



POLK CITY
CENTER



863.984-0000

Polk City Center

PRETTY SWAN SALON AMERICA'S LOGISTICS
120 Carter Blvd, Polk City, Florida 33868

Dunia Zaban
Associate Advisor
863-510-1452
dunia@saundersrealestate.com



TABLE OF CONTENTS



Table of Contents

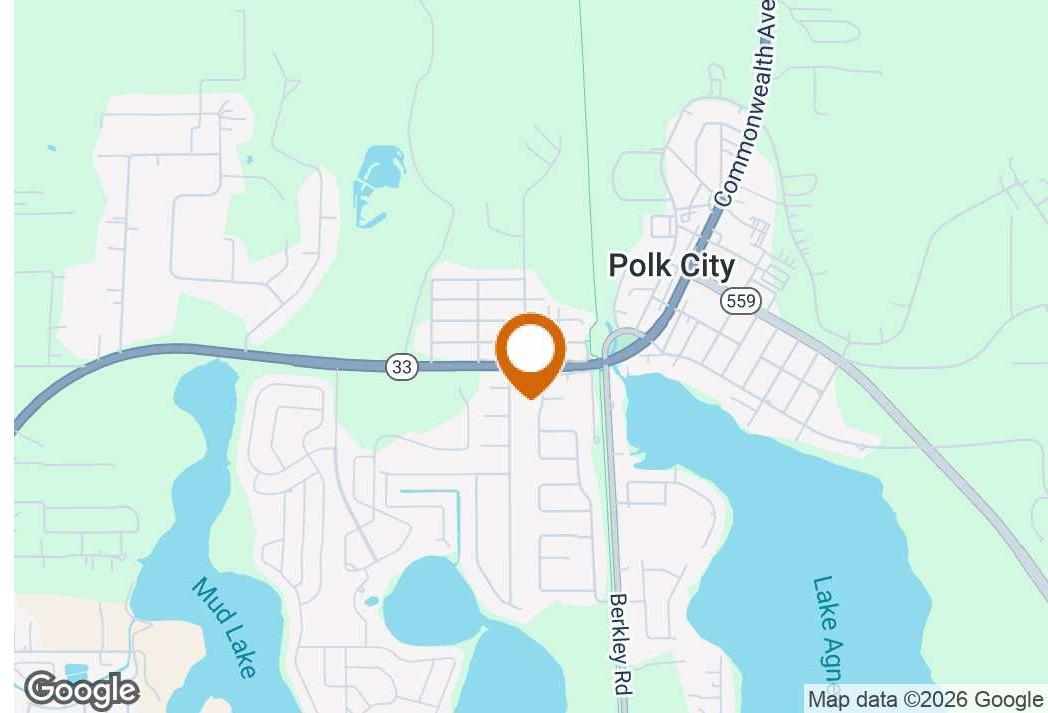
Property Information	3
Property Summary	4
Lease Spaces	5
Location Information	6
Regional Map	7
Location Map	8
Polk County	9
Maps And Photos	10
Marker Area Map	11
Neighborhood Aerial	12
Additional Photos: Unit 3	13
Additional Photos: Units 9&10	14
Agent And Company Info	15
Advisor Biography	16



SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$12.00/SF/Yr (NNN)
CAM Expenses:	\$7.75/SF
Available SF:	1,019-2,038 SF
Lot Size:	0.88 Acres
Year Built:	2007
Parking Spaces:	31
Zoning:	C-2 General Commercial
PIN:	252632000000023210

Property Overview

Polk City Center is a well established, stabilized, neighborhood shopping center near I-4 in Polk City, FL. This 10,192 SF center stays well occupied with a diverse set of tenants offering a mix of office and retail. The property is well-located in one of the upcoming cities of Polk County. Strategically positioned in one of Polk County's rapidly developing areas, it benefits from the significant growth driven by the nearby Florida Polytechnic University, located just a few miles to the south.

LEASE SPACES



Lease Information

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,019 - 2,038 SF

Lease Rate:

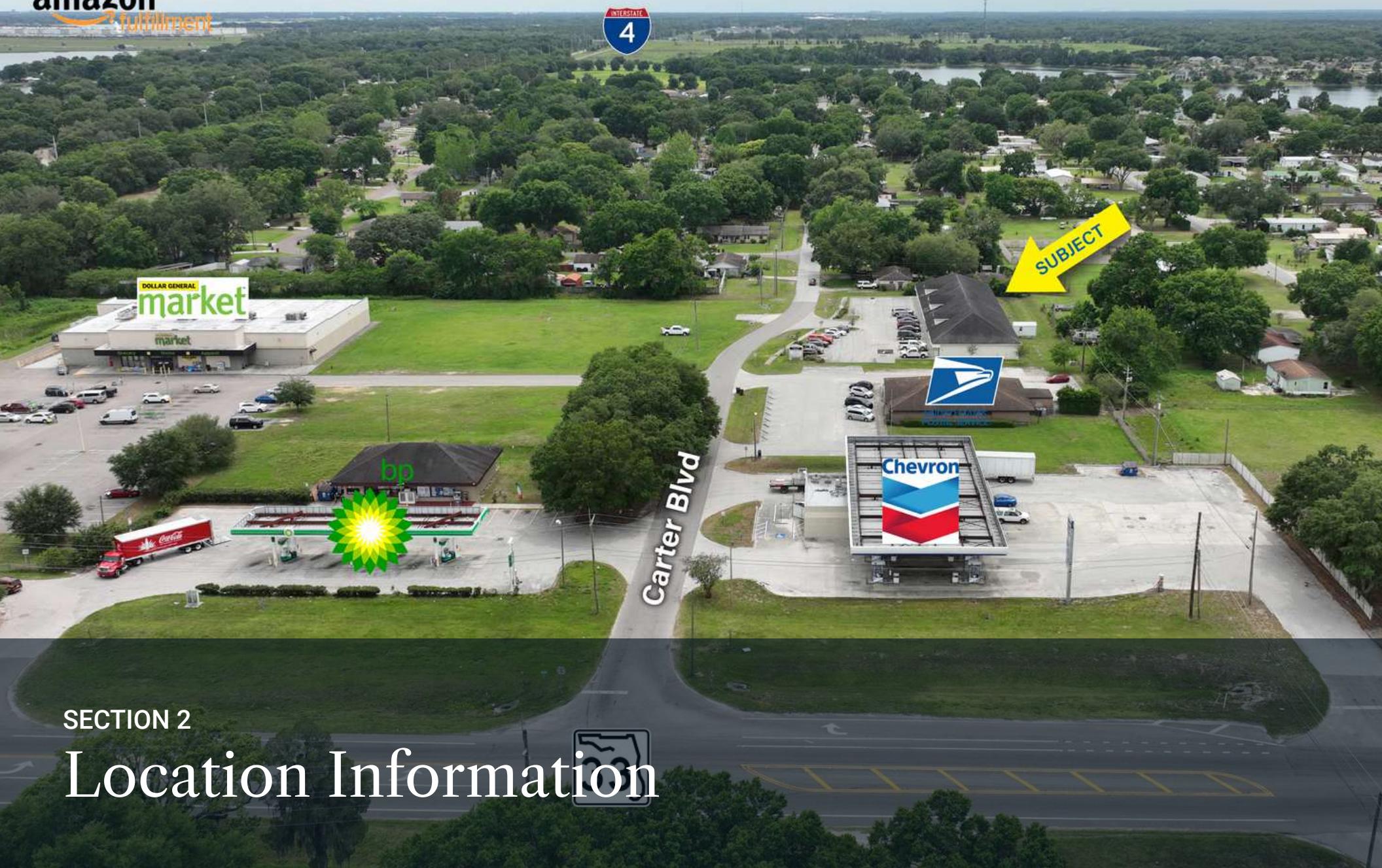
\$12.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
-------	--------	-----------	------------	------------	-------------

Suite 9 - 10	Available	2,038 SF	NNN	\$12.00 SF/yr	Units 9&10 although are separate units, can be combined together equaling 2,038 SF. Consisting of 2 bathrooms.
Suite 3	Available	1,019 SF	NNN	\$12.00 SF/yr	1019 SF, 1-bathroom, offering a compact yet convenient space.

amazon
fulfillment

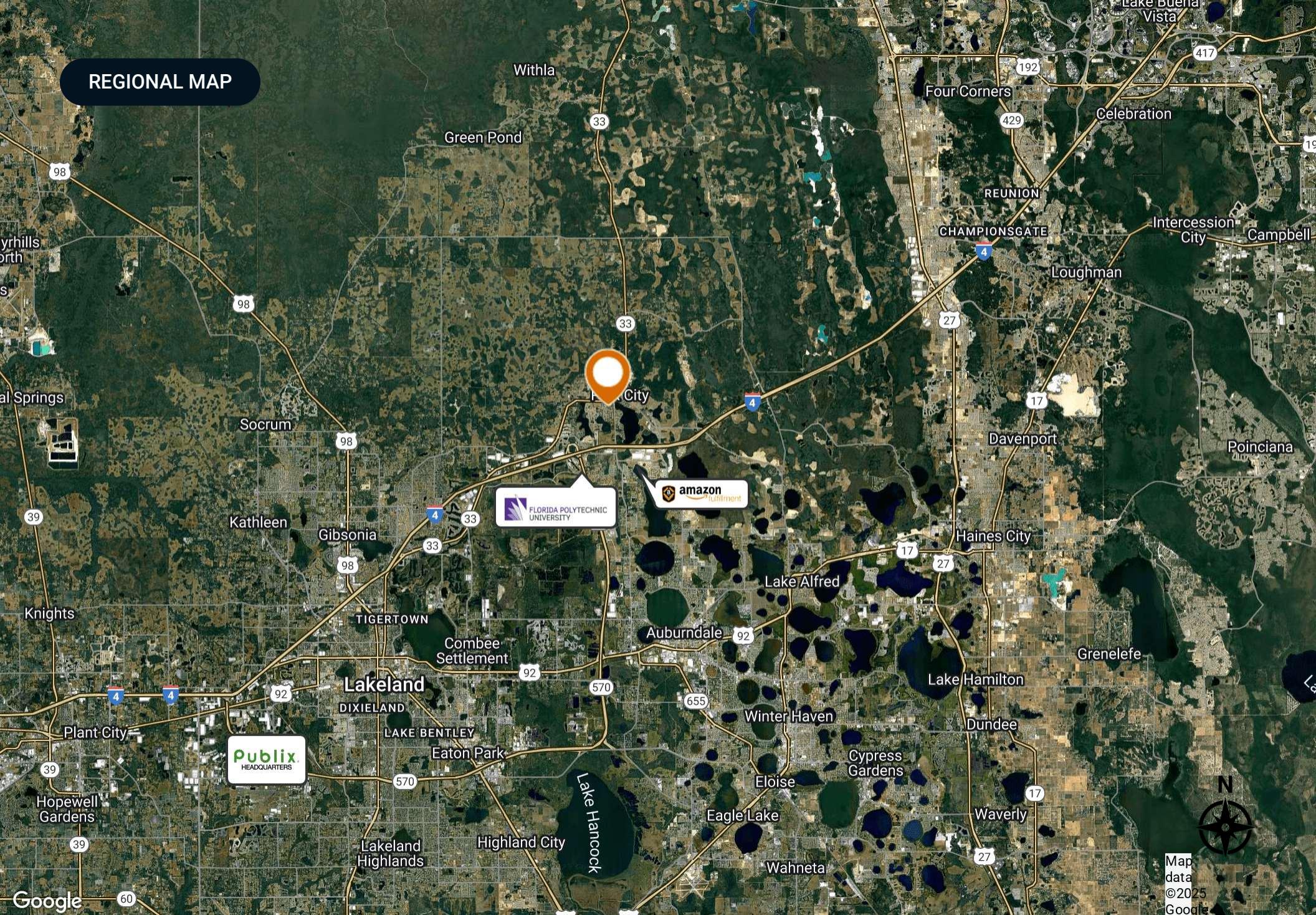


SECTION 2

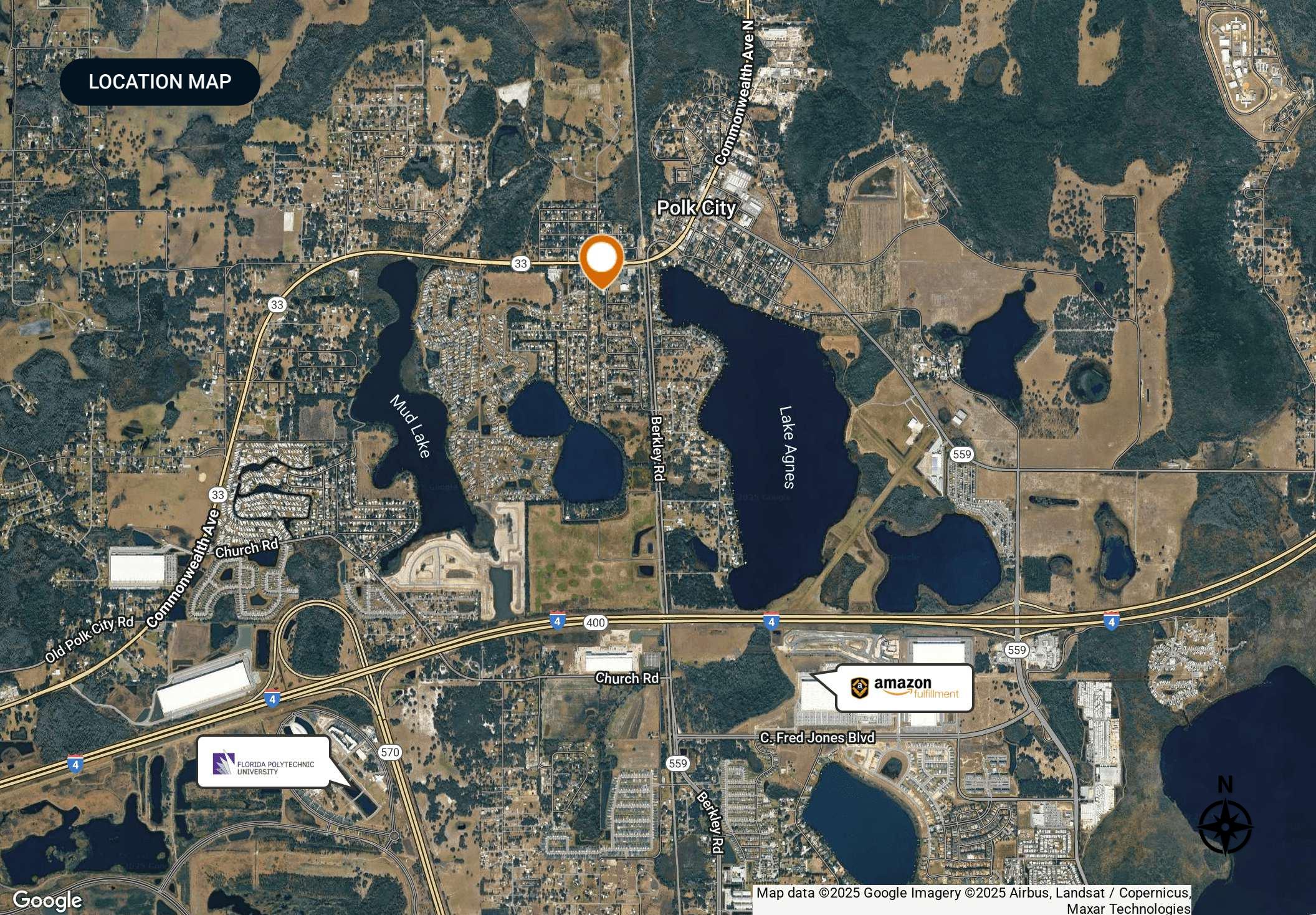
Location Information



REGIONAL MAP



LOCATION MAP





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	703,886 (2020)
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

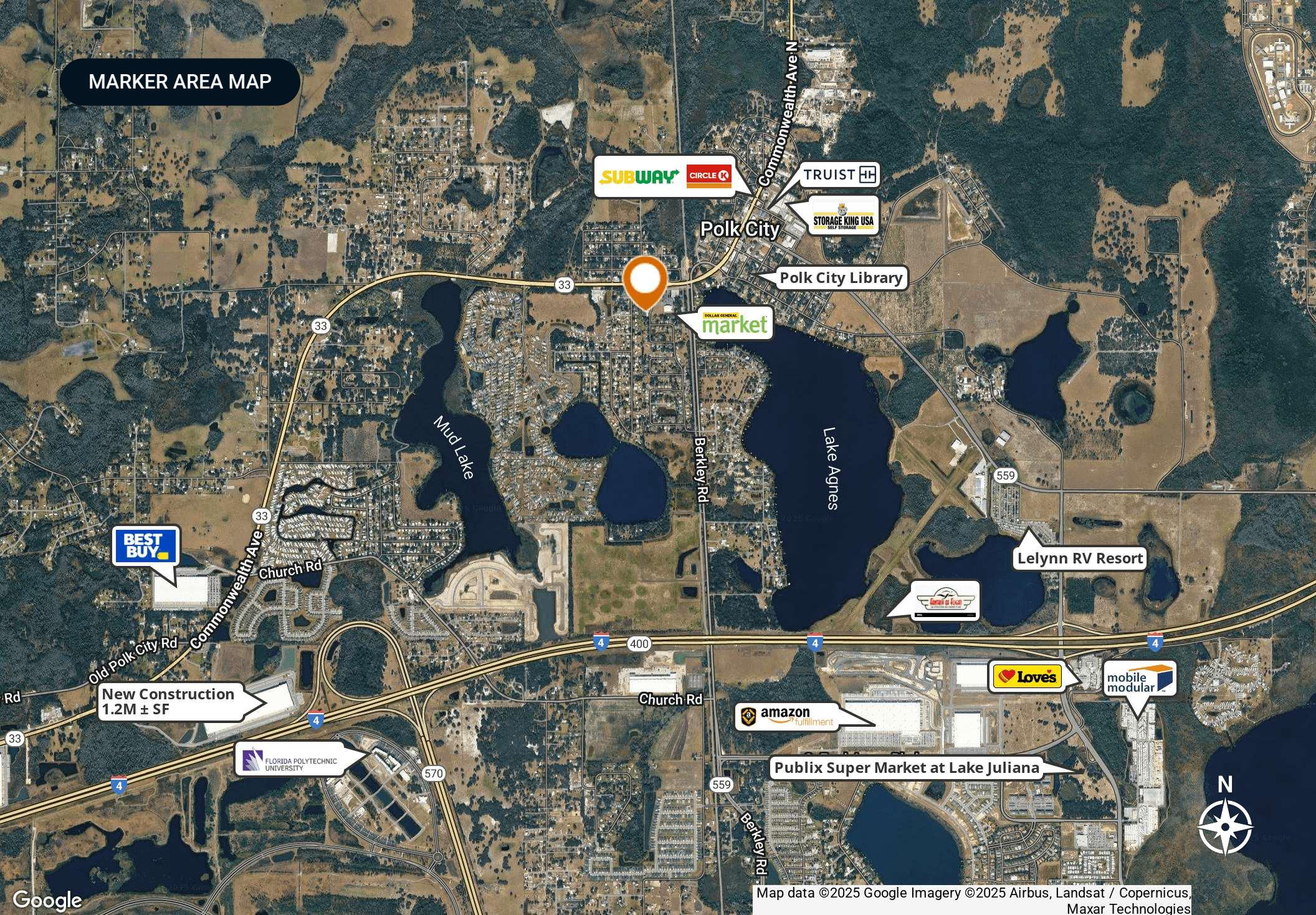
Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



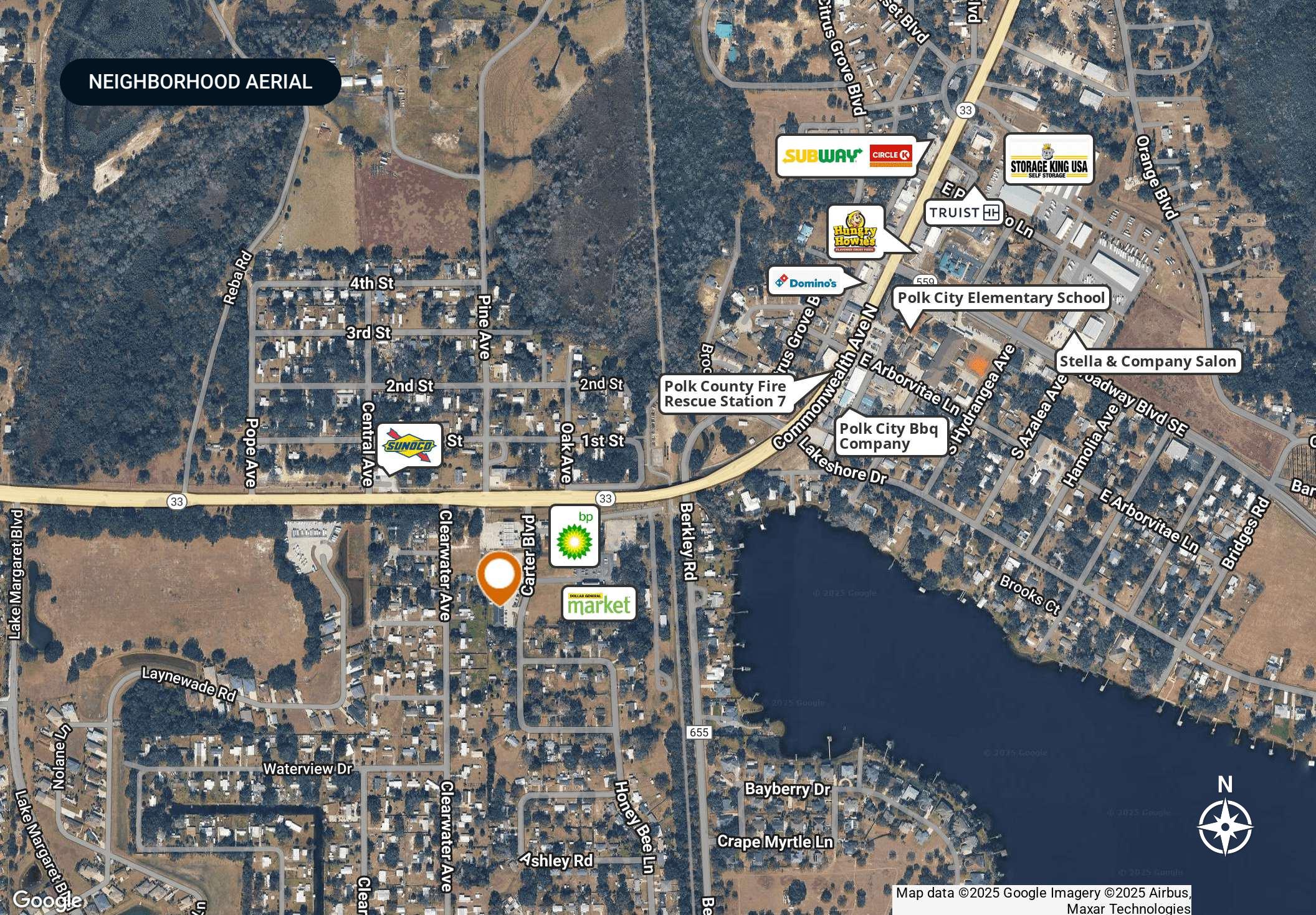
SECTION 3

Maps And Photos

MARKER AREA MAP



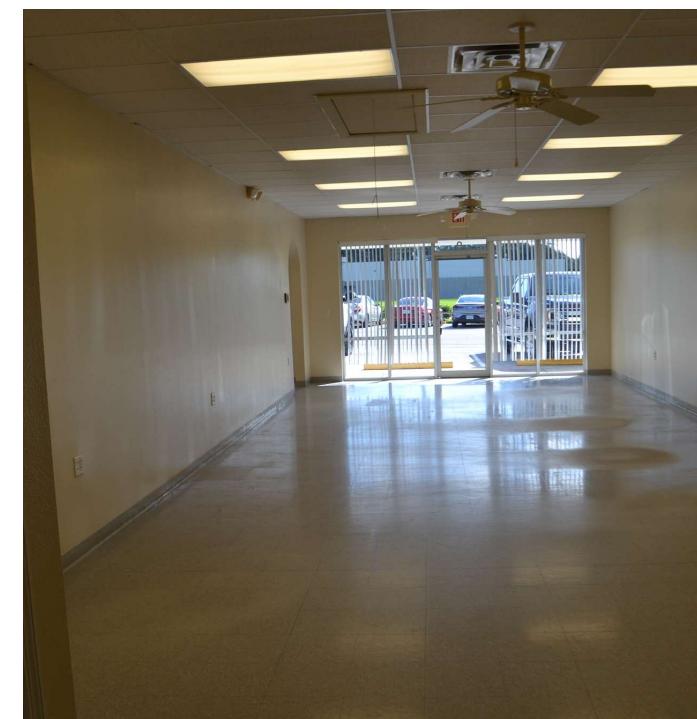
NEIGHBORHOOD AERIAL



ADDITIONAL PHOTOS: UNIT 3



ADDITIONAL PHOTOS: UNITS 9&10





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Dunia Zaban

Associate Advisor

dunia@saundersrealestate.com

Direct: **877-518-5263 x332** | Cell: **863-510-1452**

Professional Background

Dunia Zaban is an Associate Advisor at Saunders Real Estate.

Specializing in hotels and office buildings, Dunia aims to create value for clients by identifying opportunities that align with their business objectives and maximize return on investment. She is originally from Winter Haven, Florida, and currently resides in Lakeland, Florida.

After working in retail for a few years, Dunia obtained her real estate license in December 2023. In building a solid foundation of retail and sales experience, she has recognized the importance of customer satisfaction and negotiation skills in today's competitive market.

Dunia's journey into real estate was initially sparked by personal experiences as she navigated the process of finding apartments for her family during her younger years. This early exposure ignited an interest in real estate that only grew fonder as she studied the intricacies of commercial real estate in particular.

Additionally, Dunia speaks moderate Portuguese and Spanish, learned through firsthand experiences while exploring the real estate landscape in Brazil and online courses.

Now, as a commercial real estate advisor, Dunia strives to leverage her diverse background and dedication to exceed client expectations.

Dunia's personal interests include painting, traveling with family, and learning languages and instruments like guitar.

Dunia specializes in:

- Hotels & Hospitality
- Office



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.



877-518-5263 • info@saundersrealestate.com