

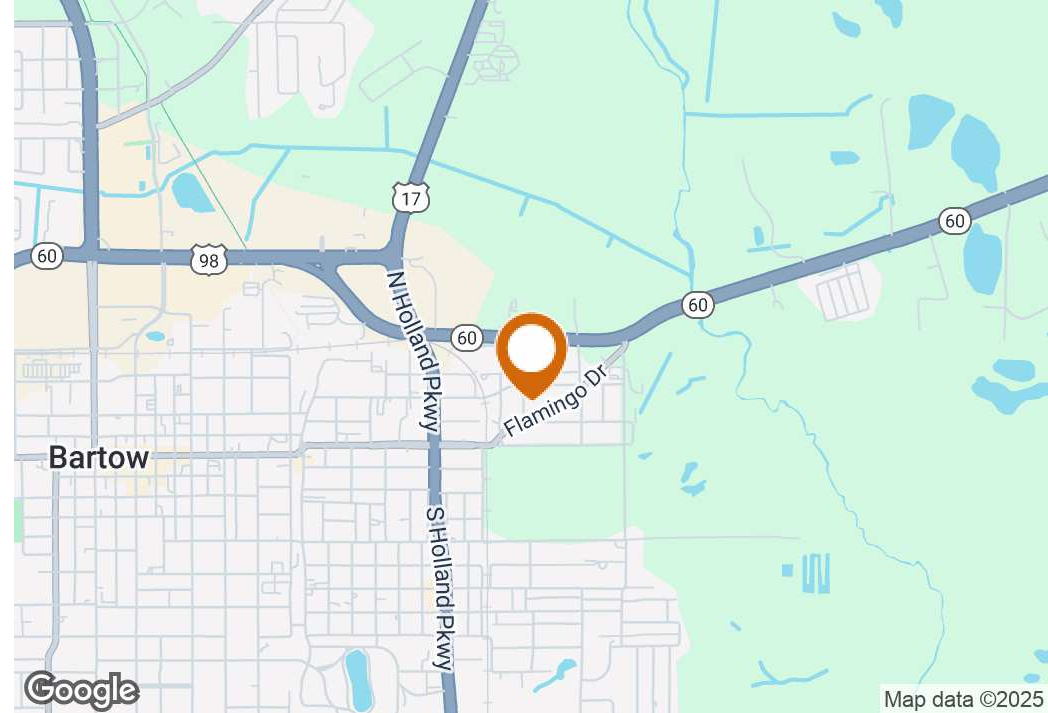
NNN Investment Medical Office Building

2020 Flamingo Dr, Bartow, Florida 33830

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,850,000
Building Size:	6,381 SF
Lot Size:	0.95 AC
Road Frontage:	215 ± FT (Flamingo Dr)
Property Taxes:	\$10,994.10 (2024)
Zoning:	Commercial
Price / SF:	\$289.92
NOI:	\$115,572
CAP Rate:	6.25%
Year Built:	1980
APN:	253004364500008090

Property Overview

A stable, long-term investment opportunity: This medical office building, leased to a national corporate tenant under a new 7-year NNN lease, is located on a 0.95-acre lot near Bartow Regional Medical Center and Watson Clinic. The property features a strong initial NOI with rent escalations and renewal options, and recent capital improvements (approx. \$300k in tenant improvements) including a new roof, HVAC systems, fire suppression system, and alarm system.

Property Highlights

- 100% Occupied (Single Tenant)
- National Corporate Tenant
- 7 Year Lease Term
- Class "A" 2nd Generation Medical Building with extensive medical related renovations
- Less than 2.5 miles from Bartow Regional Medical Center

INVESTMENT SUMMARY

Sale Price

\$1,850,000

CAP Rate

6.25%

Location/Building Information

Street Address

2020 Flamingo Dr

City, State, Zip

Bartow, FL 33830

County

Polk

Building Information

Building Size

6,381 SF

Building Class

A

Occupancy %

100%

Tenancy

Single Tenant

Number of Floors

1

Year Built

1980

Year Last Renovated

2012/2024

Tenant Improvements

\$300,000 TI

Property Information

Property Type

Office

Property Subtype

Medical

Zoning

Commercial

Lot Size

0.95 Acres

APN #

253004364500008090

Lease Summary

Tenant

Advanced Care Partners (ACP)

NOI (Year 1)

\$115,572.12

Lease Type

NNN

Lease Commencement

2/1/2025

Lease Expiration

6/30/2032

Remaining Term on Lease

7 Years 4 Months

Renewal Options

Two - Five Year Renewal Options. Tenant has 1st right of refusal after 5-year mark

Landlord Responsibility

N/A

Tenant Responsibility

NNN

Parking & Transportation

Number of Parking Spaces

25

TENANT PROFILE



Tenant Overview

Company:	Advanced Care Partners
Locations:	10 (FL, GA, TX)
Headquarters:	Atlanta, GA
Website:	https://advancedcarepartners.com/

Advanced Care Partners (ACP) Overview:

For over a decade, Advanced Care Partners has been Georgia's premier home-care provider for the medically fragile community. We've made it our mission to provide the highest quality of care to our patients and their families. We are constantly striving to go ABOVE and BEYOND to uphold our values of commitment, kindness, thoughtfulness, and perseverance, as they are instrumental to making a difference in the lives of the medically fragile families who we have the honor and privilege to serve. Today, we have offices in Atlanta, GA, and San Antonio, TX. We also offer prescribed pediatric extended care services in our daycare centers located in Port St. Lucie, FL; Fort Pierce, FL; Titusville, FL; Jacksonville, FL; and Bartow, FL.

Medical Daycare Services Overview:

Advanced Care Partners' medical daycare services in Bartow, FL, provide comprehensive care for children with medical complexities, offering a safe and supportive environment where they can receive the attention they need. Our facility is staffed with skilled pediatric nurses and therapists who provide specialized medical care, including medication administration, respiratory support, and therapy services. Unlike traditional daycare centers, our program is designed for children requiring ongoing medical supervision, ensuring they receive both clinical care and social interaction. Through our holistic approach, we help children grow, develop, and thrive while offering families the reassurance of expert support.

INTERIOR PHOTOS

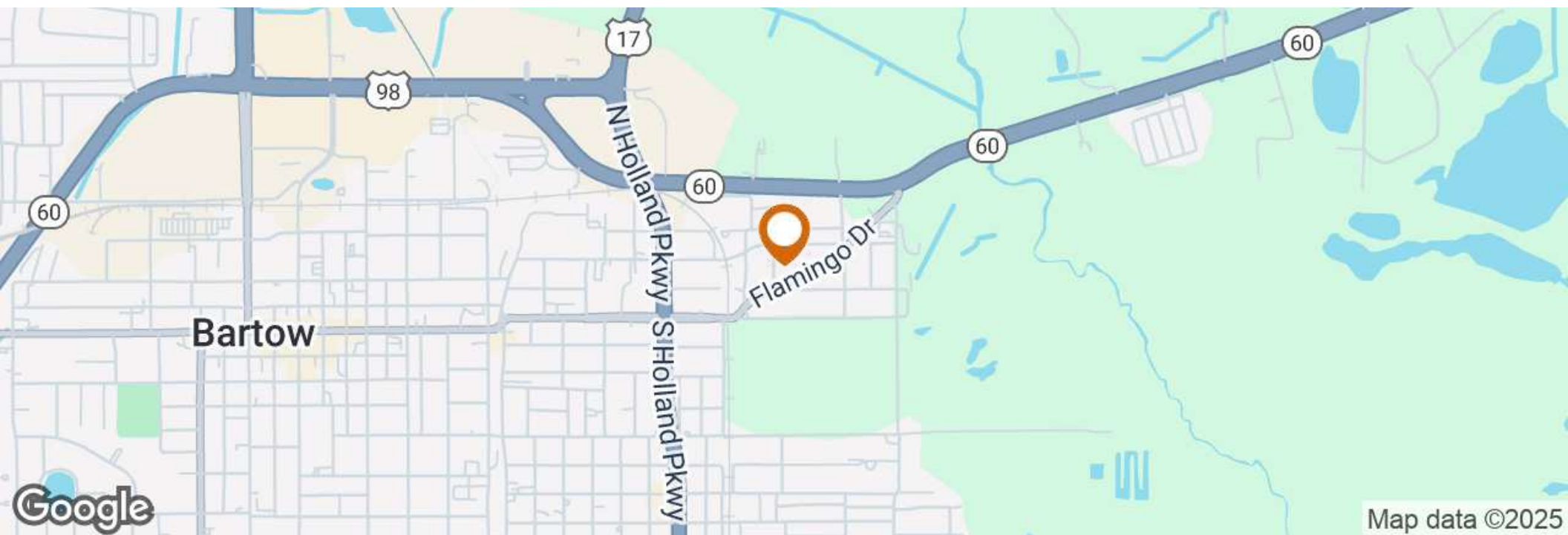


EXTERIOR PHOTOS

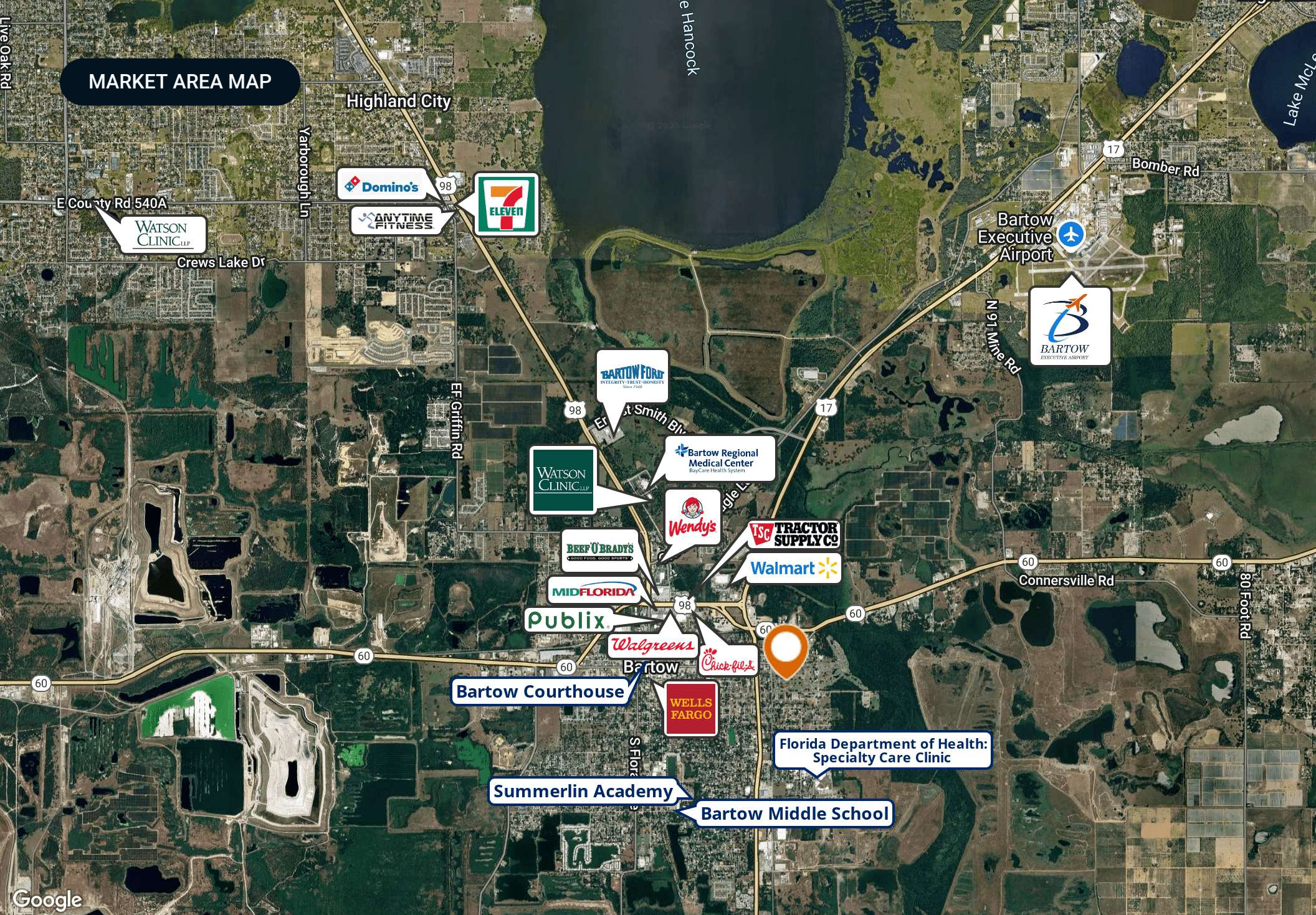


AERIAL MAP

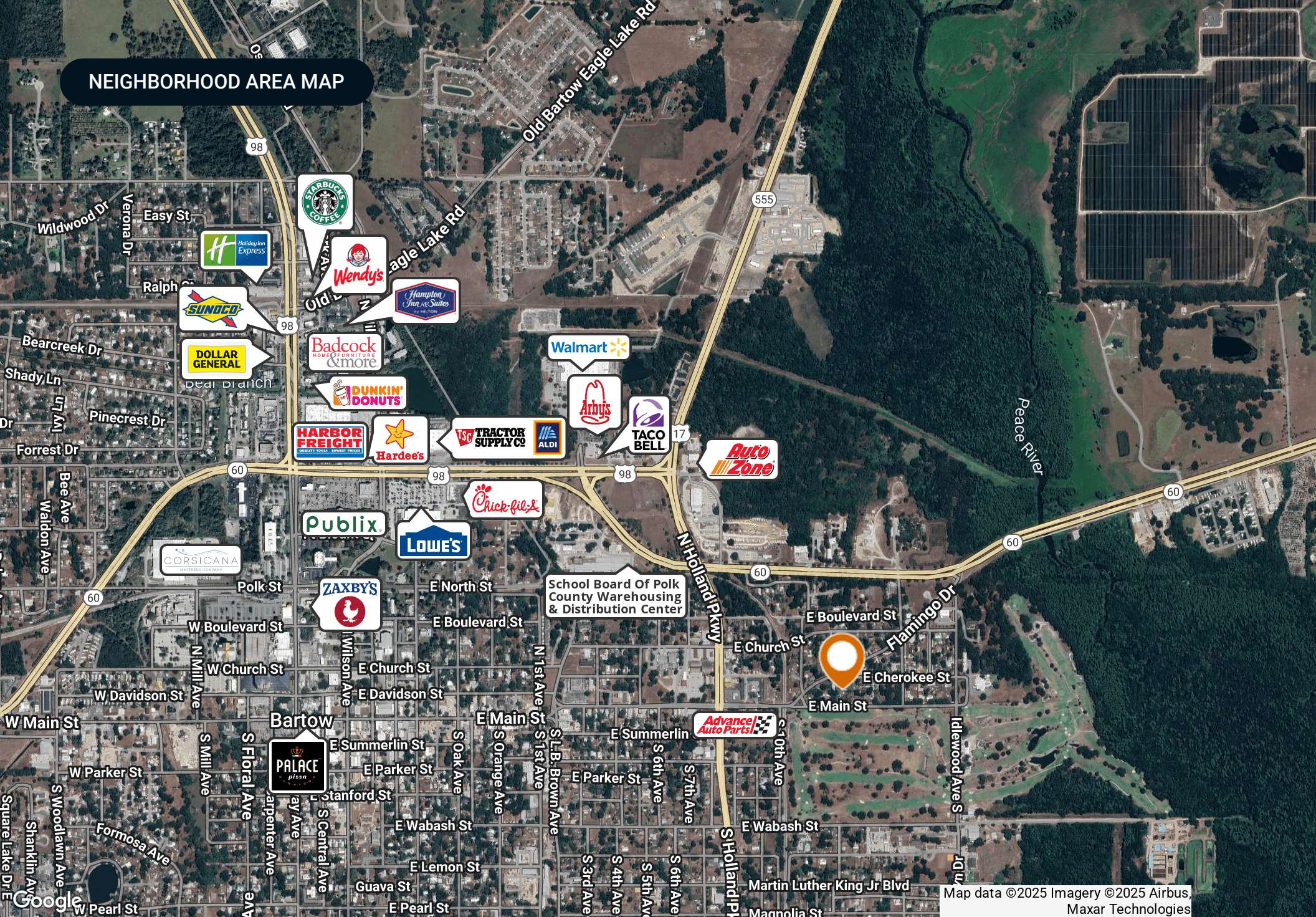




MARKET AREA MAP



NEIGHBORHOOD AREA MAP



DEMOGRAPHICS MAP & REPORT

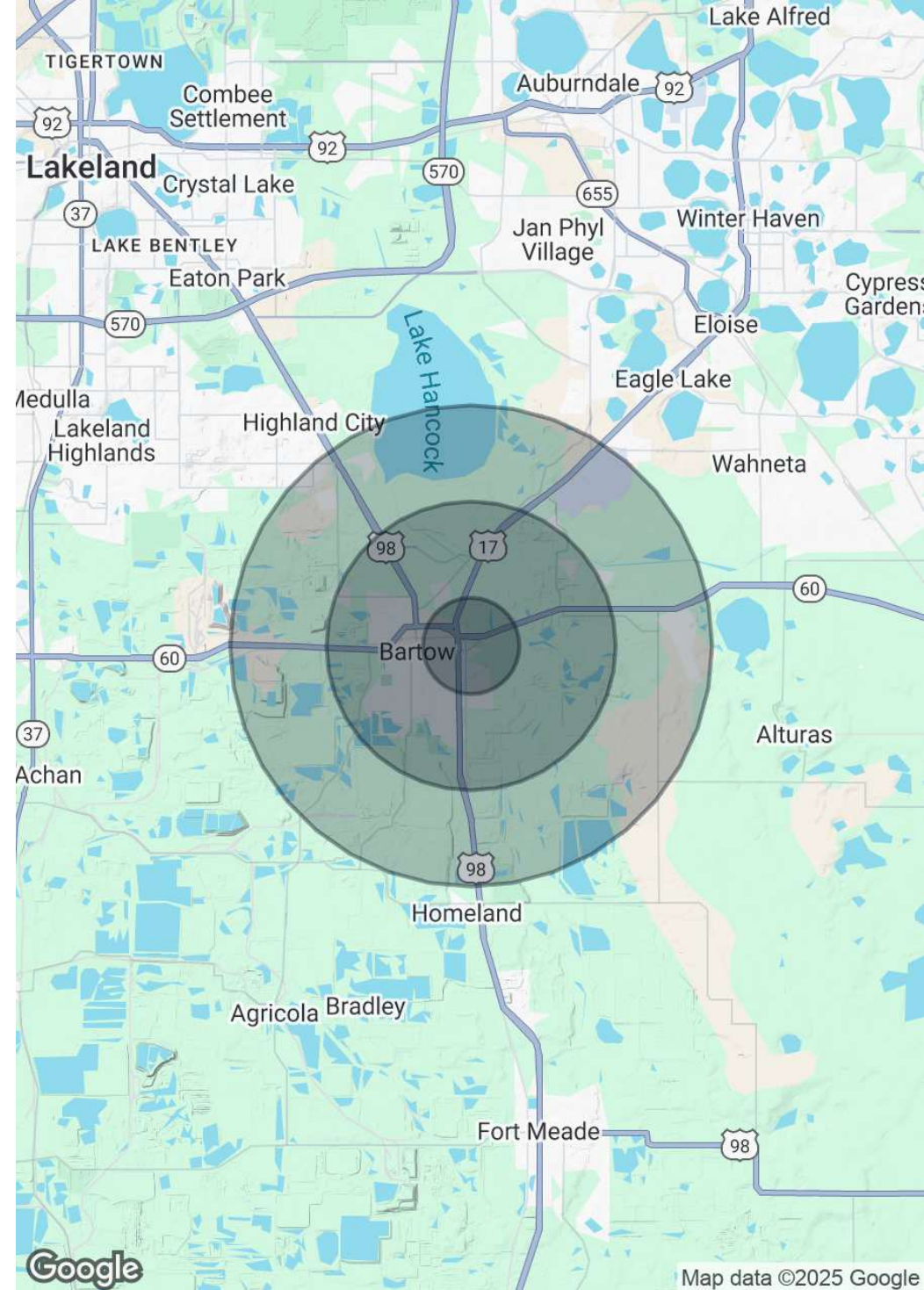
Population

	1 Mile	3 Miles	5 Miles
Total Population	4,001	20,120	29,969
Average Age	31.9	37.5	37.1
Average Age (Male)	34.1	37.6	37.7
Average Age (Female)	30.1	38.3	37.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,594	7,700	10,942
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$38,221	\$55,651	\$61,324
Average House Value	\$144,220	\$151,425	\$161,892

2020 American Community Survey (ACS)



Health Care and Insurance Statistics

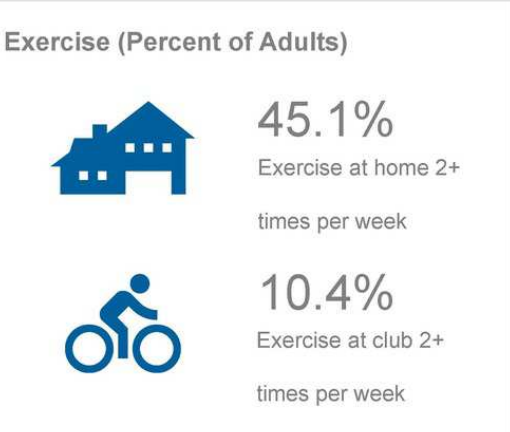
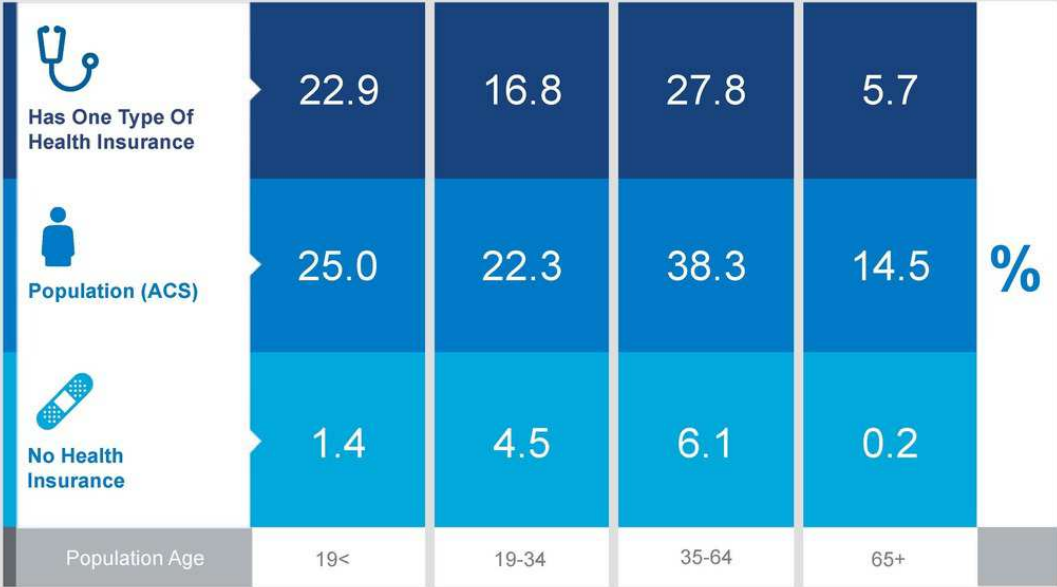
2020 Flamingo Dr, Bartow, Florida, 33830 (5 miles)
2020 Flamingo Dr, Bartow, Florida, 33830
Ring of 5 miles

Prepared by Esri
Latitude: 27.89819
Longitude: -81.82456

Health Care & Insurance

2020 Flamingo Dr, Bartow, Florida, 33830
Ring of 5 miles

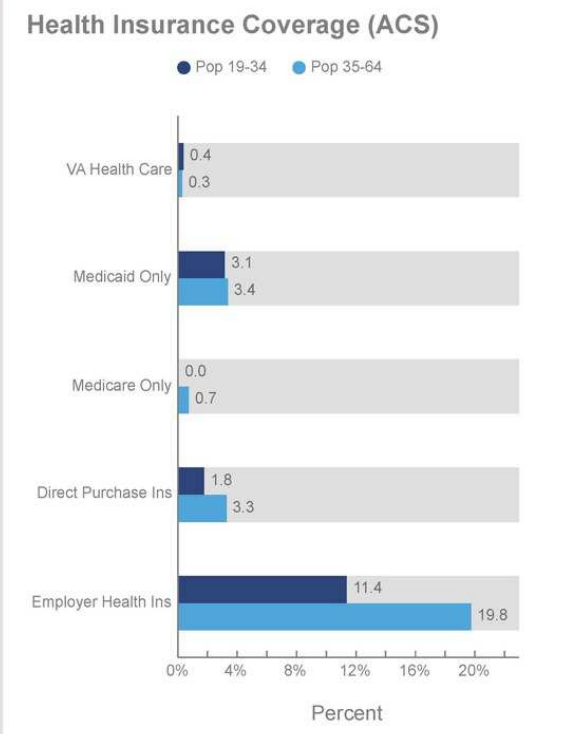
This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,138.3
Medicare Payments	\$946.7
Physician Services	\$230.1
Dental Services	\$357.0
Eyecare Services	\$74.4
Lab Tests/X-rays	\$66.5
Hospital Room & Hospital Service	\$211.3
Convalescent/Nursing Home Care	\$25.8



2020 Census Summary

2020 Flamingo Dr, Bartow, Florida, 33830

Ring of 5 miles

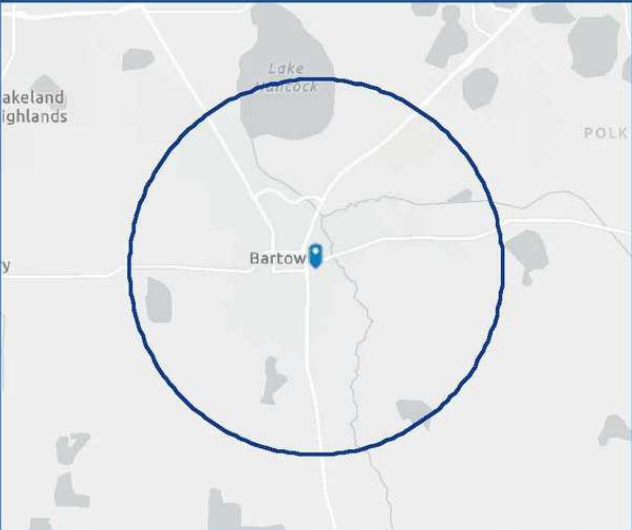


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

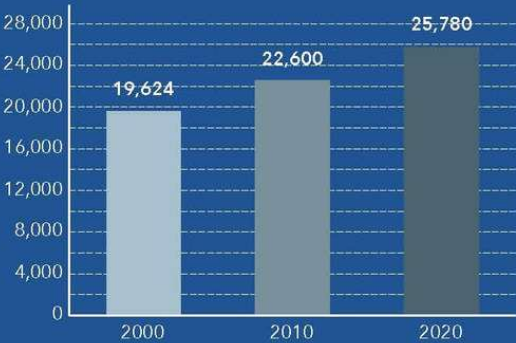
26,639	10,558	339.2	2.68	9,619	69.8
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

2010-2020 ANNUAL GROWTH RATE

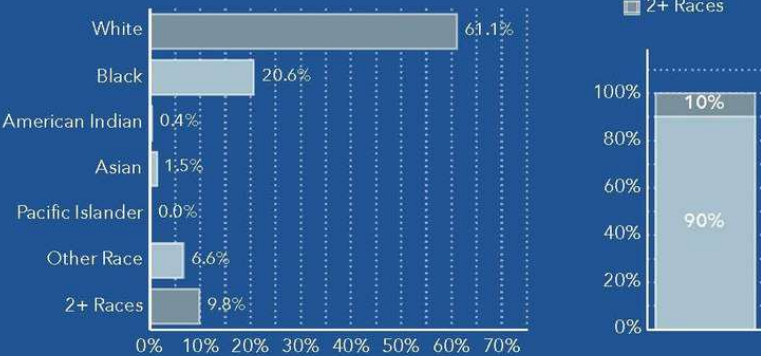


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

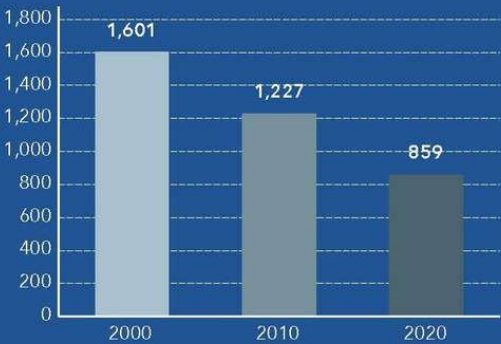
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	6,599	20,040
1 Race	5,650	18,378
White	3,472	12,794
Black	1,543	3,949
American Indian/Alaska Native	24	90
Asian	73	321
Pacific Islander	1	7
Some Other Race	537	1,217
2 or More Races	949	1,662

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

ADVISOR BIOGRAPHY



Trace Linder

Associate Advisor

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FL #SL3562516

Professional Background

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



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SAUNDERS
LAND



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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