

LAKE EVA

Lake Eva
Event Center

Lake Eva
Aquatic Center

SUBJECT

Wood Ave

14,800 ±
S 10th Street

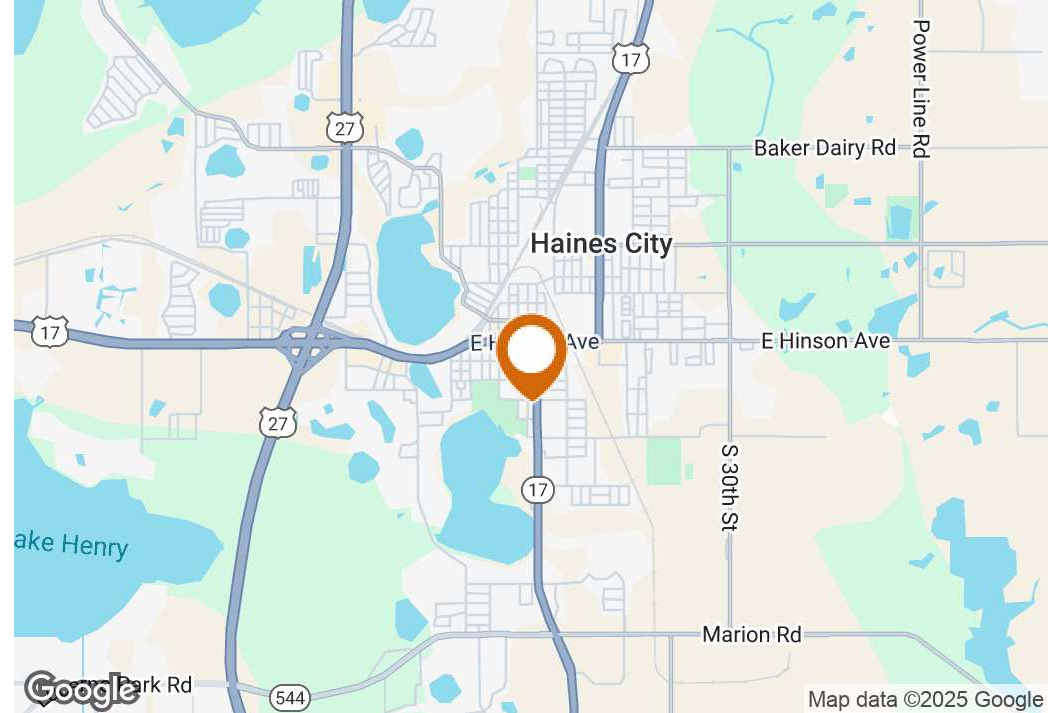
Haines City Business Center

306 S 10th Street, Haines City, Florida 33844

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PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	20,606 ± SF
Available SF:	4,022 SF
Lot Size:	2.3 Acres
Year Built:	1965
Renovated:	2018
APN:	272729783300000010, 2727297830000082010

Property Overview

Green Medical Center currently has 6 other tenants that are mostly medical. These services are primary, pediatric, and chiropractic.

PROPERTY DESCRIPTION



Location Description

Located right near Lake Eva Community Park in the heart of Haines City. This property is 25 ± minutes south of I-4 and only 5 ± minutes east of Hwy 27.



LAKE EVA

Lake Eva
Event Center

Lake Eva
Aquatic Center

14,800 ±
Cars/Day

SUBJECT

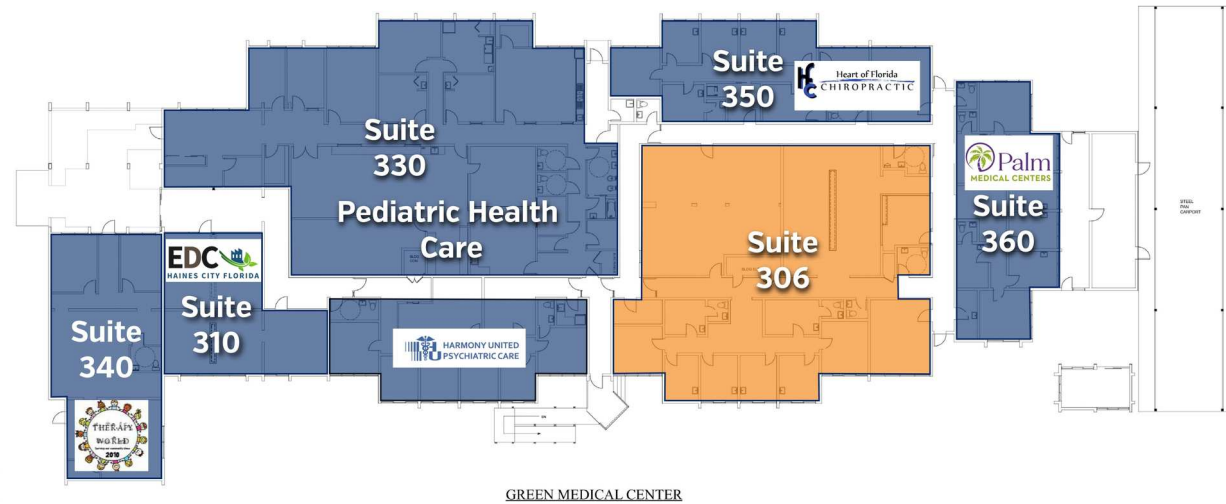
S 10th Street

Wood Ave

LEASE SPACES

Available

Occupied



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,022 SF	Lease Rate:	\$16.00 SF/yr

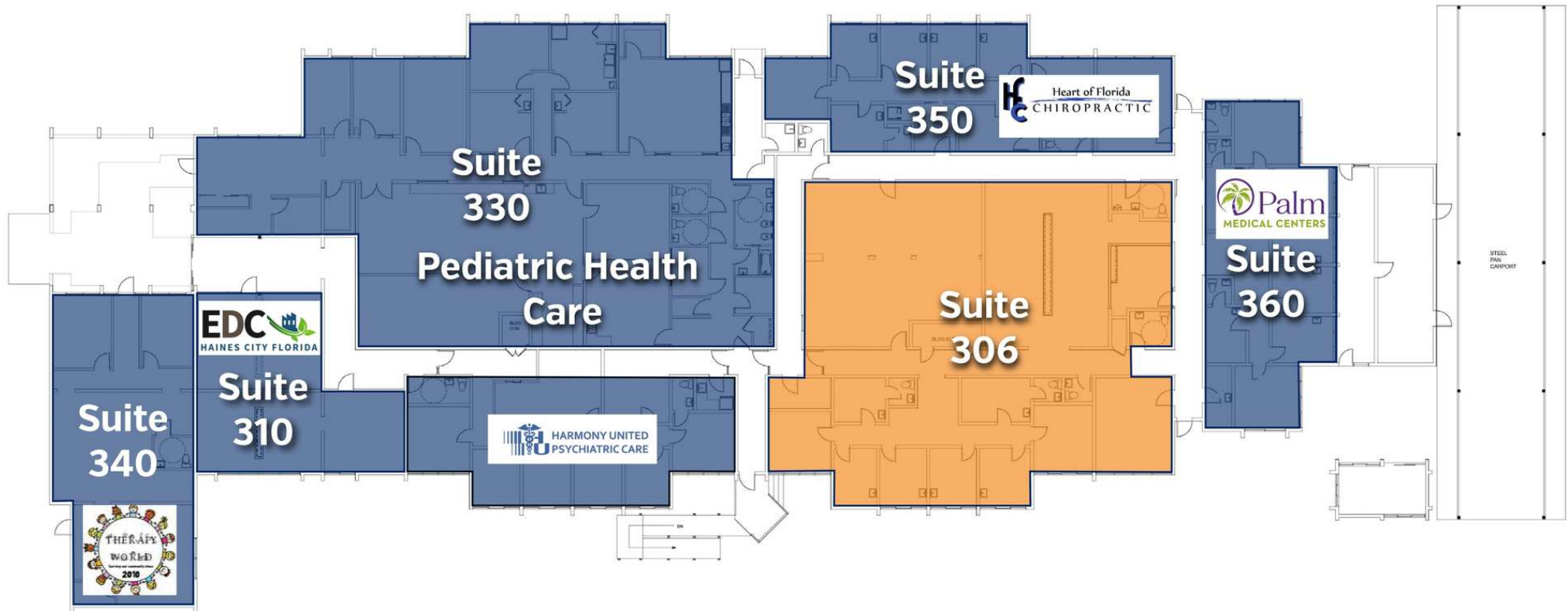
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 306 (Available on 8/31/25)	4,022 SF	NNN	\$16.00 SF/yr

BUILDING FLOOR PLAN

Available

Occupied



GREEN MEDICAL CENTER

Scale: 3/32"=1'-0"

SUITE 306 FLOOR PLAN

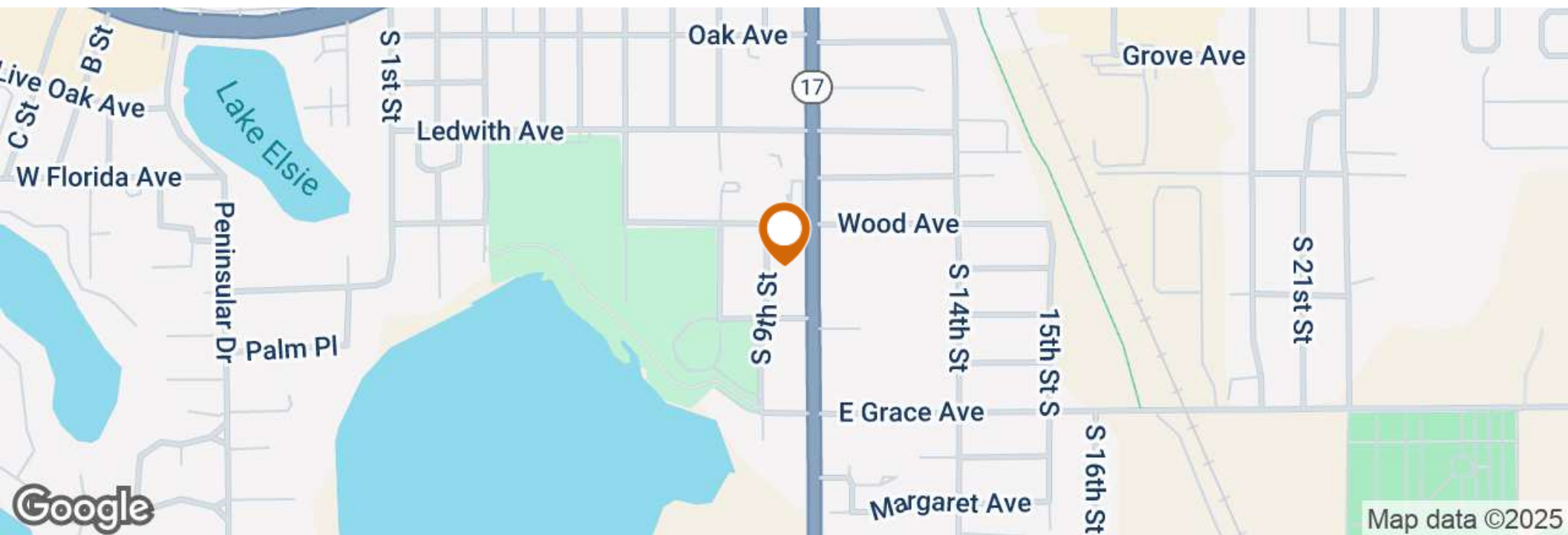
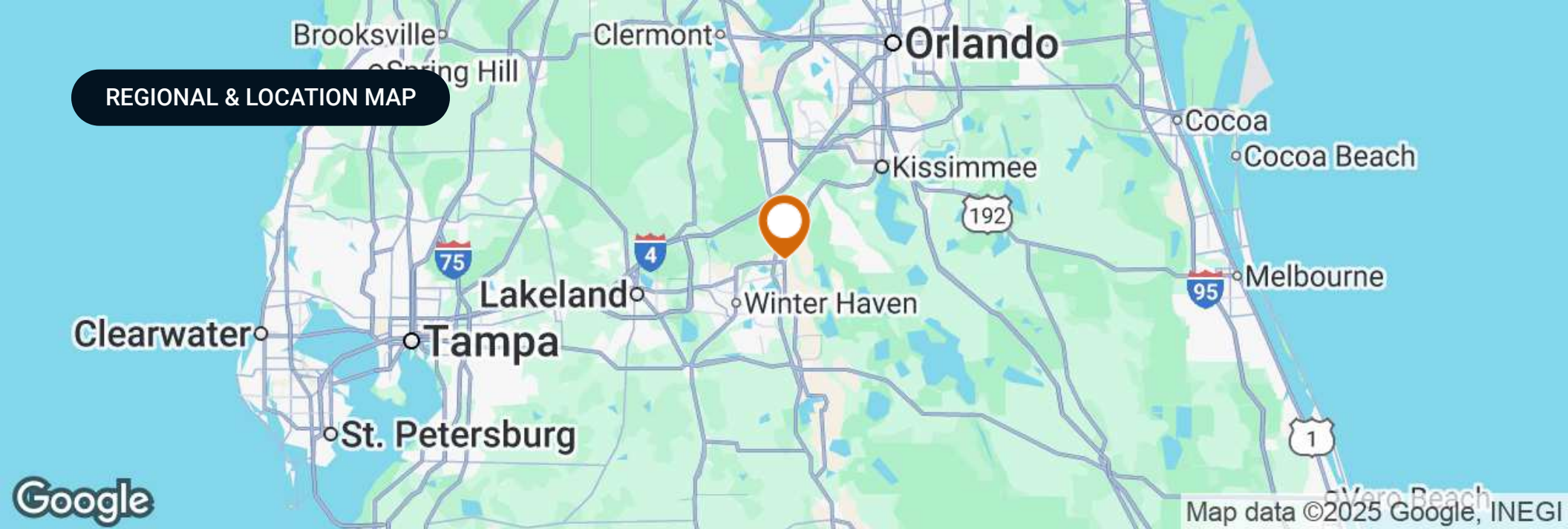


FLOOR PLAN

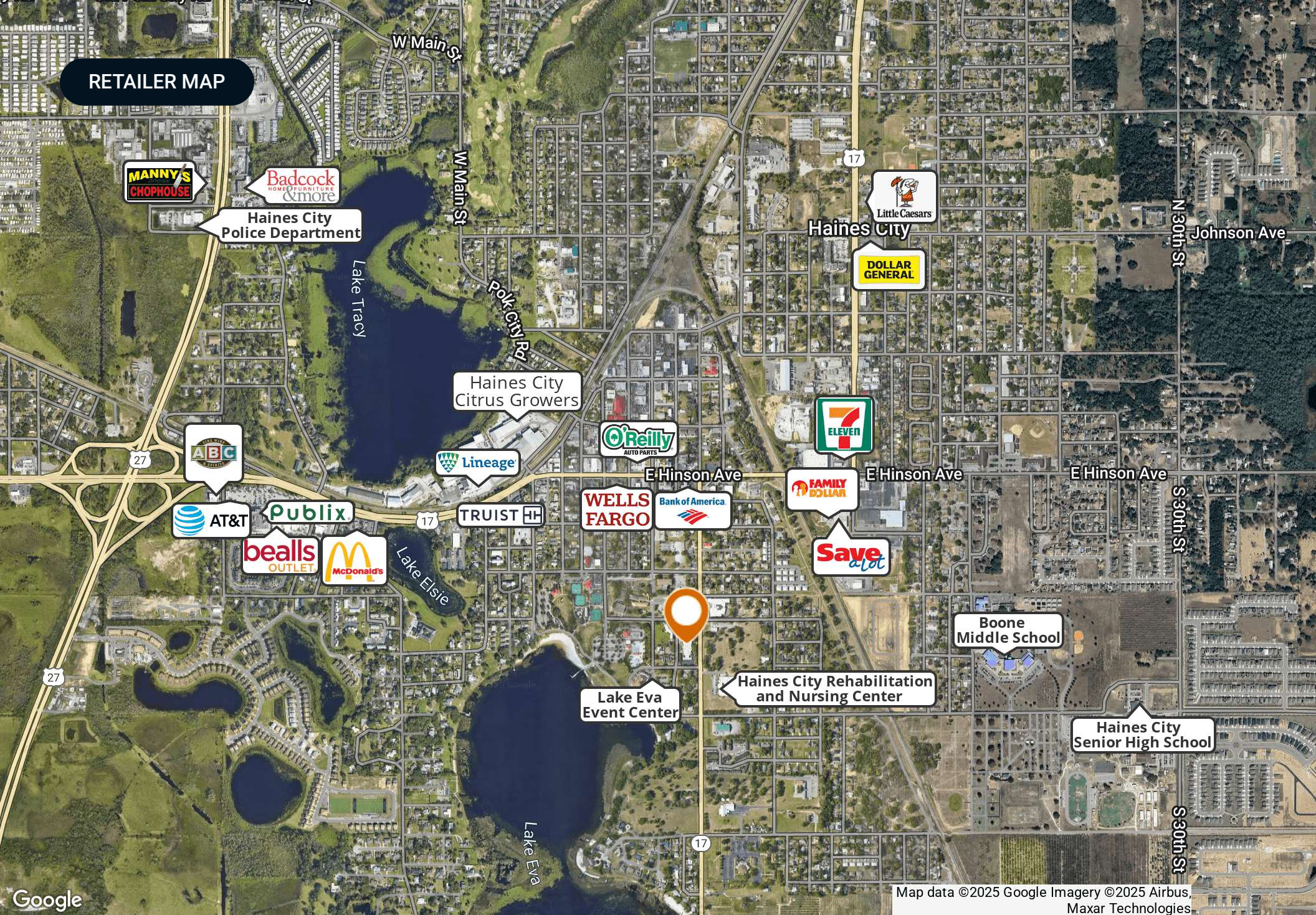
SUITE 306 PHOTOS





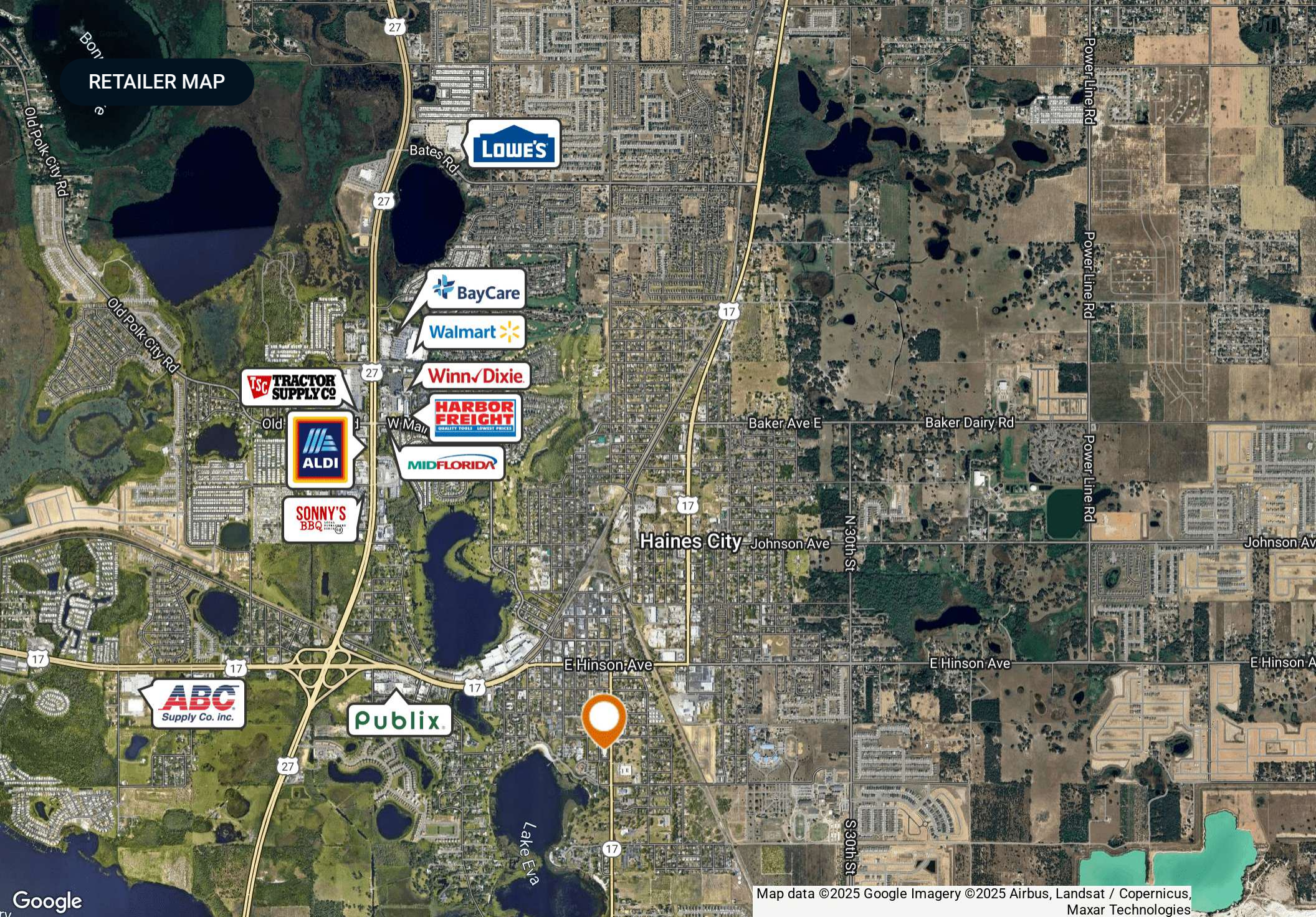


RETAILER MAP



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

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

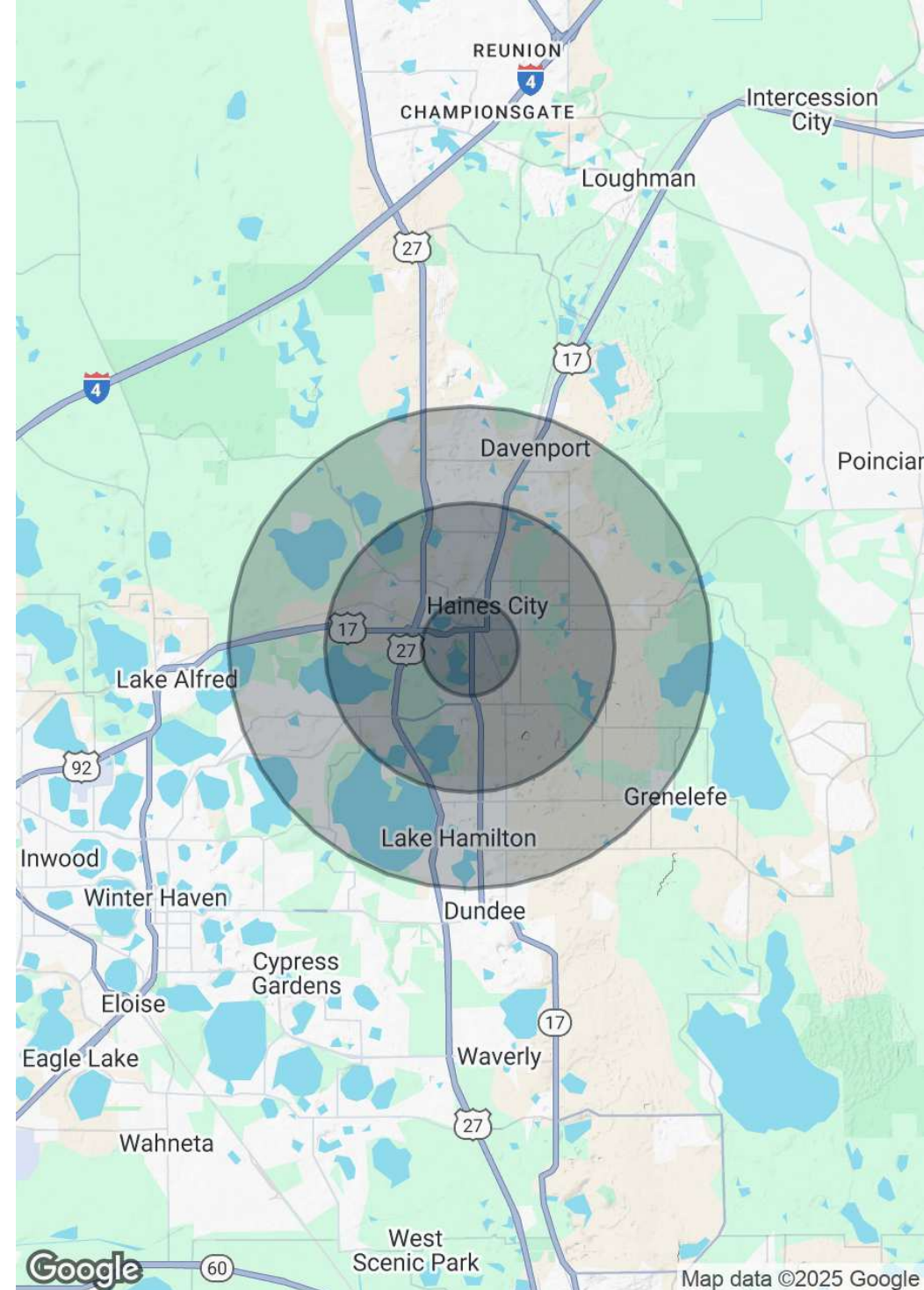
Population

	1 Mile	3 Miles	5 Miles
Total Population	5,005	27,829	52,569
Average Age	39.5	41.6	43.4
Average Age (Male)	33.1	39.3	41.7
Average Age (Female)	41.3	42.8	44.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,957	12,150	24,546
# of Persons per HH	2.6	2.3	2.1
Average HH Income	\$64,222	\$43,009	\$44,403
Average House Value	\$203,939	\$149,996	\$151,980

2020 American Community Survey (ACS)



ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

lauren@saundersrealestate.com

Direct: 877-518-5263 x428 | Cell: 863-873-1970

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

carly@saundersrealestate.com

Direct: 877-518-5263 x489 | Cell: 863-698-3716

FL #SL3404321

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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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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