



Haines City Venue & Workspace

116 Kenny Blvd, Haines City, Florida 33844

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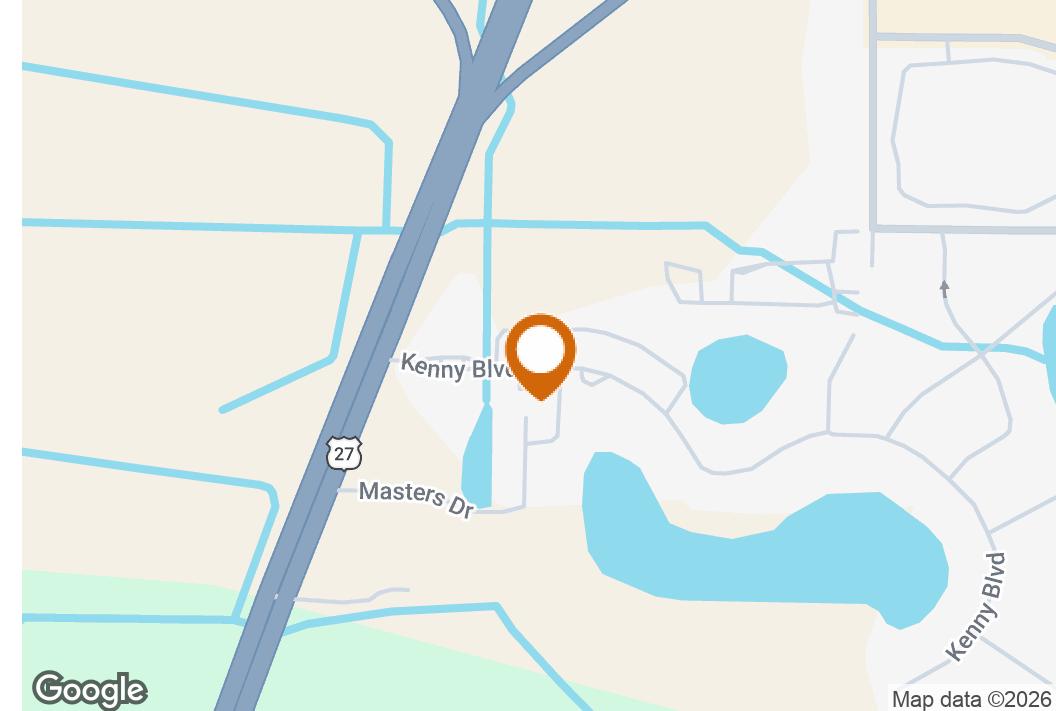
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Listing Price:	\$2,700,000
Price/SF:	± \$223.82/SF
Building Size:	12,063 ± SF
Lot Size:	1.38 ± Acres
Year Built:	2020
Zoning:	MUPUD (Mixed Use Residential)
APN:	272730000000022130
Taxes (Year):	\$32,477.38 (2024)
Traffic Count	58,000 ± Cars/Day (U.S Hwy 27)

Property Overview

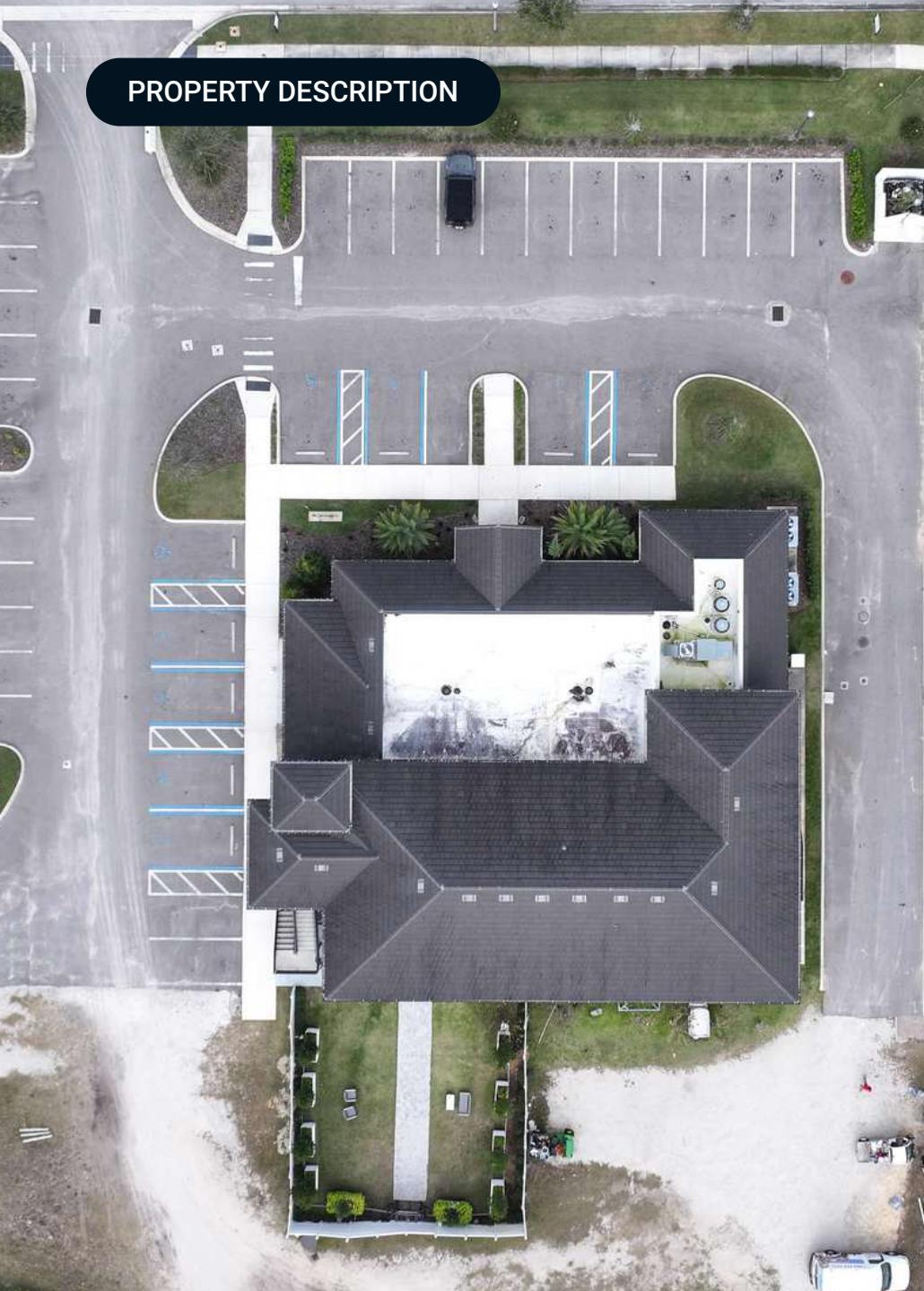
Located in the desirable Balmoral Resort in Haines City, Florida, this custom-built two-story building offers 3,703 ± SF of versatile office space, ideal for medical, event, or office use. Located just east of Highway 27, the property enjoys a prime position in a rapidly expanding area, providing a fantastic investment opportunity. The upstairs features an open floor plan that is move-in ready but can also be divided into smaller suites to suit your needs. The thoughtful layout includes a reception area, conference room, break room, electrical closet, and two restrooms, offering both functionality and flexibility.

New owners will also benefit from access to the event center's backyard space, ideal for hosting outdoor events or generating additional revenue. The property's connection to the Balmoral Resort ensures a built-in clientele base, making it an exceptional opportunity for businesses seeking a vibrant and dynamic environment. Whether your vision is a medical office, an event-based venture, or professional workspace expansion, this property combines a strategic location, modern amenities, and the potential for income generation to support your success.

Property Highlights

- Versatile space for various retail concepts
- Ample Parking with over 40 spaces
- Ideal for Retail/Specialty Center investment
- Elevator and Patio

PROPERTY DESCRIPTION



Property Description

Balmoral Office is located in Balmoral Resort, Florida, just east of Highway 27 in Haines City. The building offers 3,703 ± SF and also features an additional tenant, the Balmoral Resort Event Center. This prime office space is located in the heart of Haines City, a city that has been rapidly growing.



**58,000 ±
Cars/Day**

PHOTOS



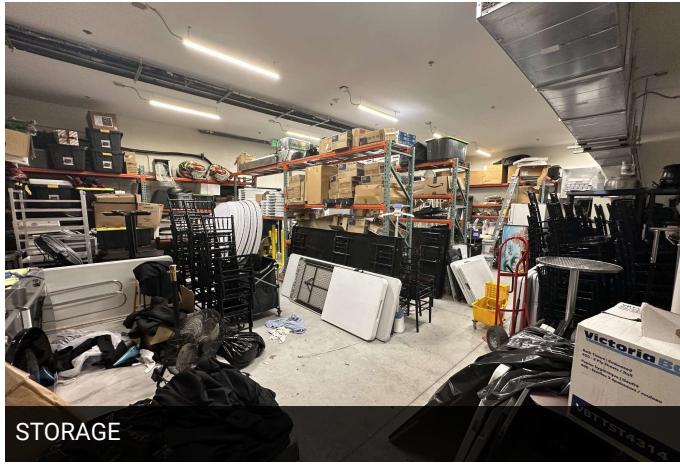
EVENT CENTER



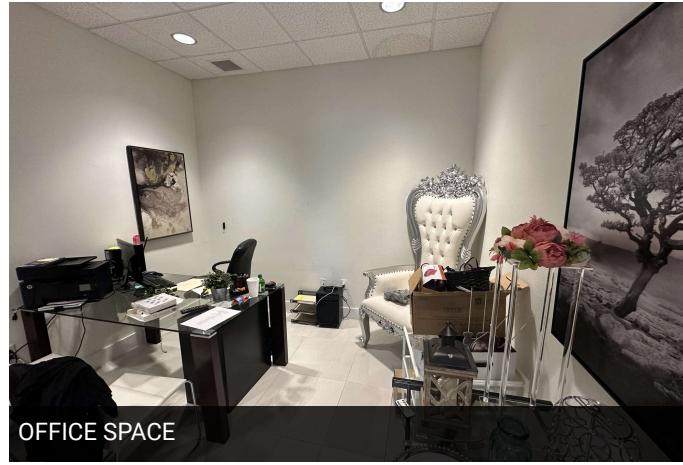
SMALL EVENT SPACE



BATHROOM



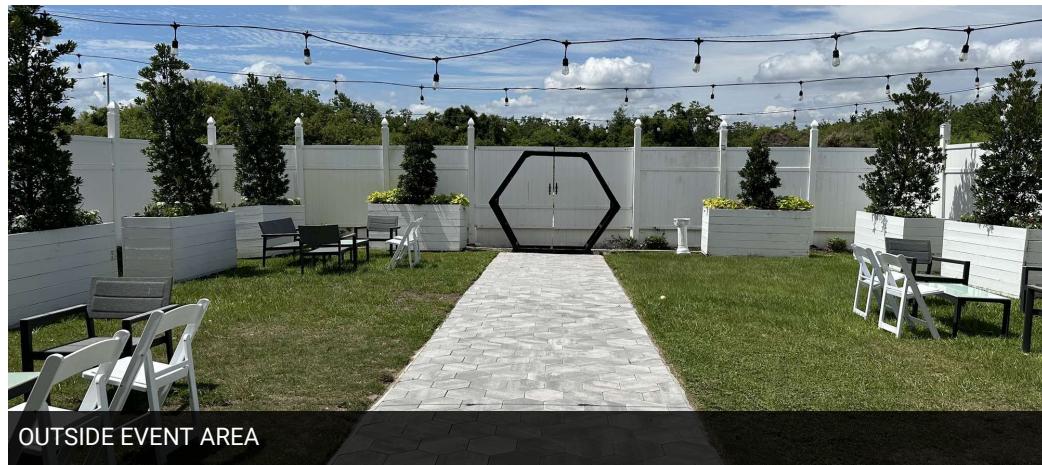
STORAGE



OFFICE SPACE



FULL KITCHEN



OUTSIDE EVENT AREA

PHOTOS



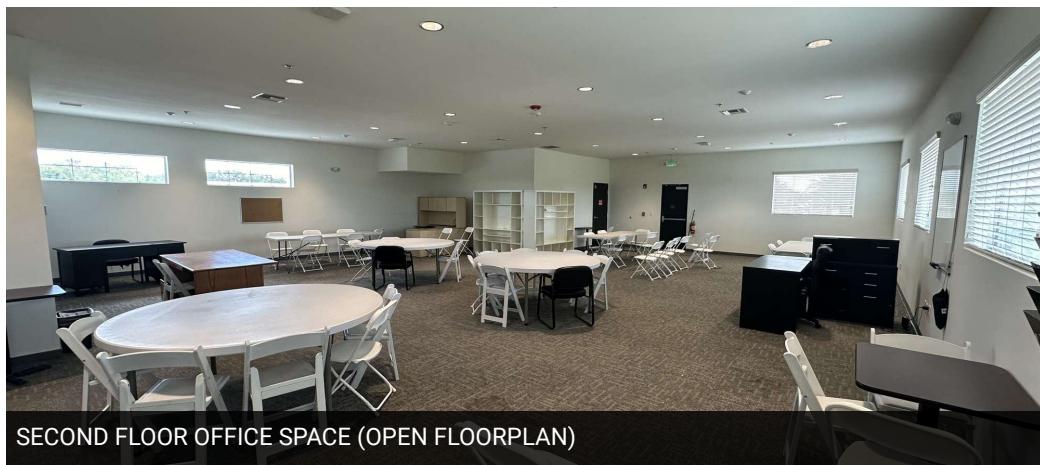
SECOND FLOOR SEPERATE ENTRANCE



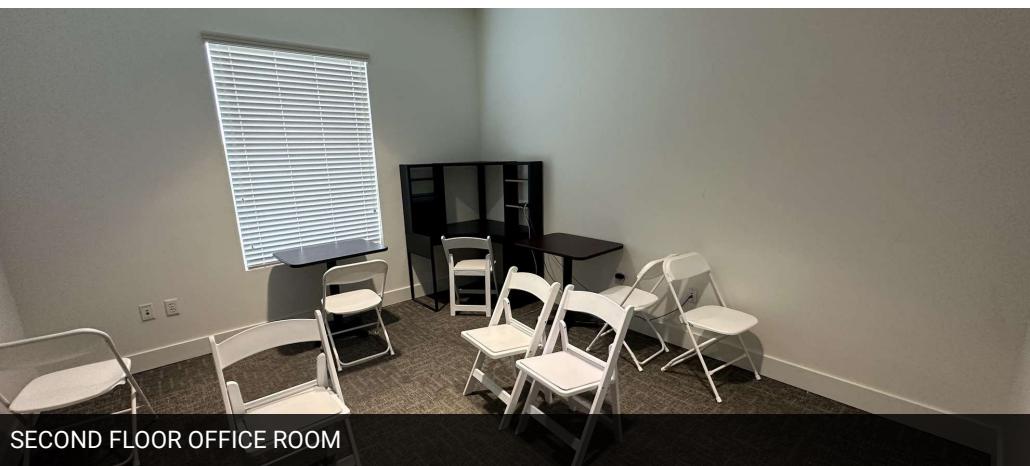
SECOND FLOOR RECEPTIONIST AREA



SECOND FLOOR CONFERENCE ROOM



SECOND FLOOR OFFICE SPACE (OPEN FLOORPLAN)

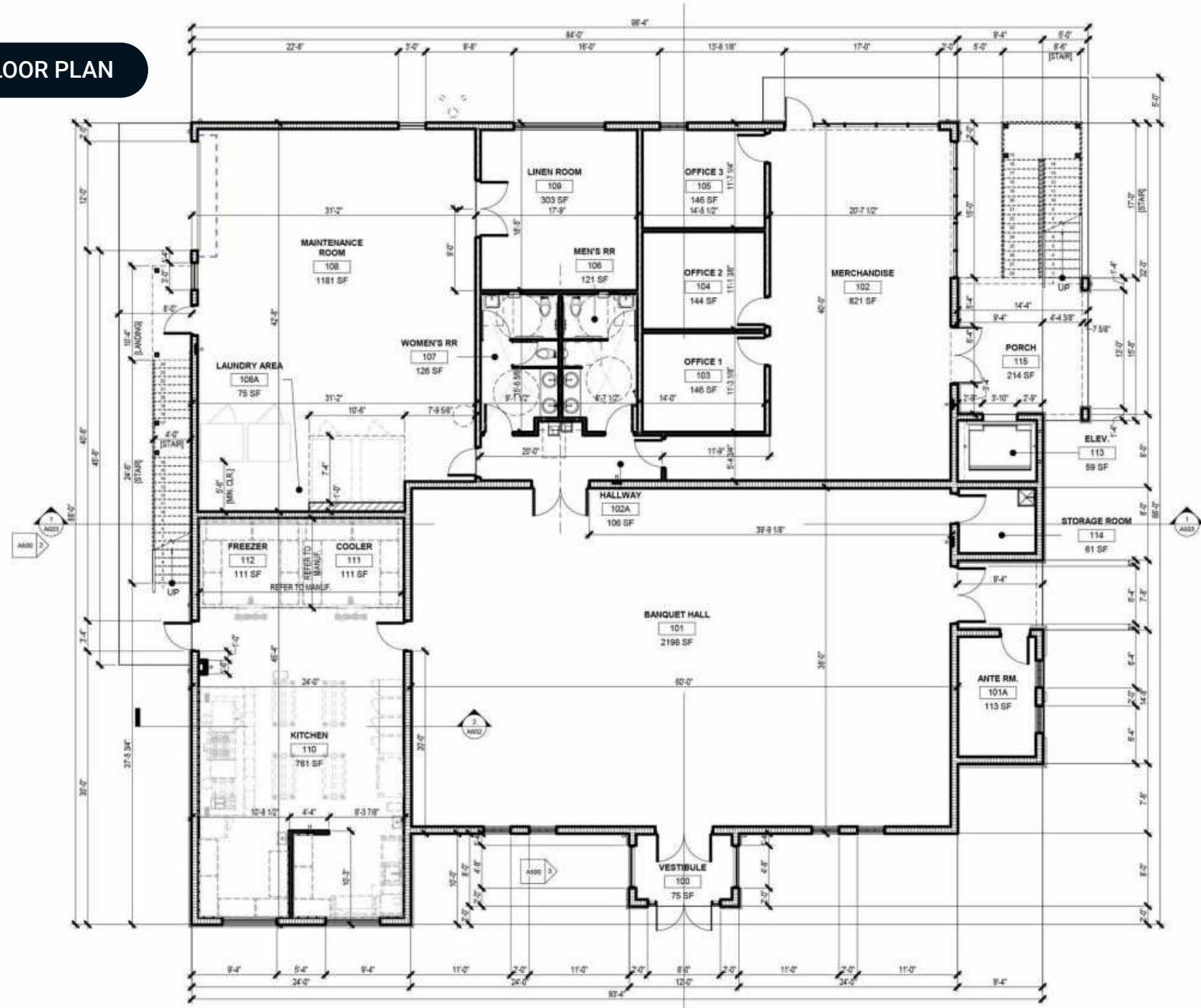


SECOND FLOOR OFFICE ROOM

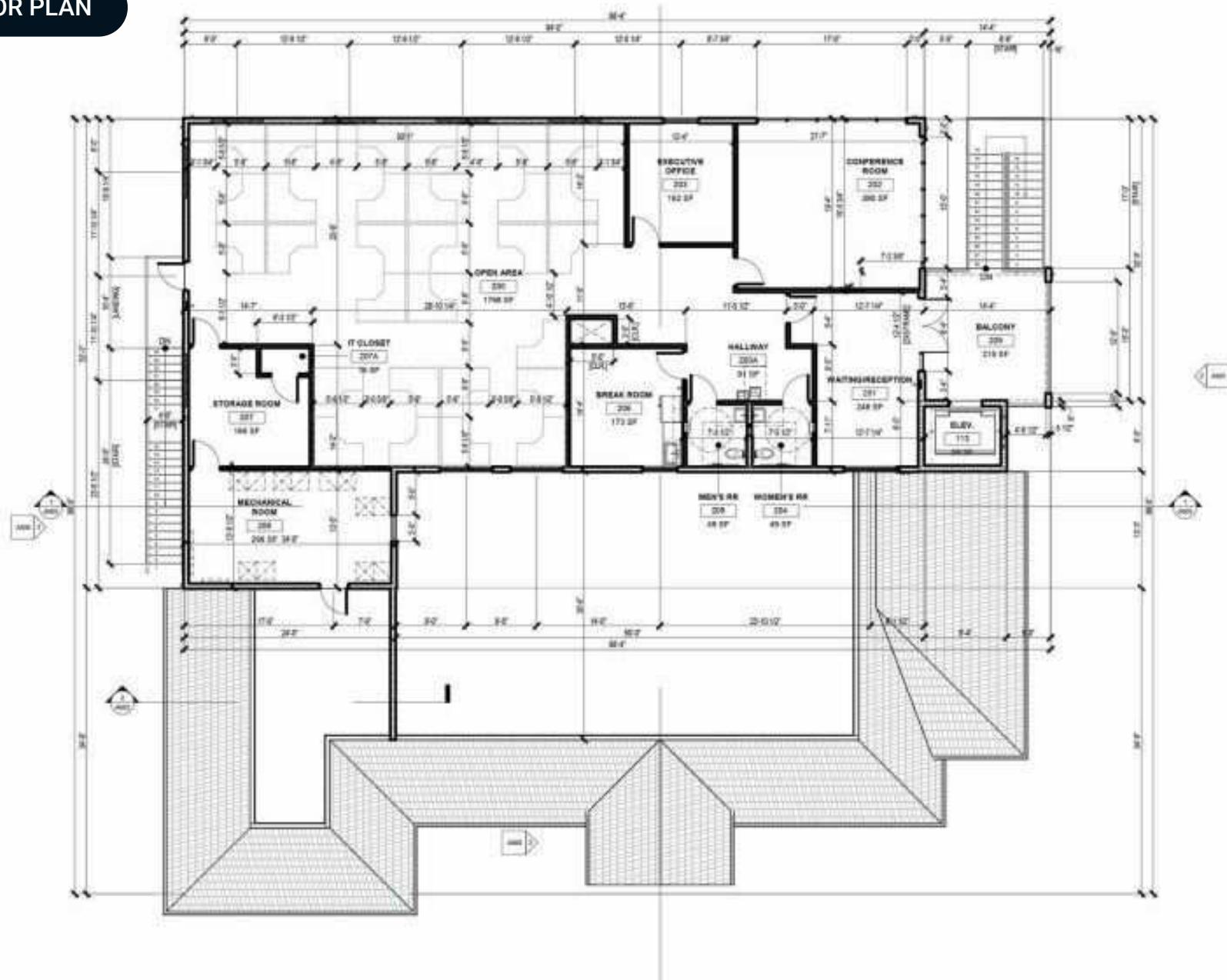


SECOND FLOOR COMMON AREA

1ST FLOOR PLAN



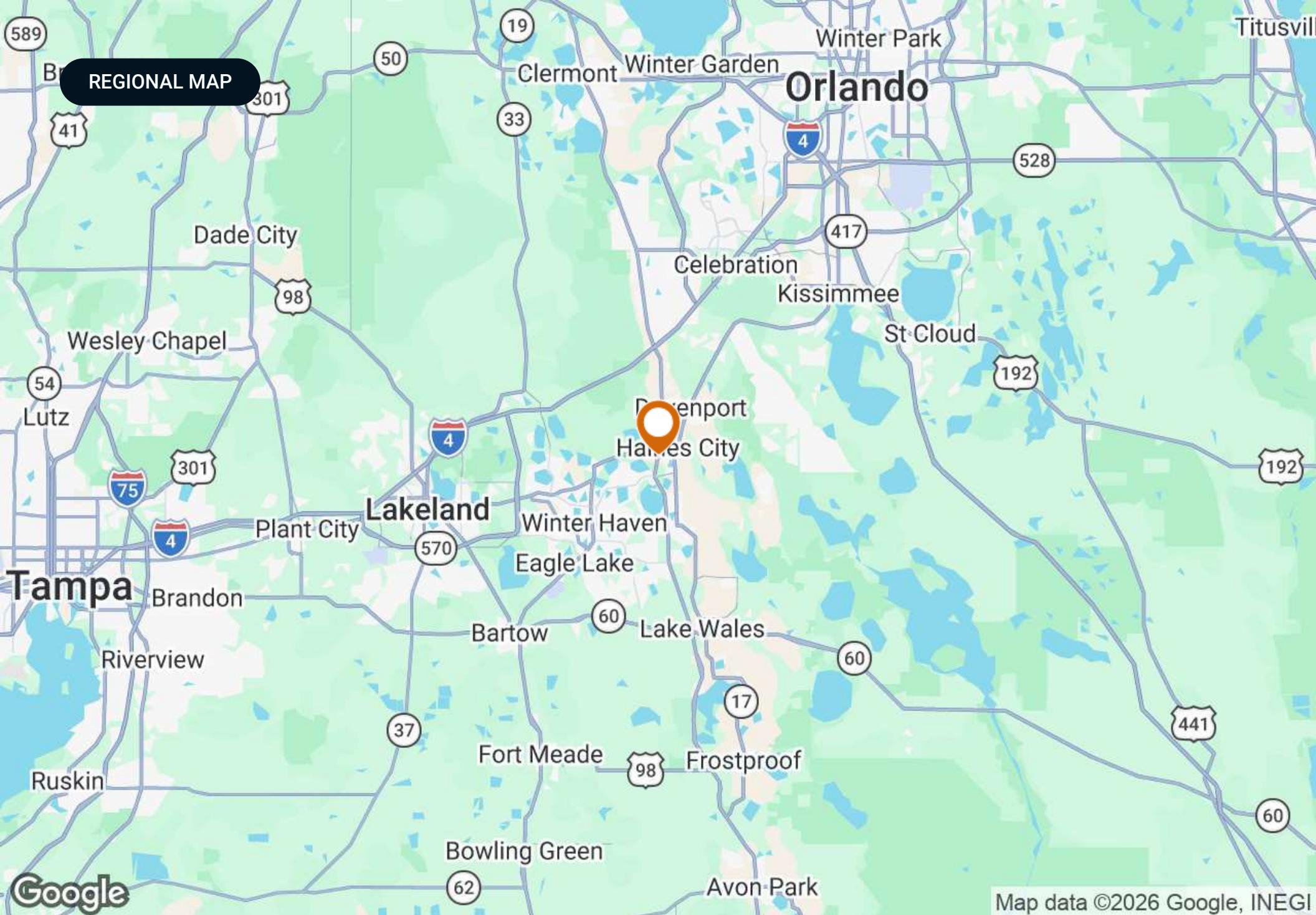
2ND FLOOR PLAN



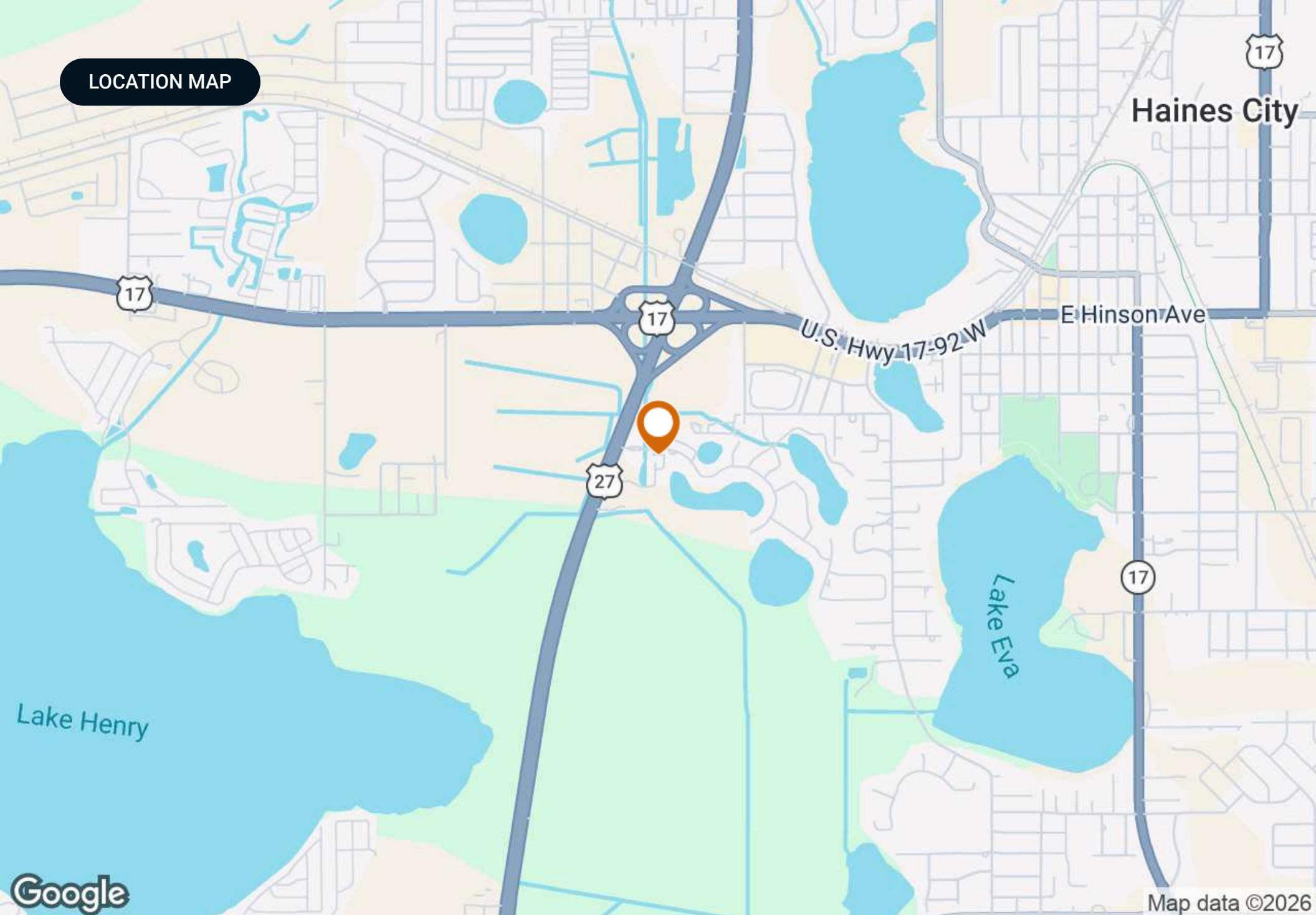


SECTION 2

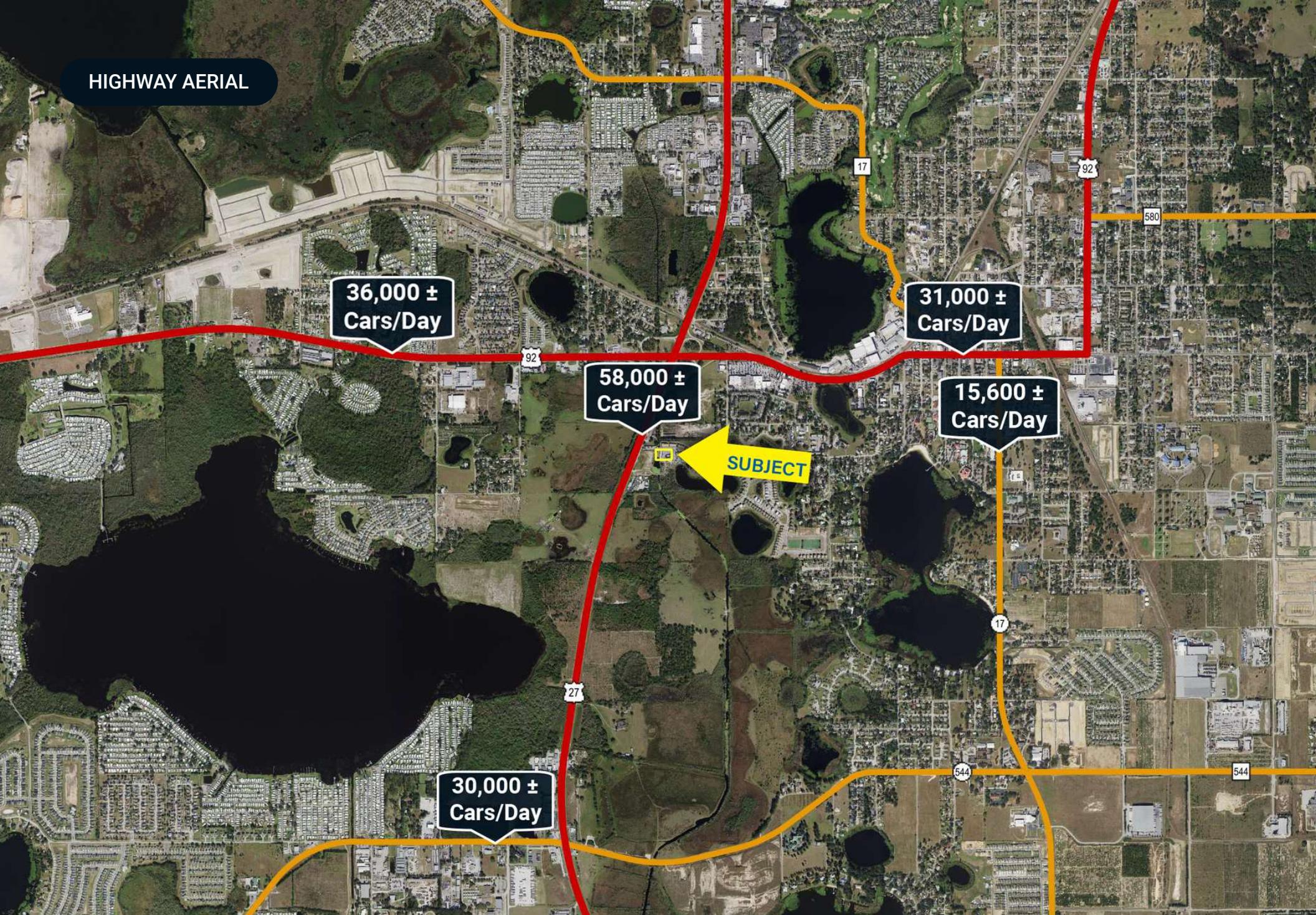
Location Information



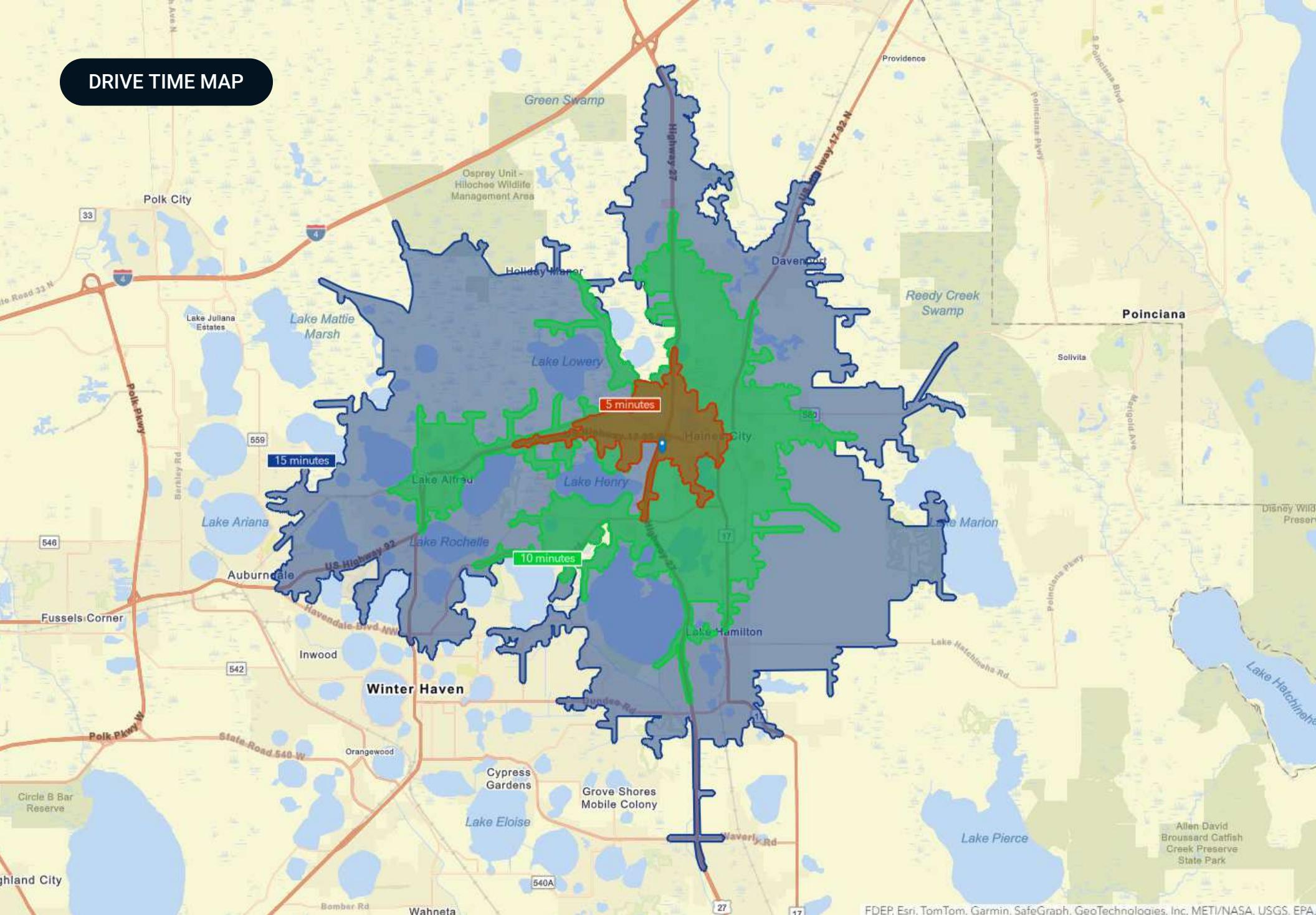
LOCATION MAP



HIGHWAY AERIAL



DRIVE TIME MAP



DEMOGRAPHICS MAP & REPORT

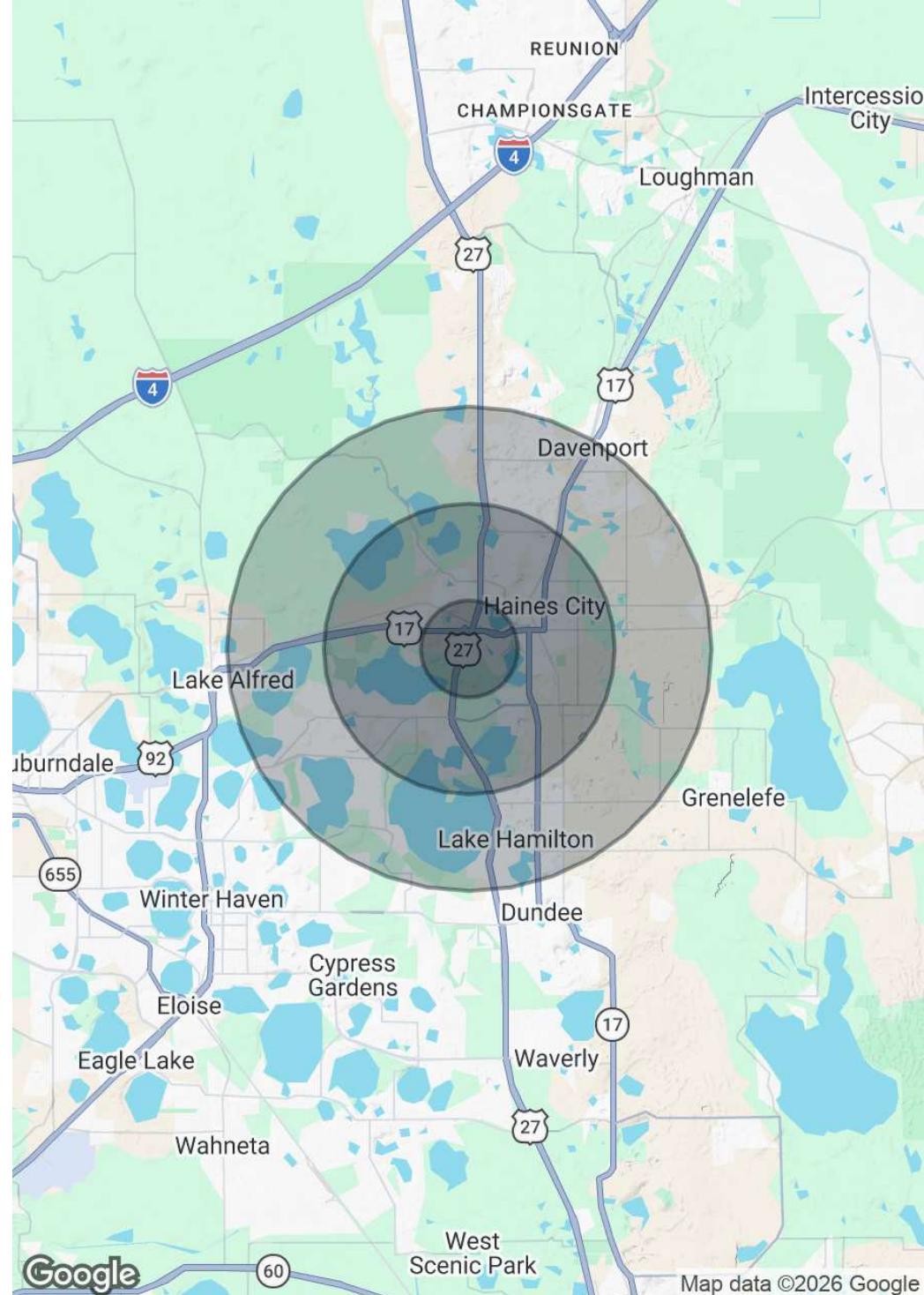
Population

	1 Mile	3 Miles	5 Miles
Total Population	4,119	37,462	74,198
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	44	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,575	13,860	27,042
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$77,498	\$70,142	\$75,112
Average House Value	\$292,983	\$255,644	\$268,205

Demographics data derived from AlphaMap



NEIGHBORHOOD MAP



MARKET AREA MAP





SECTION 3

Agent And Company Info



Danielle Brown

Associate Advisor

danielle@saundersestate.com
Direct: **877-518-5263 x440** | Cell: **863-670-7842**
FL #SL3520482

Professional Background

Danielle Brown is an Associate Advisor at Saunders Real Estate.

Danielle specializes in selling and leasing commercial properties, working with business owners, shopping malls/centers, and investment and industrial properties.

Danielle assists her clients in developing personalized and actionable master plans and advises them through purchasing, selling, and leasing of assets, always keeping them informed of emerging market details. She is also a candidate for being a Certified Commercial Investment Member (CCIM) as well as the Society of Industrial and Office Realtors (SIOR). In addition, she strives to provide excellent customer service through her knowledge of real estate finances and enthusiastic demeanor. Her target market for small and large businesses and retail includes Lakeland, Auburndale, and Mulberry. For industrial properties, Danielle focuses within Bartow, Auburndale, and Mulberry.

Originally from Philadelphia, Danielle was recruited by Southeastern University to sign with their women's basketball program. She was a two-year captain and helped bring another level of success to the team through her heart, persistence, and never-quit motto. She earned her B.S. in Sports Management and co-founded the Oratorical Arts Club known as "Speak That".

Danielle lives in Lakeland, Florida with her husband, Johann and her three stepchildren: Anaia, Kailyn, and Jonathan. They attend Faith Celebration Church where Danielle and her husband are ministers. She enjoys gatherings with friends and family, attending veterans' events, exercising, reading, and publicly performing poetry in her free time. She truly loves people and enjoys seeing her clients advance in their success. Her passion is to ensure her clients achieve their real estate goals now and in the future.

Danielle specializes in:

- Small & Large Businesses
- Commercial Sales & Leasing
- Industrial & Retail

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: **877-518-5263 x347** | Cell: **863-660-3138**

Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics



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