



Central Bartow Office Opportunity

475 S 1st Ave, Bartow, Florida 33830

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TABLE OF CONTENTS



Table of Contents

Property Summary	3
Location Description	4
Floor Plan	5
Regional & Location Map	6
Benchmark Demographics	7
Neighborhood Map	8
Market Area Map	9
Additional Photos	10
Advisor Biography	11
Advisor Biography	12



Offering Summary

Sale Price:	\$1,100,000
Building Size:	8,600 SF
Lot Size:	0.69 Acres
Number of Units	2
Price / SF:	\$127.91
Year Built:	1978
Zoning:	C-2
State:	Florida
County:	Polk
City:	Bartow

Property Description

Introducing an exceptional investment opportunity located in the thriving Bartow area. This impressive 8,600 SF building, constructed in 1978, spans multiple units and is zoned C-2, offering maximum flexibility for a range of businesses. Boasting a strategic position in a high-traffic location, this property presents a unique chance for office building investors to establish a prominent presence within the dynamic Bartow business community. With its distinguished features and prime positioning, this property stands as a prime asset for those seeking to capitalize on the growth and potential of this sought-after area.

Property Highlights

- 8,600 SF building
- Multiple unit options
- Built in 1978
- Zoned C-2



LOCATION DESCRIPTION

Central Location in Bartow

Located in the heart of Bartow, this property offers excellent accessibility to major transportation routes. The property is just minutes from U.S. Highway 98 and State Road 60, two key corridors that connect Bartow to Lakeland, Winter Haven, Mulberry, and beyond, while also providing direct routes toward Tampa and Orlando.

As the county seat of Polk County, Bartow serves as a hub for government, business, and community activity, with the property positioned close to the city's historic downtown. Nearby professional offices, dining, and retail establishments add to the convenience and appeal of this central location, making it well-situated within one of Central Florida's most strategically connected areas.

FLOOR PLAN



1 INCH = 10 FEET
GRAPHIC & INTENDED DISPLAY SCALE



UNDER LEASE



NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND THE
RAISED SEAL OR THE
ELECTRONIC
SIGNATURE AND
COMPUTER
GENERATED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND
MAPPER

30 SOUTH, LLC.
425 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
FLORIDA LICENSED SURVEYOR
LICENSED BUSINESS NO. LB 8474



Sheet No.	Project No.	Horiz. Scale:	Drawing Name:
11 X 17 Landscape 0000	0000	1" = 10'	CLYATT BLDG FLOOR
Drawn by:	Drawing No.:		
000	SD 0000		

Field Book , Page

CLYATT BUILDING

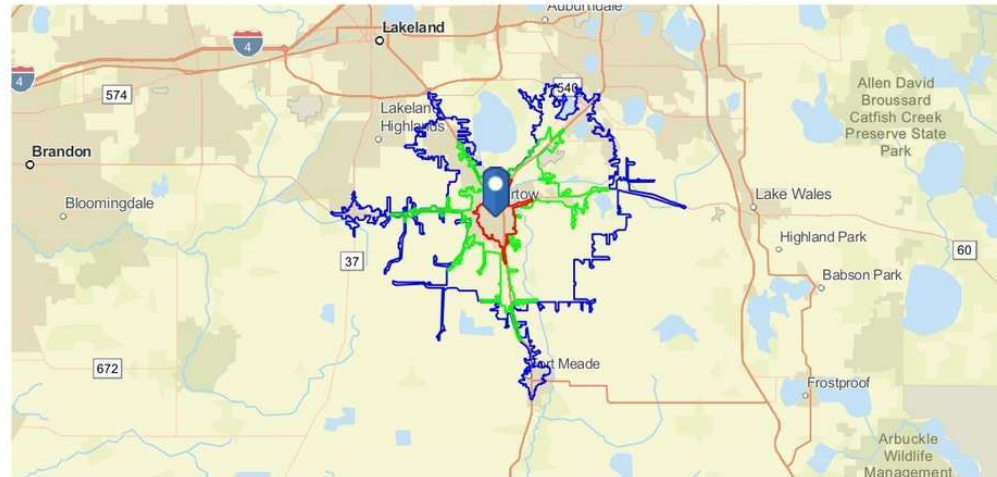


BENCHMARK DEMOGRAPHICS

Benchmark Demographics

475 S 1st Ave, Bartow, Florida, 33830

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Code	Polk County	Florida	United States
Population Age 0-4	6.15%	6.09%	5.97%	5.98%	5.30%	4.69%	5.39%
Population Age 5 to 9	6.50%	6.41%	6.38%	6.50%	5.61%	5.03%	5.75%
Population Age 10 to 14	6.26%	6.19%	6.45%	6.26%	6.00%	5.34%	5.98%
Population Age 15 to 19	7.25%	7.04%	6.83%	6.99%	6.26%	5.84%	6.47%
Population Age 20 to 34	20.28%	19.66%	19.42%	19.48%	18.85%	18.43%	20.33%
Population Age 35 to 54	24.60%	24.60%	25.10%	25.00%	24.12%	24.41%	25.20%
Population Age 55 to 74	20.52%	21.65%	22.21%	21.75%	23.96%	25.55%	22.82%
Population Age 75+	8.43%	8.36%	7.63%	8.03%	9.91%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
<\$15,000	8.2%	7.9%	7.0%	7.4%	8.0%	8.3%
\$15,000-\$24,999	6.0%	5.4%	5.7%	6.1%	5.8%	5.9%
\$25,000-\$34,999	10.2%	9.6%	7.4%	7.2%	6.7%	6.3%
\$35,000-\$49,999	14.0%	13.2%	11.3%	12.0%	10.5%	9.8%
\$50,000-\$74,999	16.3%	17.3%	17.2%	19.8%	16.9%	15.6%
\$75,000-\$99,999	13.8%	15.0%	14.2%	14.6%	12.9%	12.5%
\$100,000-\$149,999	20.1%	19.4%	20.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	7.4%	7.7%	9.3%	8.1%	8.7%	9.8%
\$200,000+	4.0%	4.6%	7.6%	6.6%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
Population	9,755	20,966	68,474	822,142	23,027,836	339,887,819
Daytime Population	16,190	28,078	62,997	782,956	22,846,618	338,218,372
Employees	4,264	9,061	29,957	334,740	10,832,721	167,630,539
Households	3,612	8,022	24,875	313,012	9,263,074	132,422,916
Average HH Size	2.53	2.54	2.71	2.57	2.43	2.50
Median Age	37.6	38.4	38.8	41.3	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
Median Home Value	314,070	304,707	319,376	319,676	416,969	370,578
Owner Occupied %	61.6%	68.4%	74.0%	71.8%	67.2%	64.2%
Renter Occupied %	38.4%	31.6%	26.0%	28.2%	32.8%	35.8%
Total Housing Units	3,959	8,821	27,246	361,112	10,635,372	146,800,552

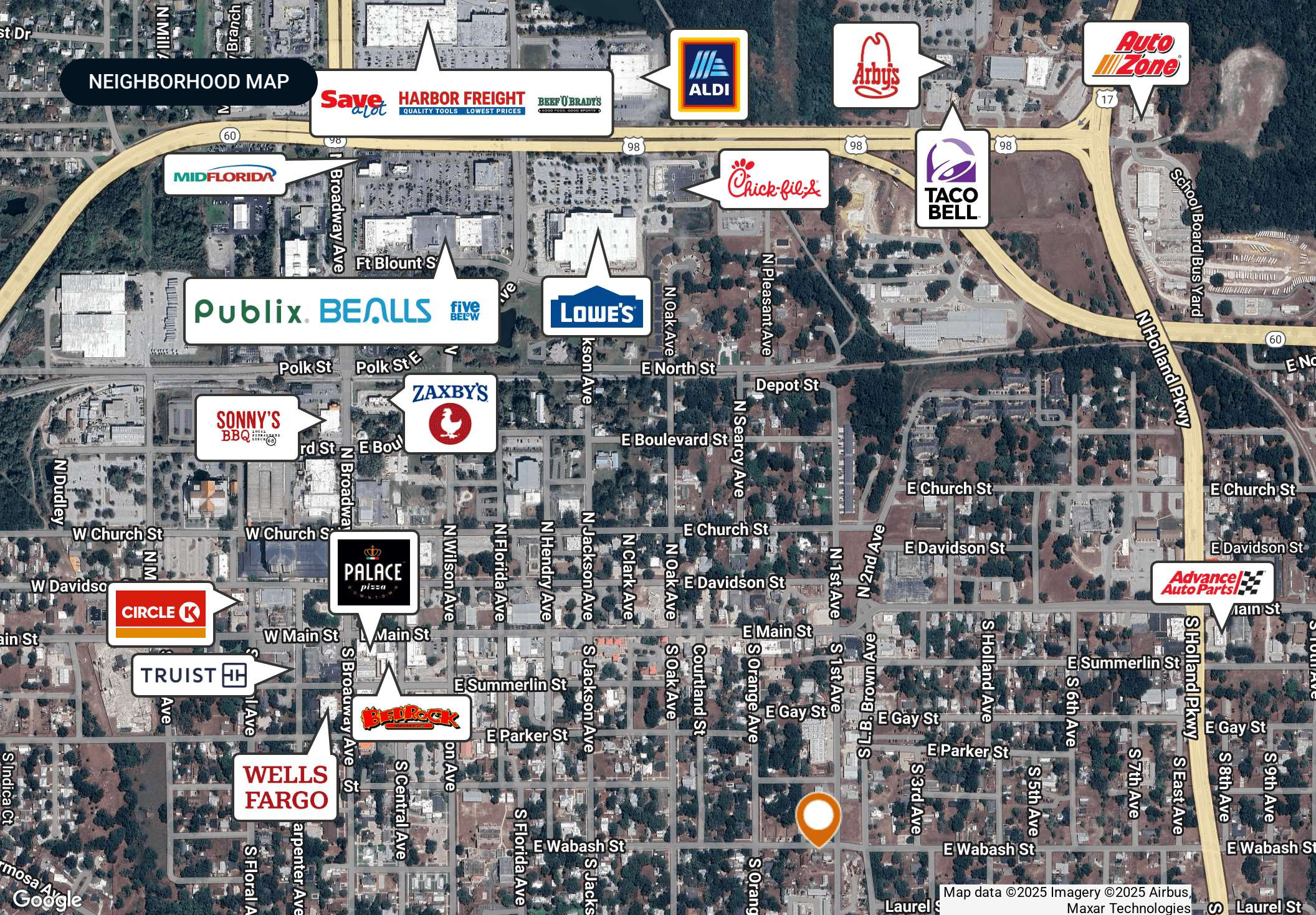
Income Facts	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
Median HH Income	\$66,357	\$69,058	\$76,649	\$70,958	\$78,205	\$81,624
Per Capita Income	\$29,367	\$31,693	\$35,370	\$34,967	\$44,891	\$45,360
Median Net Worth	\$152,335	\$183,502	\$239,119	\$224,923	\$253,219	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -
Saunders Ralston Dantzler Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).





NEIGHBORHOOD MAP

Save a lot **HARBOR FREIGHT** **BEEF 'O' BRADY'S**
QUALITY TOOLS LOWEST PRICES

ALDI

Arby's

Auto Zone

MIDFLORIDA

Chick-fil-A

TACO BELL

Publix BEALLS five BELOW

LOWE'S

SONNY'S BBQ

ZAXBY'S

PALACE pizza

CIRCLE K

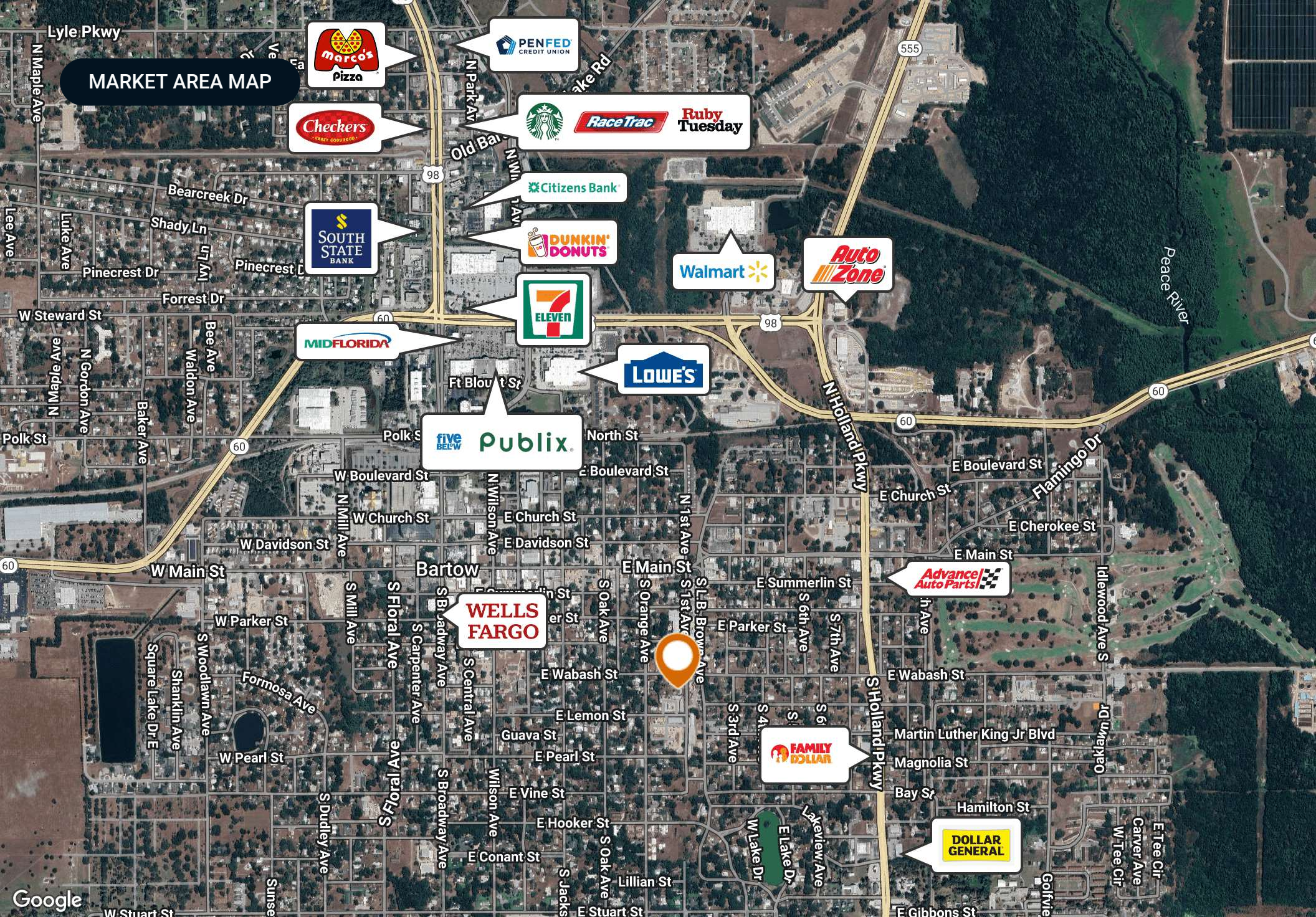
Advance Auto Parts

TRUIST

RED ROCK

WELLS FARGO

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

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Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



Carly Powell

Advisor

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Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



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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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