

LAKE EVA

Lake Eva
Event Center

Lake Eva
Aquatic Center

SUBJECT

Wood Ave

14,800 ±
S 10th Street

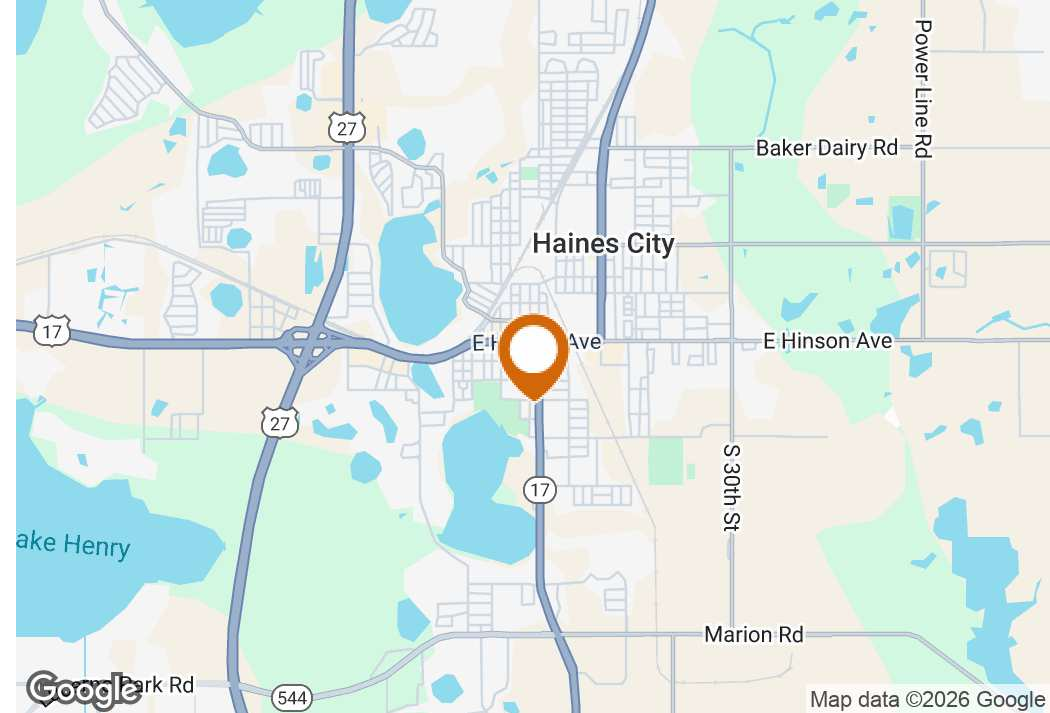
Haines City Business Center

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:	1,561 - 3,879 SF
Lot Size:	2.3 Acres
Year Built:	1965
Renovated:	2018
APN:	272729783300000010, 2727297833000082010

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



LAKE EVA

Lake Eva
Event Center

Lake Eva
Aquatic Center

14,800 ±
Cars/Day

SUBJECT

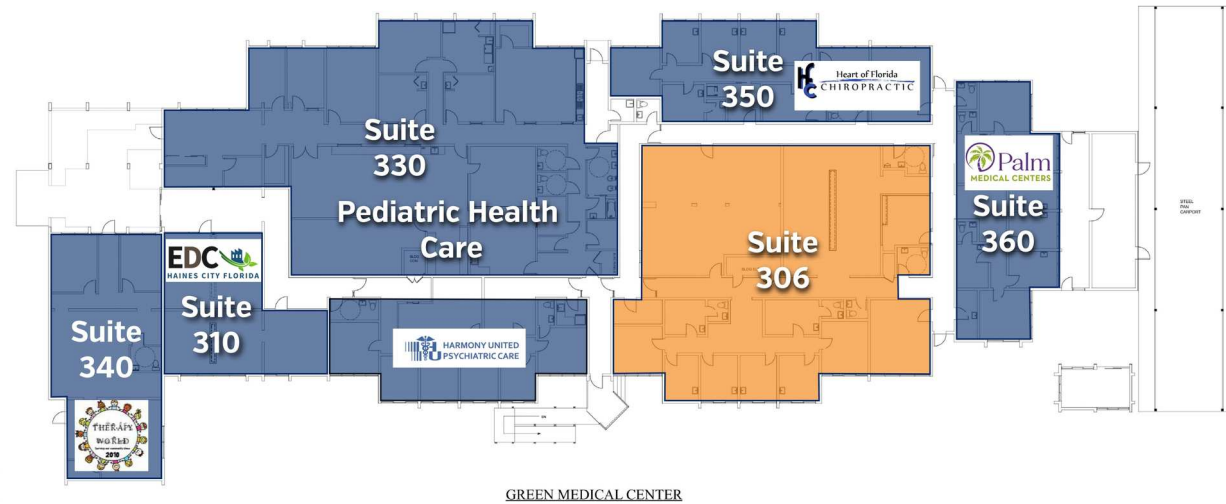
S 10th Street

Wood Ave

LEASE SPACES

Available

Occupied



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,561 - 3,879 SF	Lease Rate:	\$16.00 SF/yr

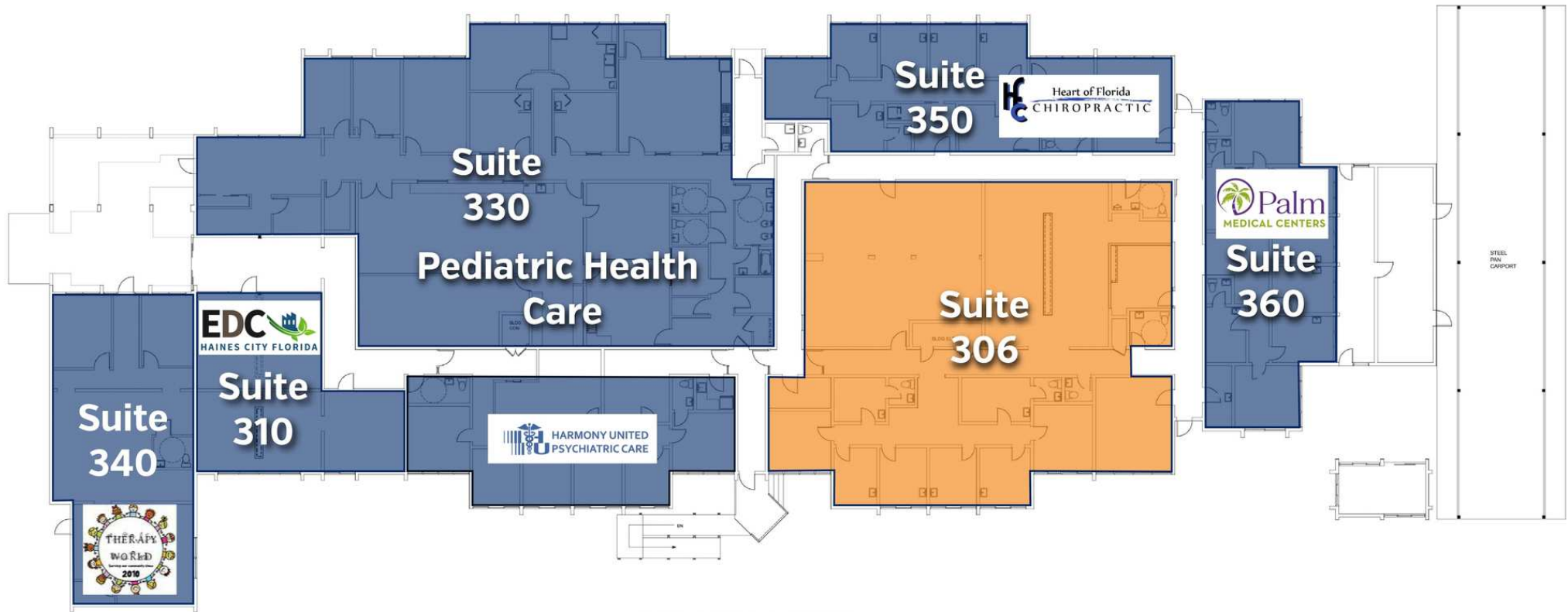
Available Spaces

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

BUILDING FLOOR PLAN

Available

Occupied



GREEN MEDICAL CENTER

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

SUITE 306 FLOOR PLAN



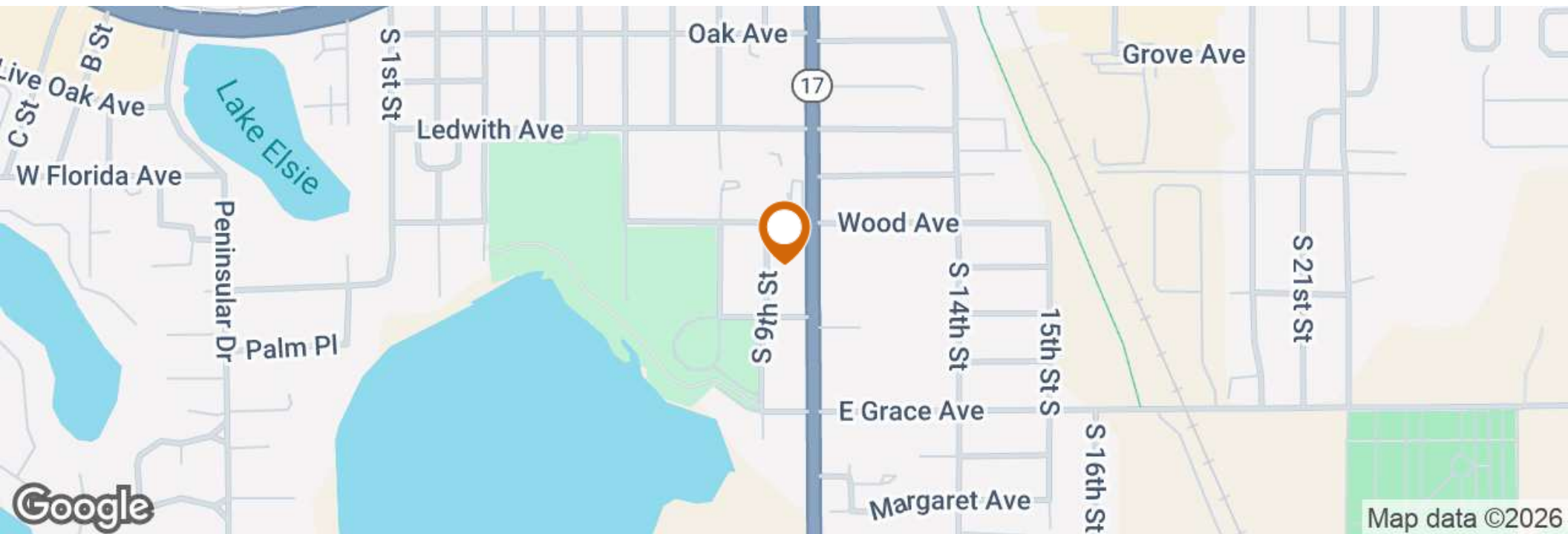
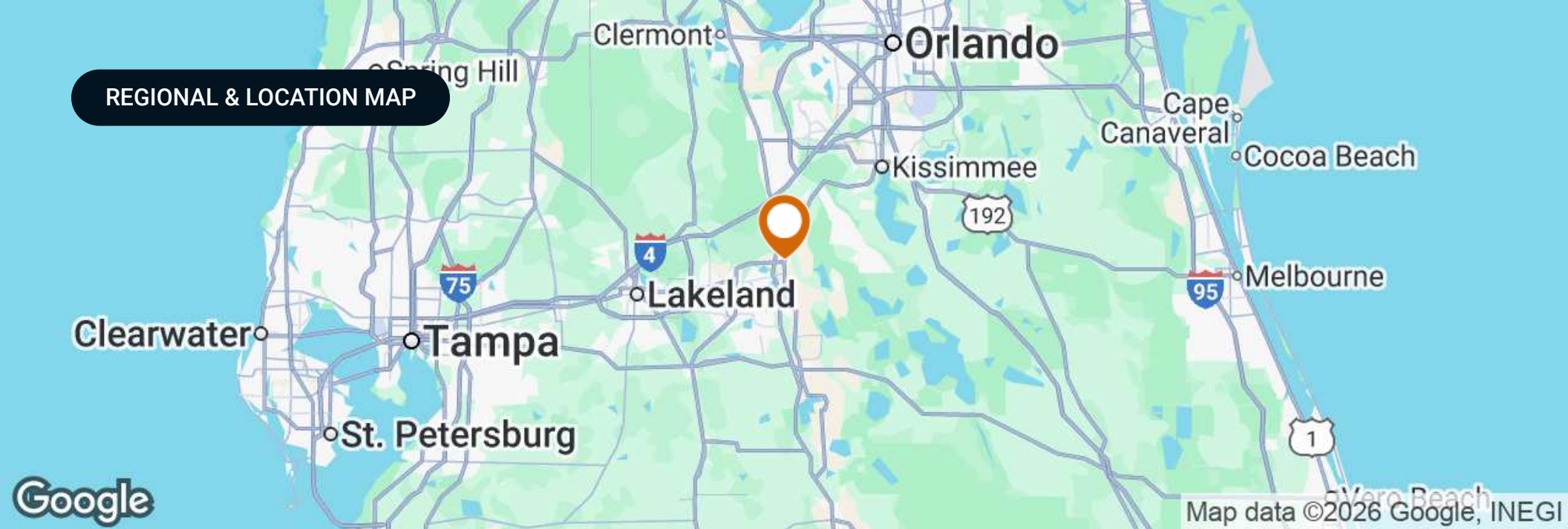
FLOOR PLAN

SUITE 306 PHOTOS

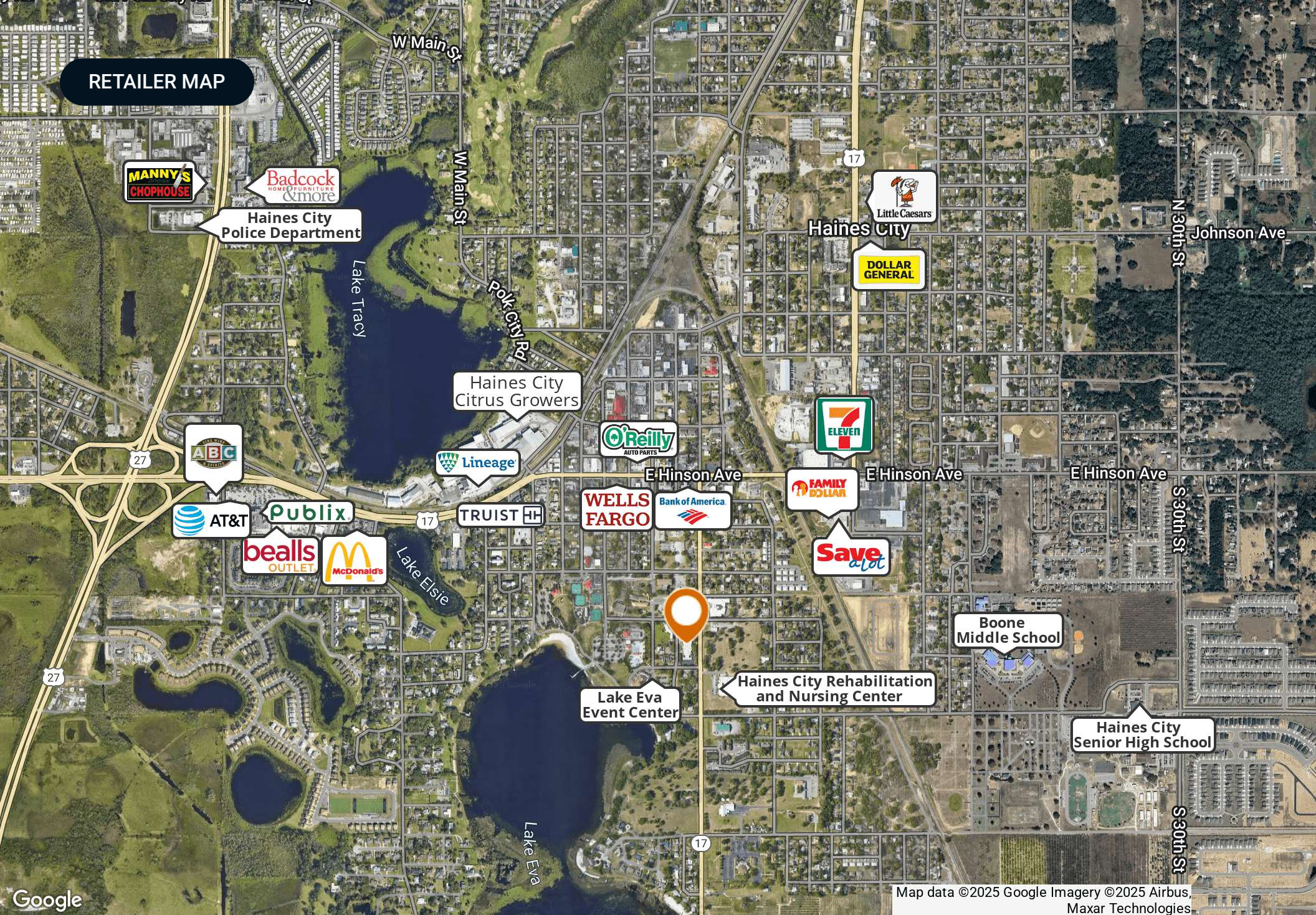




REGIONAL & LOCATION MAP

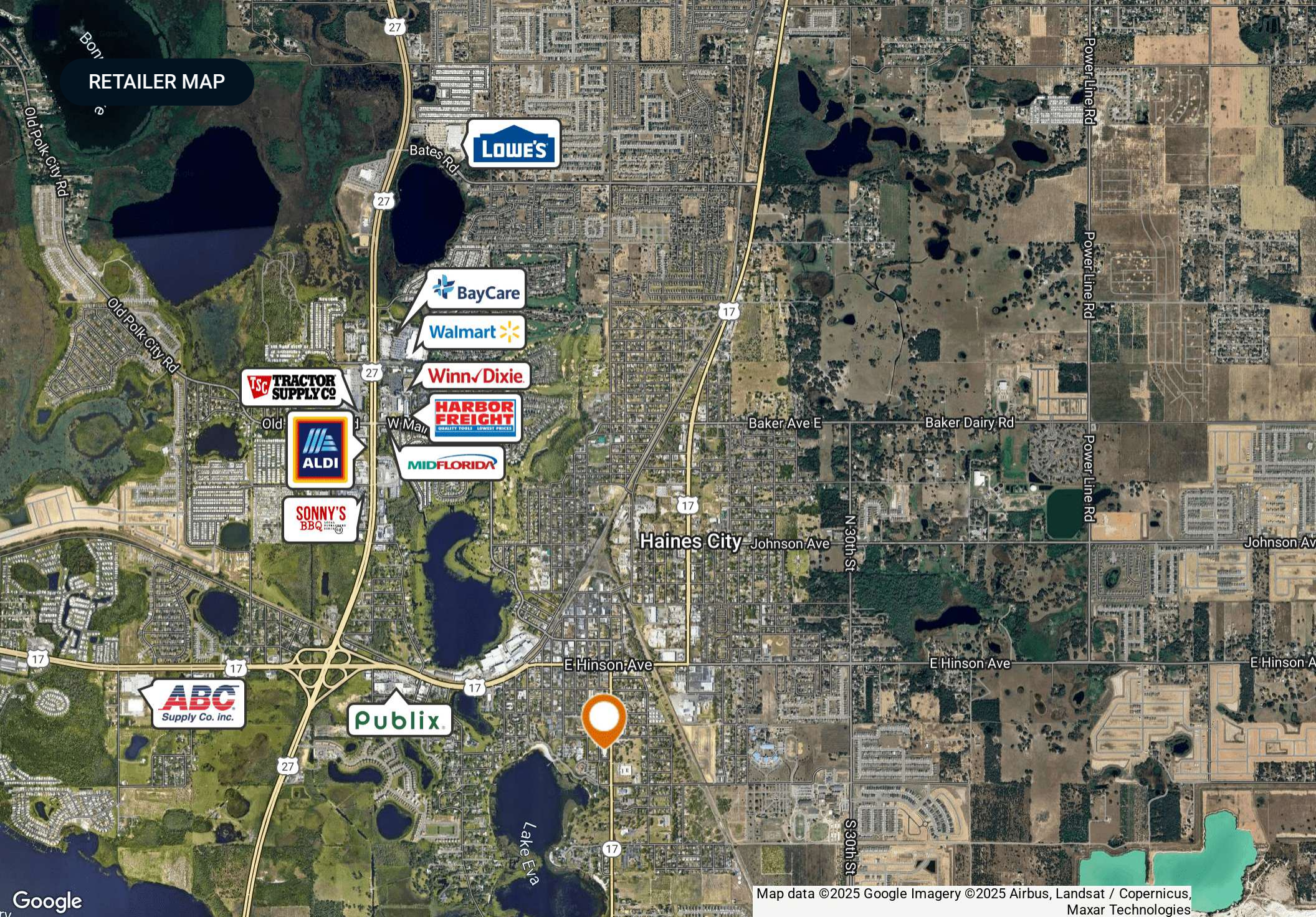


RETAILER MAP



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Maxar Technologies

RETAILER MAP



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

DEMOGRAPHICS MAP & REPORT

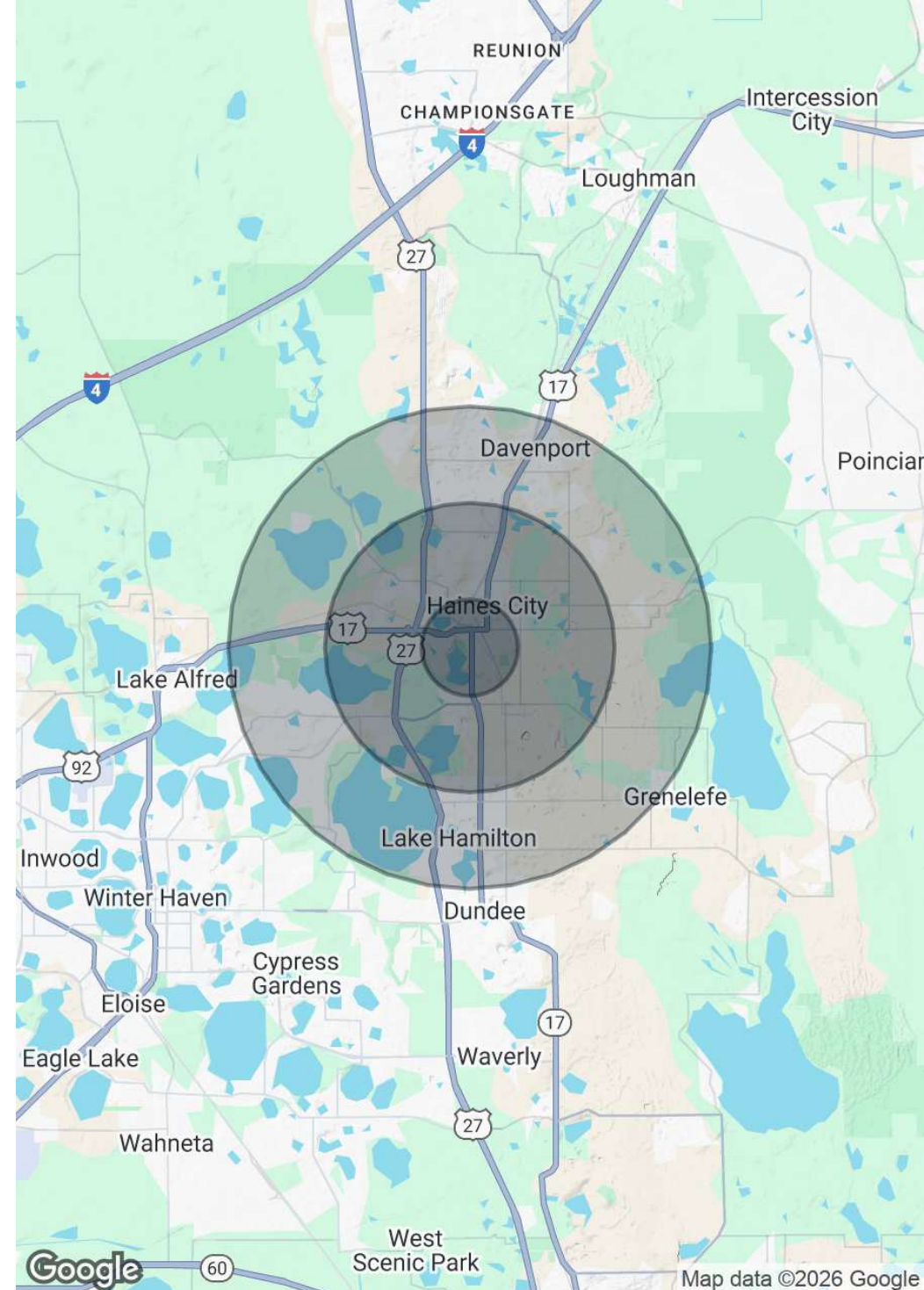
Population

	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)





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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