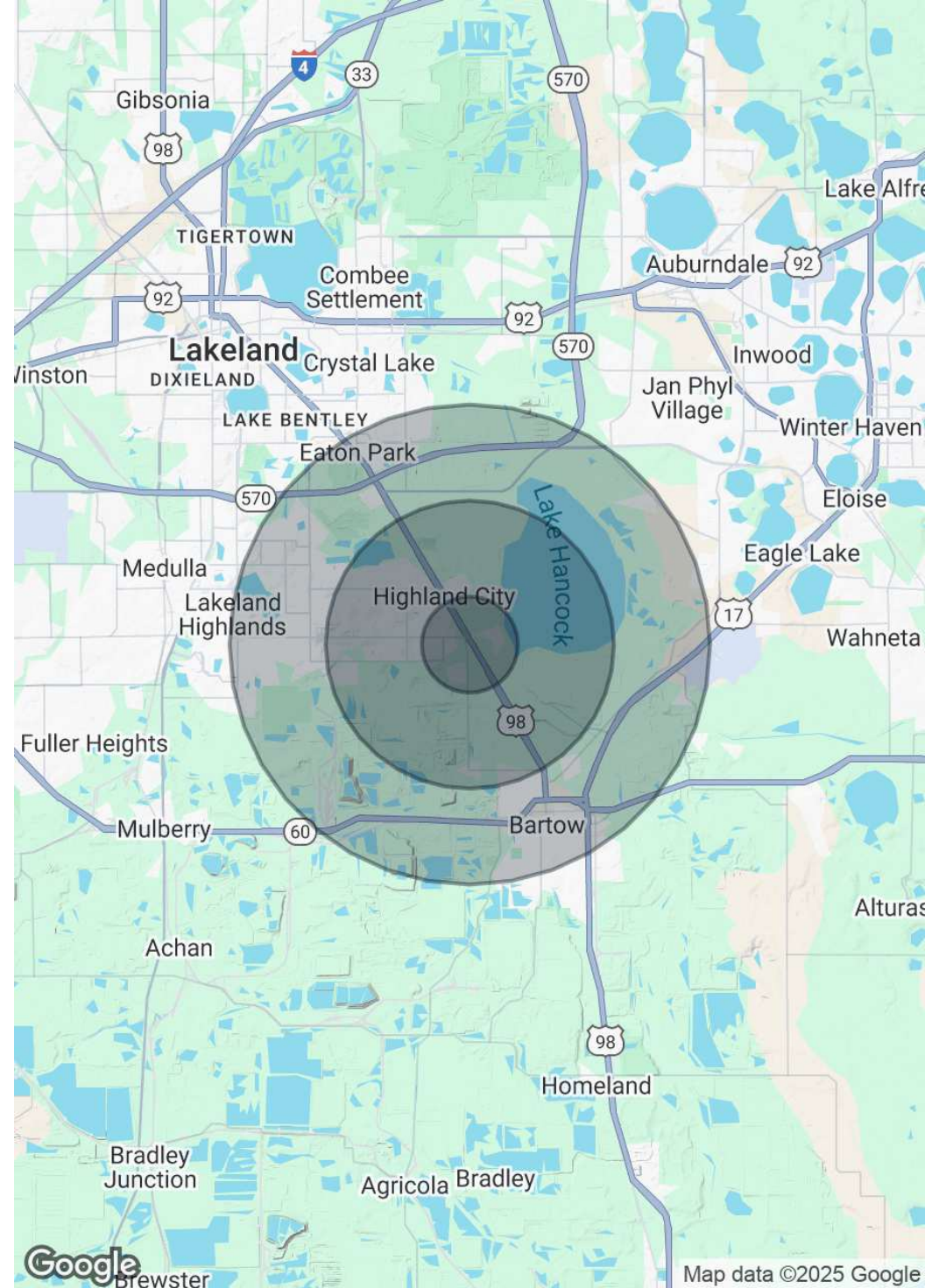


## DEMOGRAPHICS MAP & REPORT

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





## COUNTY



### POLK COUNTY FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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.



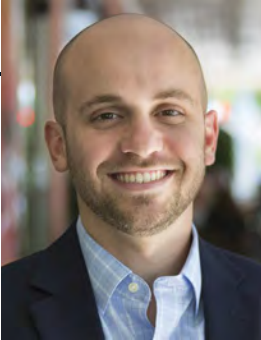


Section 3

# AGENT AND COMPANY INFO



## ADVISOR BIO



### DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

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## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

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, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics



## ADVISOR BIO



### JOEY HUNGERFORD

Associate Advisor

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## PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at Saunders Real Estate.

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 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 and began his career here at Saunders 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.

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

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space





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

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