



LAKE EVA

Lake Eva  
Event Center

Lake Eva  
Aquatic Center

SUBJECT

# Haines City Business Center

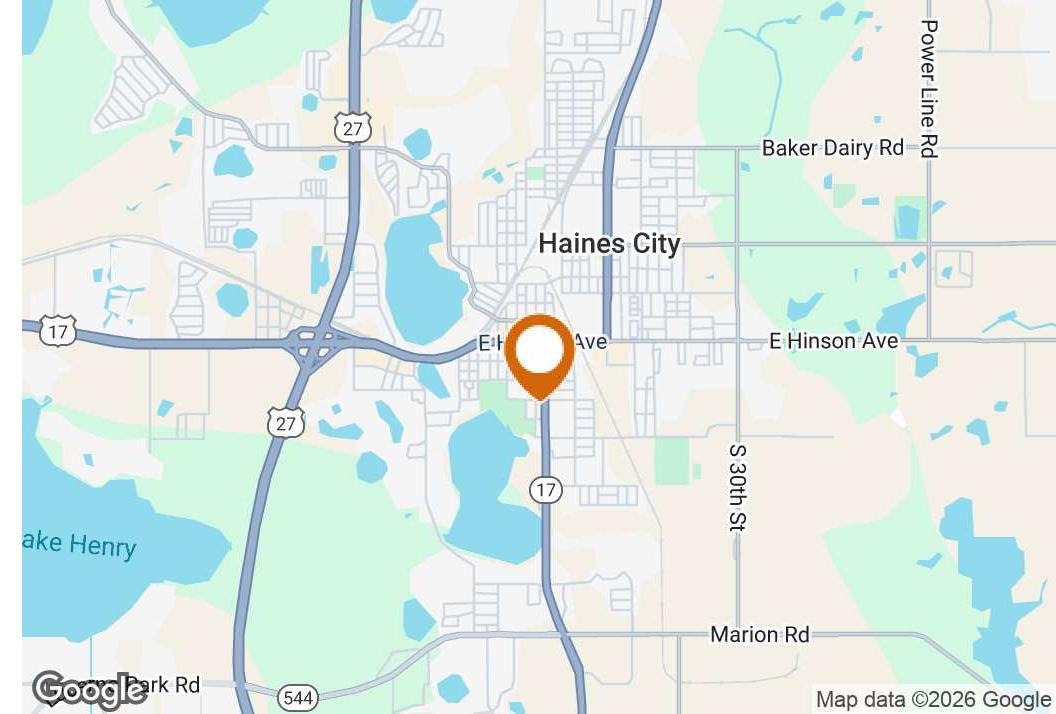
306 S 10th Street, Haines City, Florida 33844

14,800 ±  
Cars Day

Lauren Ralston Smith, CCIM, CPM  
877-518-5263 x428  
863-873-1970  
lauren@saundersrealestate.com

Chelsea Mullings  
877-518-5263 x453  
863-669-7425  
chelsea@saundersrealestate.com

## PROPERTY SUMMARY



## Offering Summary

<b>Lease Rate:</b>	<b>\$16.00 SF/yr (NNN)</b>
<b>Building Size:</b>	<b>20,606 ± SF</b>
<b>Available SF:</b>	<b>1,561 - 3,879 SF</b>
<b>Lot Size:</b>	<b>2.3 Acres</b>
<b>Year Built:</b>	<b>1965</b>
<b>Renovated:</b>	<b>2018</b>
<b>APN:</b>	<b>272729783300000010, 272729783000082010</b>

## Property Overview

Green Medical Center currently has 5 other tenants that are mostly medical. These services are primary, pediatric, and chiropractic. The space is well suited for office and professional services with close proximity to major roadways including US Highway 17/92 and US Highway 27, allowing for efficient daily operations and regional connectivity. Businesses will benefit from a growing local market, strong surrounding activity, and a central location within Polk County.

## Property Highlights

- Centrally located in Haines City near Downtown
- Easy access to major roadways (US 17/92 & US 27)
- Established surrounding commercial and residential area
- Located in a growing Central Florida market

## LOCATION OVERVIEW



## Location Description

The property is located in the heart of Haines City, a growing Central Florida market positioned between Orlando and Tampa. Situated just south of Downtown Haines City, the site benefits from close proximity to local government offices, retail, dining, and residential neighborhoods. The area is supported by strong local traffic, established infrastructure, and continued population growth driven by new housing and commercial development throughout Polk County.

## Location Highlights

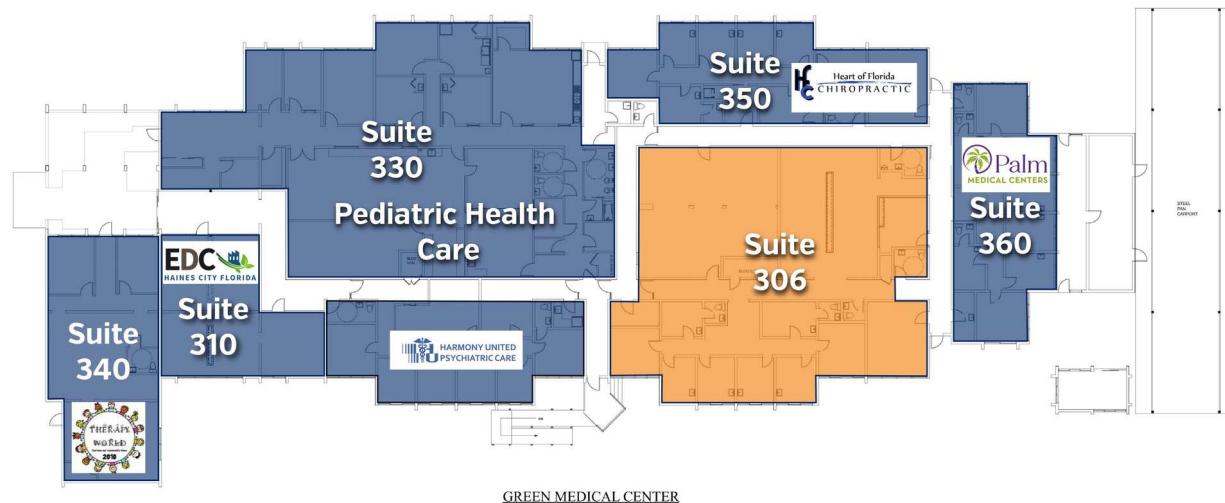
- Prime central Haines City location
- Close proximity to downtown, city services, and local businesses
- Easy access to US 17/92 and US 27
- Located within an established commercial and residential area
- Strong visibility and accessibility
- Positioned in a high-growth Polk County market



## LEASE SPACES

Available

Occupied



## Lease Information

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,561 - 3,879 SF

Lease Rate:

\$16.00 SF/yr

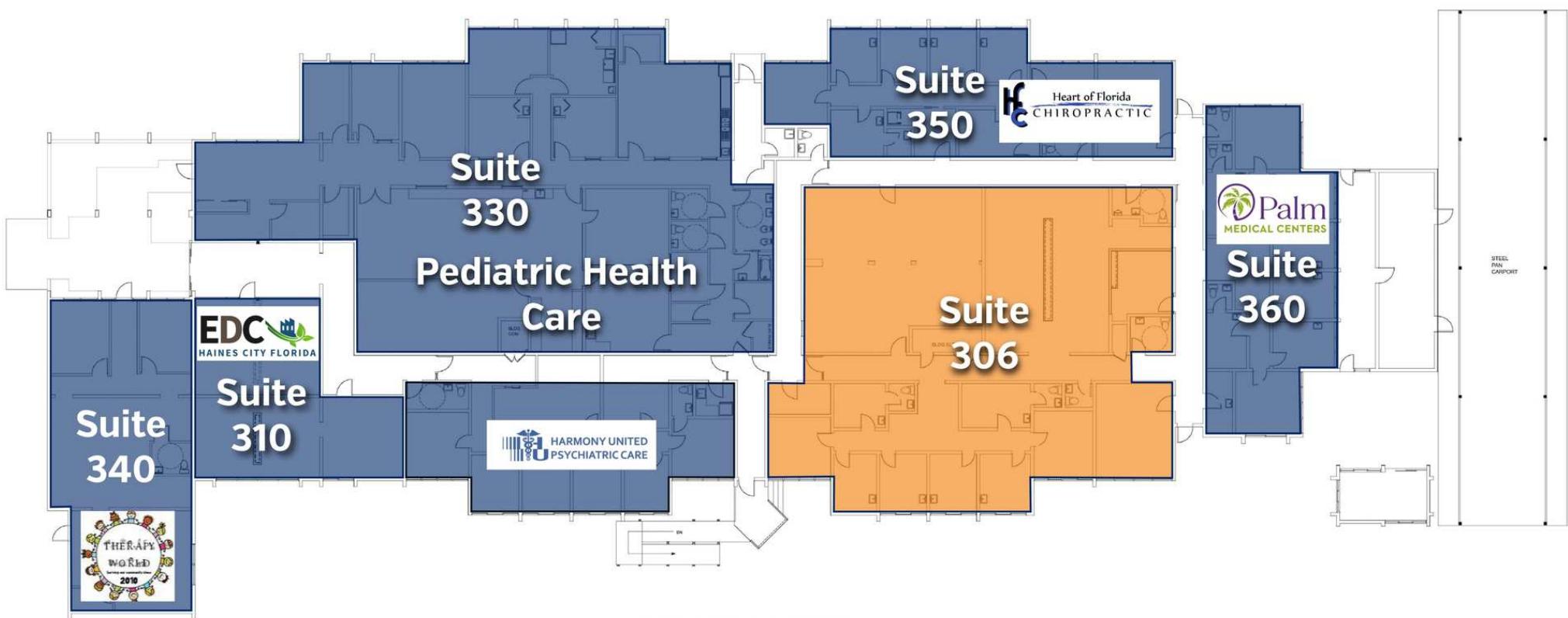
## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 306	1,561 - 3,879 SF	NNN	\$16.00 SF/yr

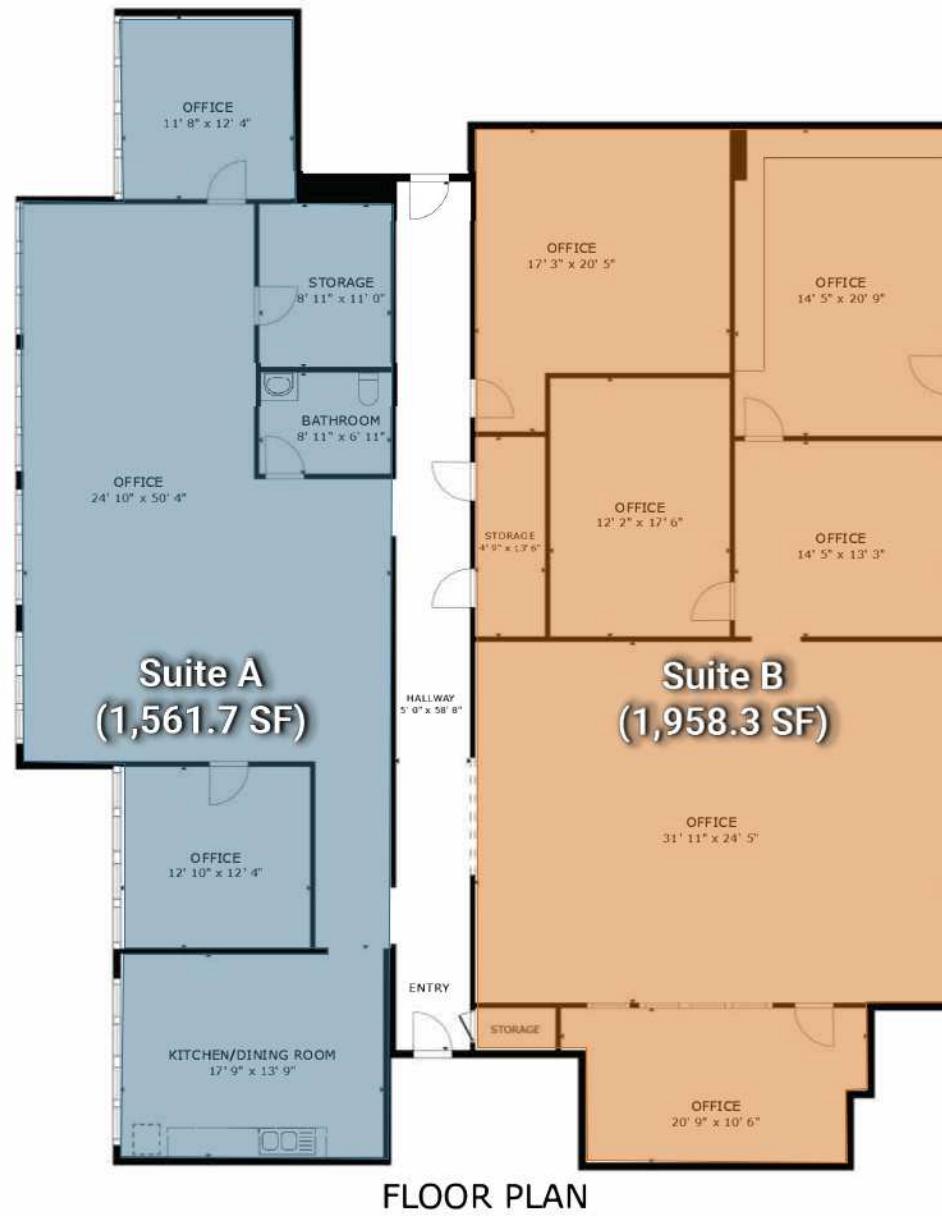
## BUILDING FLOOR PLAN

Available

Occupied



## SUITE 306 FLOOR PLAN

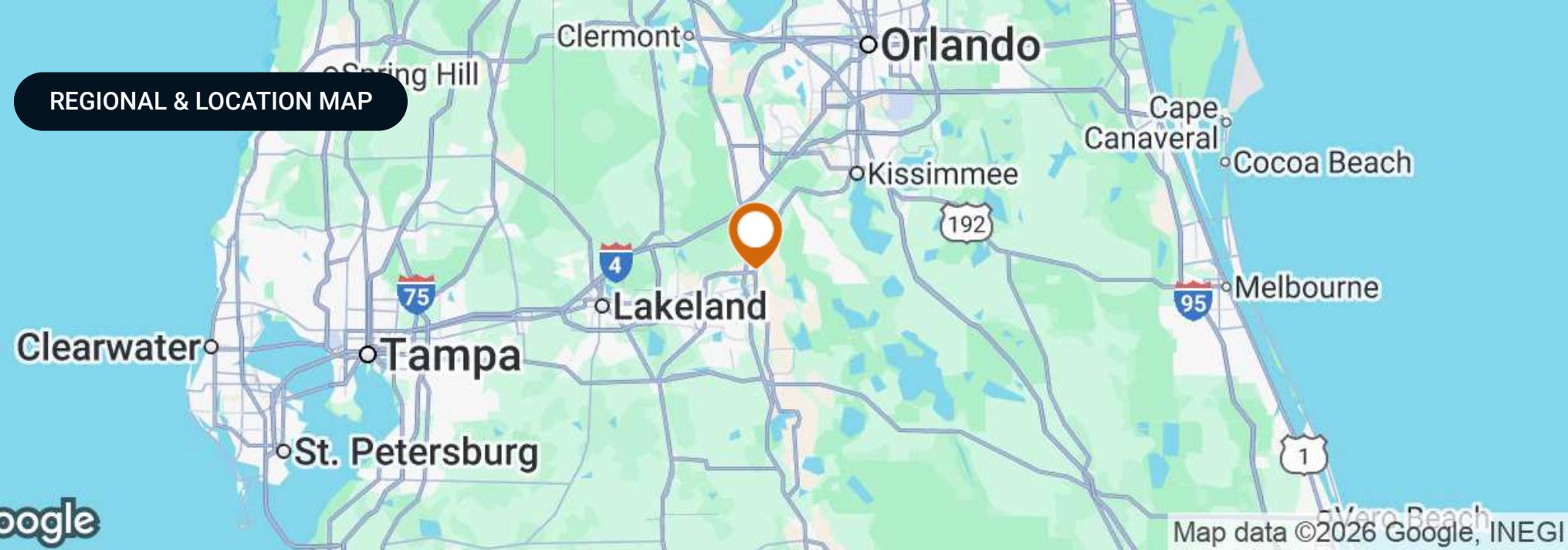


## SUITE 306 PHOTOS



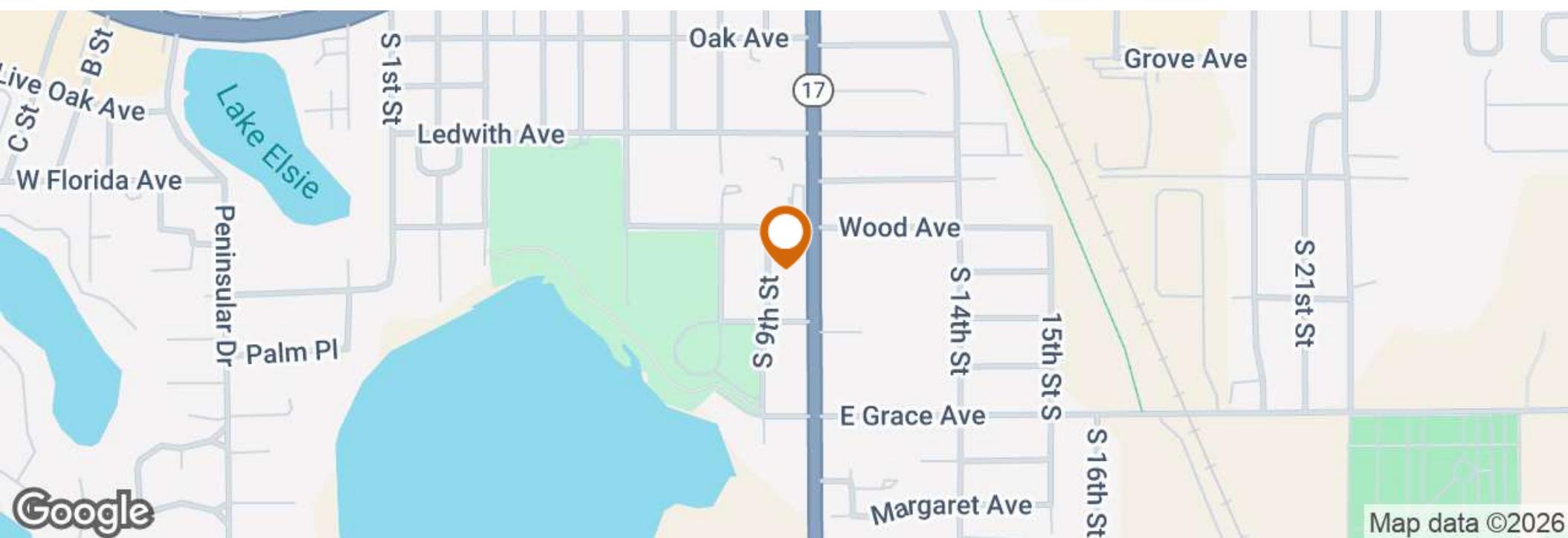


REGIONAL & LOCATION MAP



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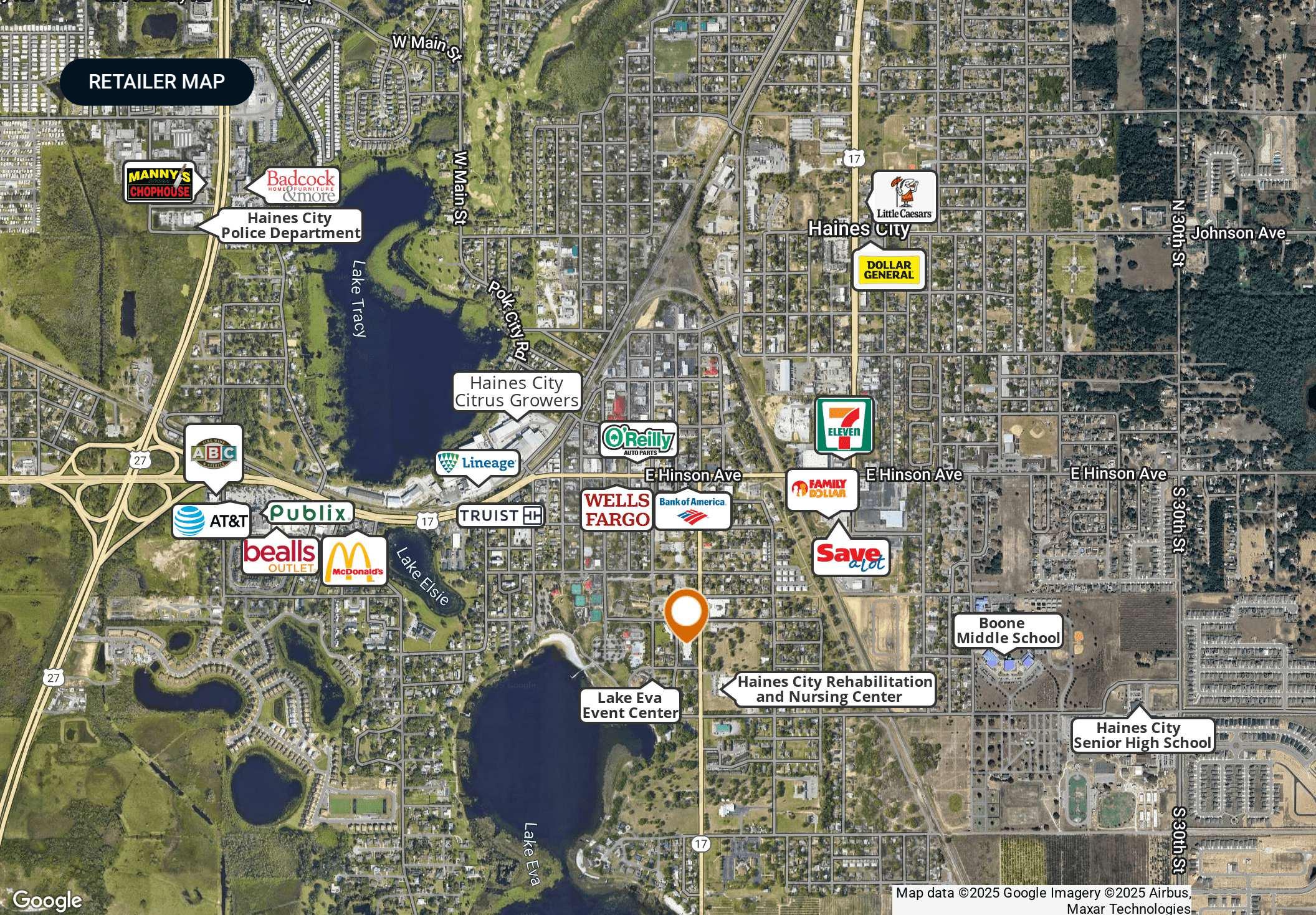
Google



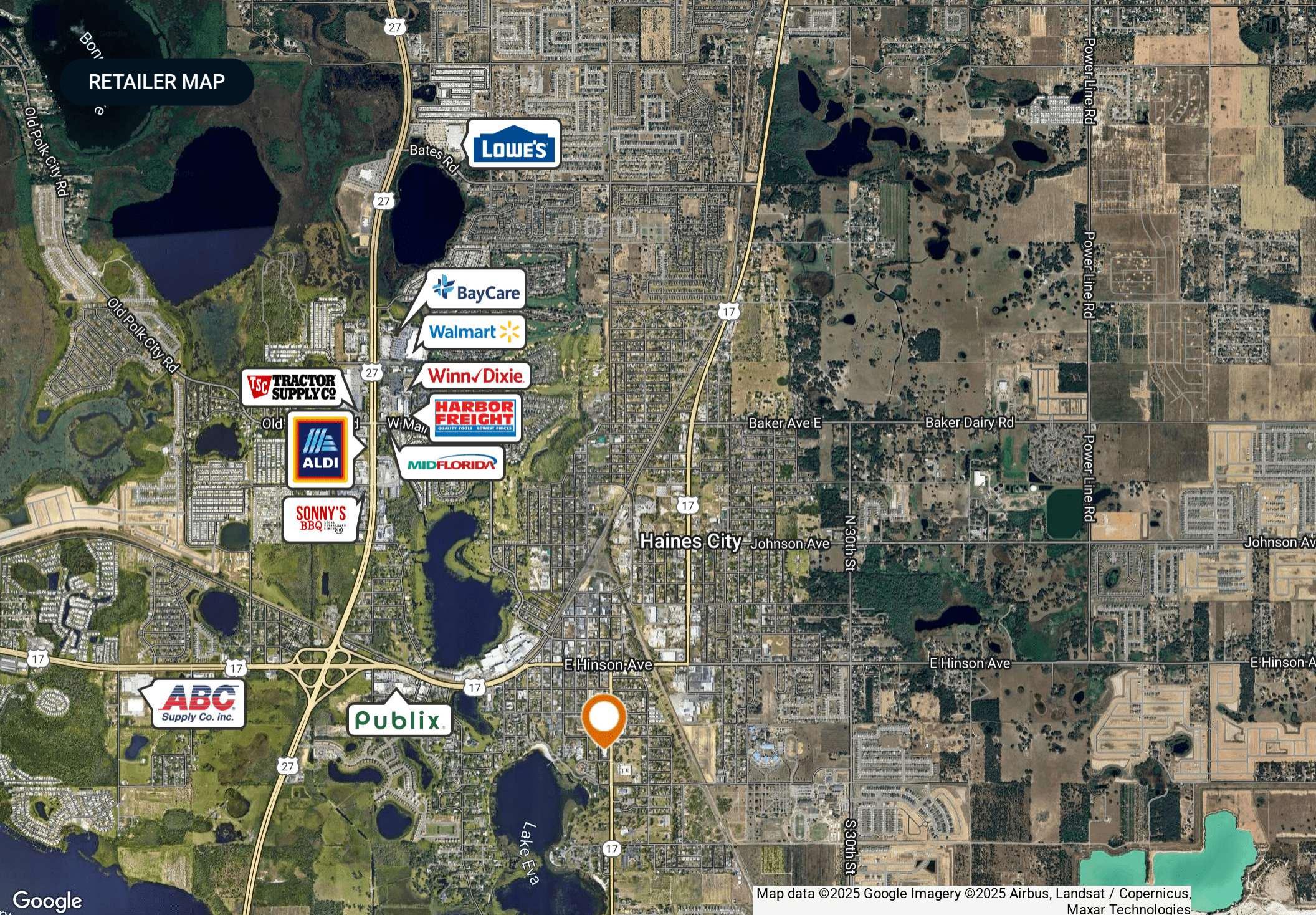
Map data ©2026

Google

## RETAILER MAP



## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT

### Population

1 Mile 3 Miles 5 Miles

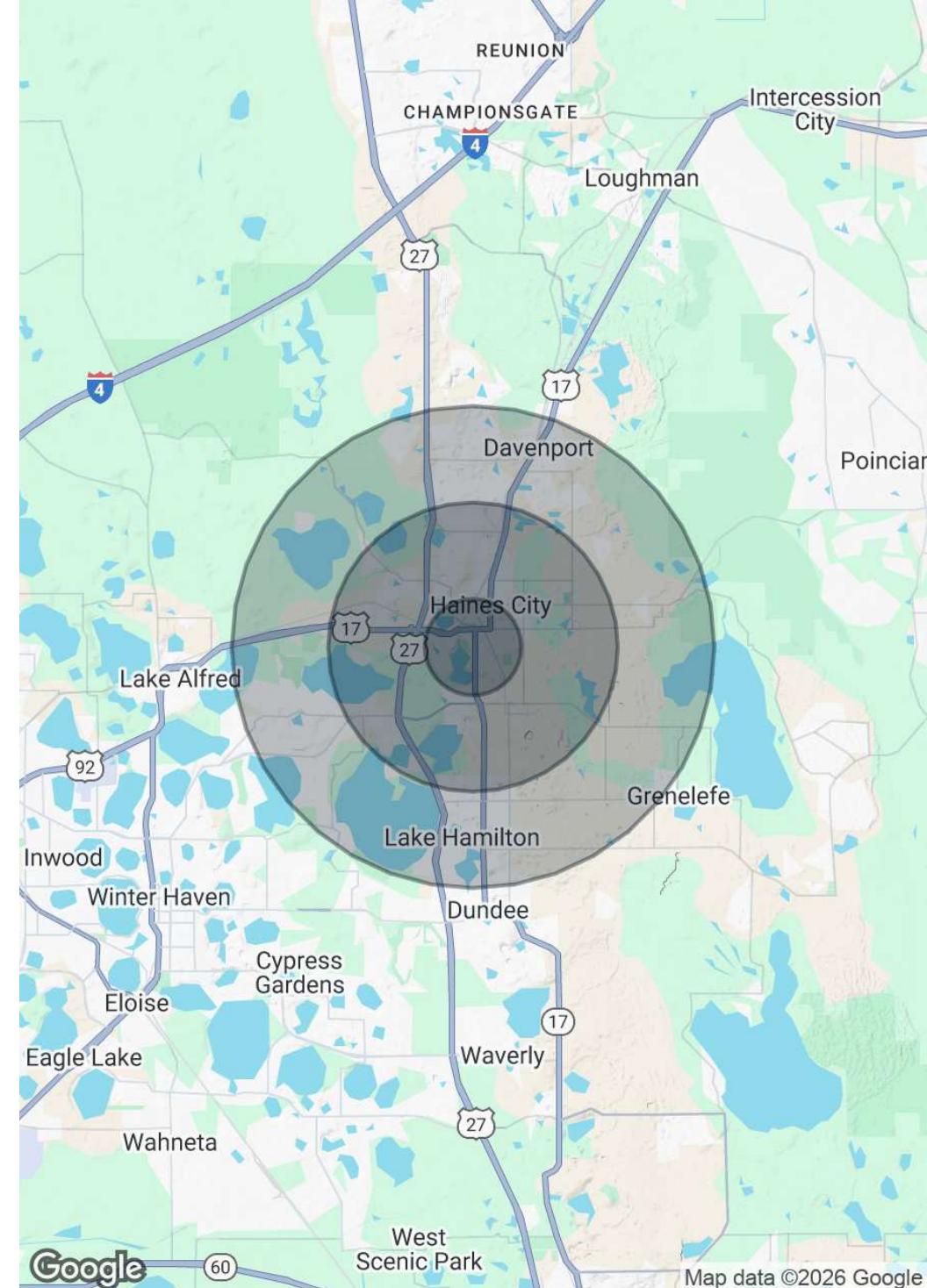
	1 Mile	3 Miles	5 Miles
Total Population	5,005	27,829	52,569
Average Age	39.5	41.6	43.4
Average Age (Male)	33.1	39.3	41.7
Average Age (Female)	41.3	42.8	44.2

### Households & Income

1 Mile 3 Miles 5 Miles

	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)





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