



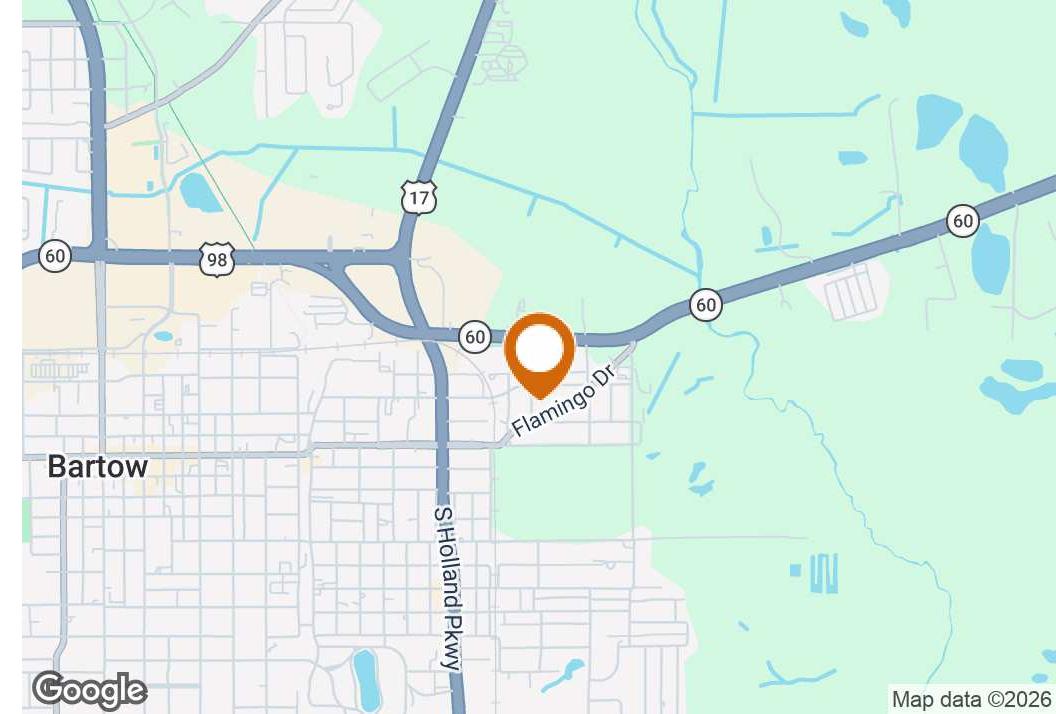
NNN Investment Medical Office Building

2020 Flamingo Dr, Bartow, Florida 33830

Sid Bhatt, CCIM, SIOR
704-930-8179
sid@saundersestate.com

Trace Linder
863-287-3281
trace@saundersestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,444,651
CAM/NNN:	\$3 SF/yr (adjusted annually)
Building Size:	6,381 SF
Lot Size:	0.95 AC
Road Frontage:	215 ± FT (Flamingo Dr)
Property Taxes:	\$10,994.10 (2024)
Zoning:	Commercial
Price / SF:	\$226.40
NOI:	\$115,572
CAP Rate:	8.0%
Year Built:	1980
APN:	253004364500008090

Property Overview

NEW PRICING @ 8% CAP RATE

A stable, long-term investment opportunity: This medical office building, leased to a national corporate tenant under a new 7-year NNN lease, is located on a 0.95-acre lot near Bartow Regional Medical Center and Watson Clinic. The property features a strong initial NOI with rent escalations and renewal options, and recent capital improvements (approx. \$300k in tenant improvements) including a new roof, HVAC systems, fire suppression system, and alarm system.

Property Highlights

- 100% occupied (Single Tenant)
- National corporate tenant (currently 10 clinics and growing)
- 7 Year lease term (NNN updated annually)
- Class "A" 2nd generation medical building with extensive medical related renovations
- Less than 2.5 miles from Bartow Regional Medical Center

INVESTMENT SUMMARY

Sale Price	\$1,444,651
CAP Rate	8.0%

Location/Building Information

Street Address	2020 Flamingo Dr
City, State, Zip	Bartow, FL 33830
County	Polk

Building Information

Building Size	6,381 SF
Building Class	A
Occupancy %	100%
Tenancy	Single Tenant
Number of Floors	1
Year Built	1980
Year Last Renovated	2012/2024
Tenant Improvements	\$300,000 TI

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	Commercial
Lot Size	0.95 Acres
APN #	253004364500008090

Lease Summary

Tenant	Advanced Care Partners (ACP)
NOI (Year 1)	\$115,572.12
Lease Type	NNN
Lease Commencement	2/1/2025
Lease Expiration	6/30/2032
Remaining Term on Lease	7 Years 4 Months
Renewal Options	Two - Five Year Renewal Options. Tenant has 1st right of refusal after 5-year mark
Landlord Responsibility	N/A
Tenant Responsibility	NNN (updated annually)

Parking & Transportation

Number of Parking Spaces

25



ADVANCED CARE PARTNERS

Tenant Overview

Company:	Advanced Care Partners
Locations:	10 (FL, GA, TX)
Headquarters:	Atlanta, GA
Website:	https://advancedcarepartners.com/

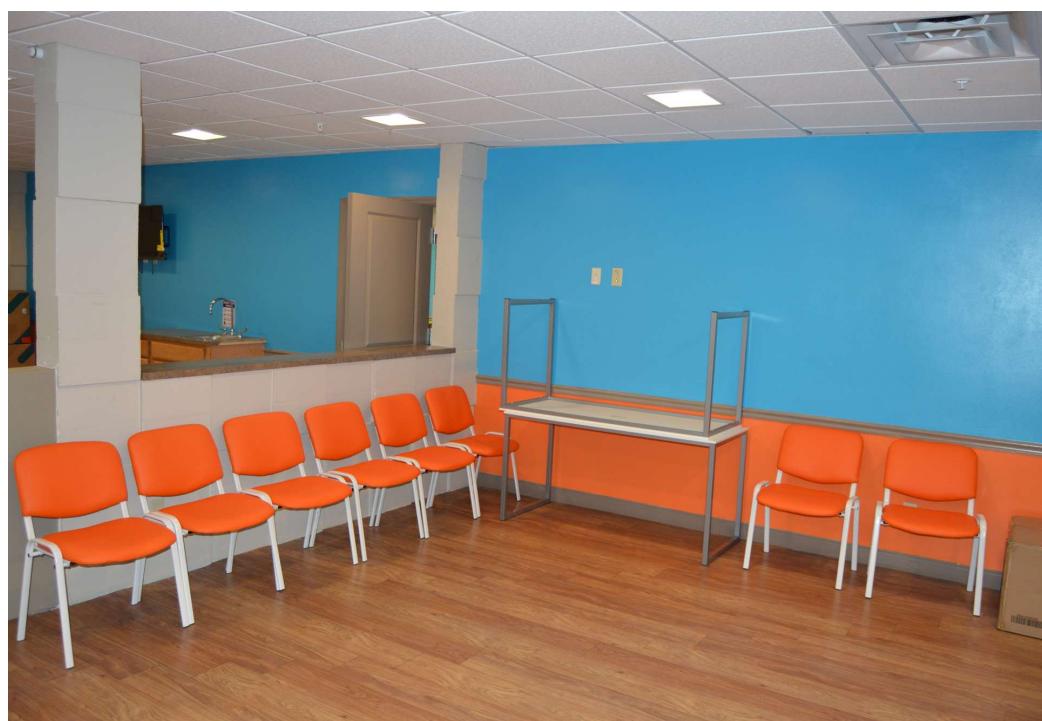
Advanced Care Partners (ACP) Overview:

For over a decade, Advanced Care Partners has been Georgia's premier home-care provider for the medically fragile community. We've made it our mission to provide the highest quality of care to our patients and their families. We are constantly striving to go ABOVE and BEYOND to uphold our values of commitment, kindness, thoughtfulness, and perseverance, as they are instrumental to making a difference in the lives of the medically fragile families who we have the honor and privilege to serve. Today, we have offices in Atlanta, GA, and San Antonio, TX. We also offer prescribed pediatric extended care services in our daycare centers located in Port St. Lucie, FL; Fort Pierce, FL; Titusville, FL; Jacksonville, FL; and Bartow, FL.

Medical Daycare Services Overview:

Advanced Care Partners' medical daycare services in Bartow, FL, provide comprehensive care for children with medical complexities, offering a safe and supportive environment where they can receive the attention they need. Our facility is staffed with skilled pediatric nurses and therapists who provide specialized medical care, including medication administration, respiratory support, and therapy services. Unlike traditional daycare centers, our program is designed for children requiring ongoing medical supervision, ensuring they receive both clinical care and social interaction. Through our holistic approach, we help children grow, develop, and thrive while offering families the reassurance of expert support.

INTERIOR PHOTOS



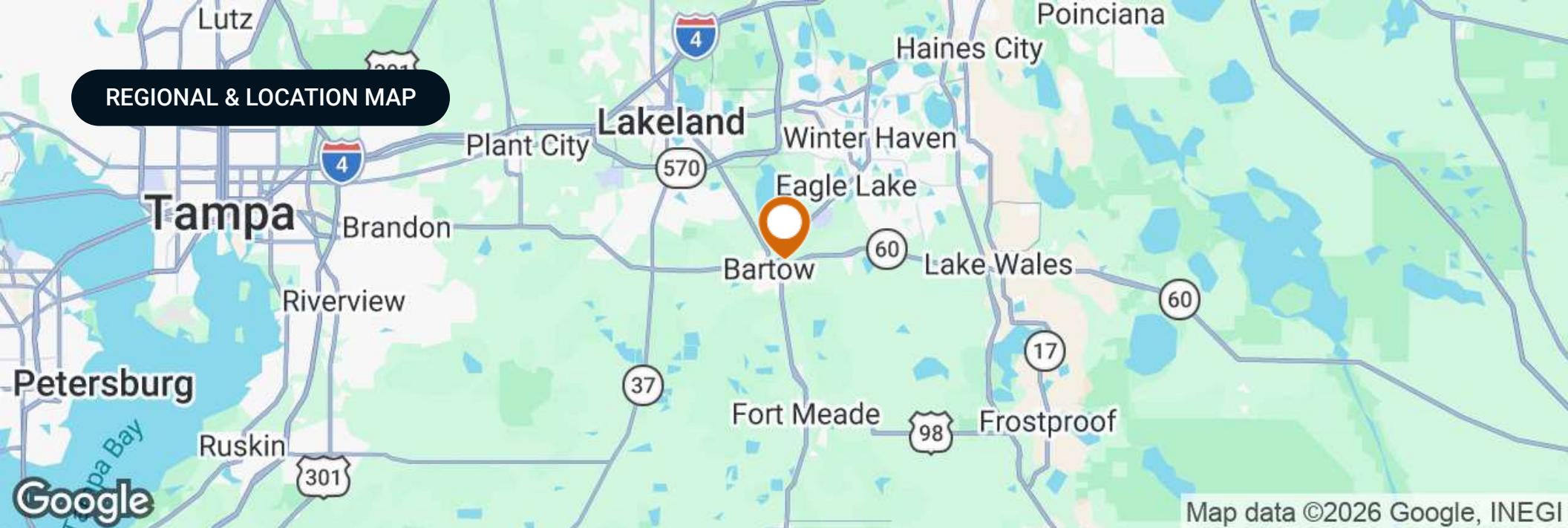
EXTERIOR PHOTOS



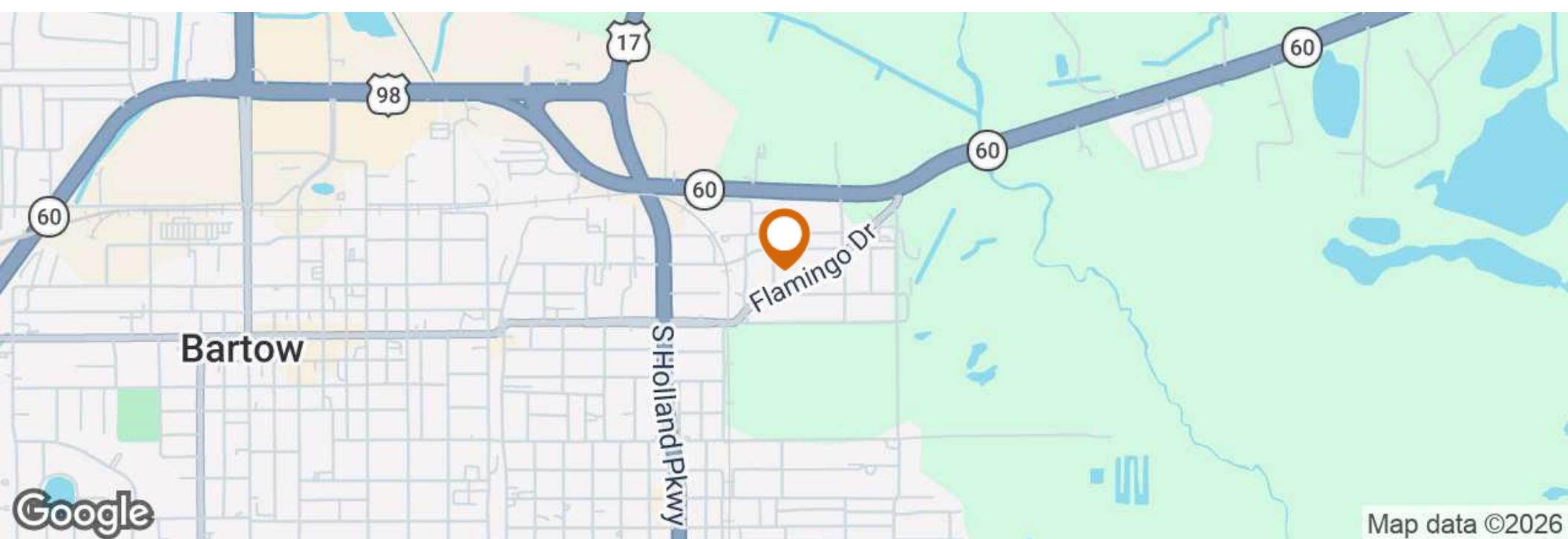
AERIAL MAP



REGIONAL & LOCATION MAP

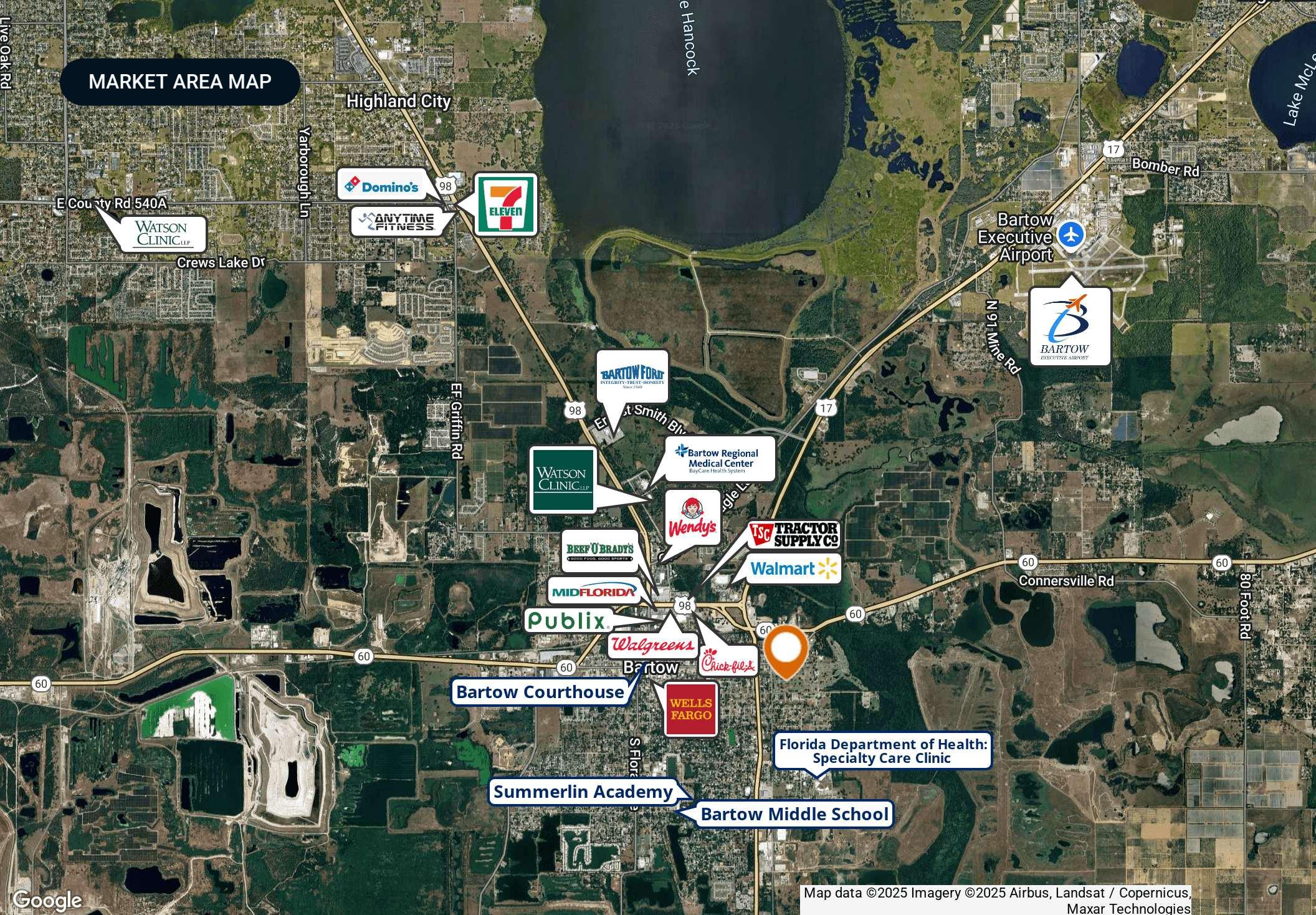


Map data ©2026 Google, INEGI

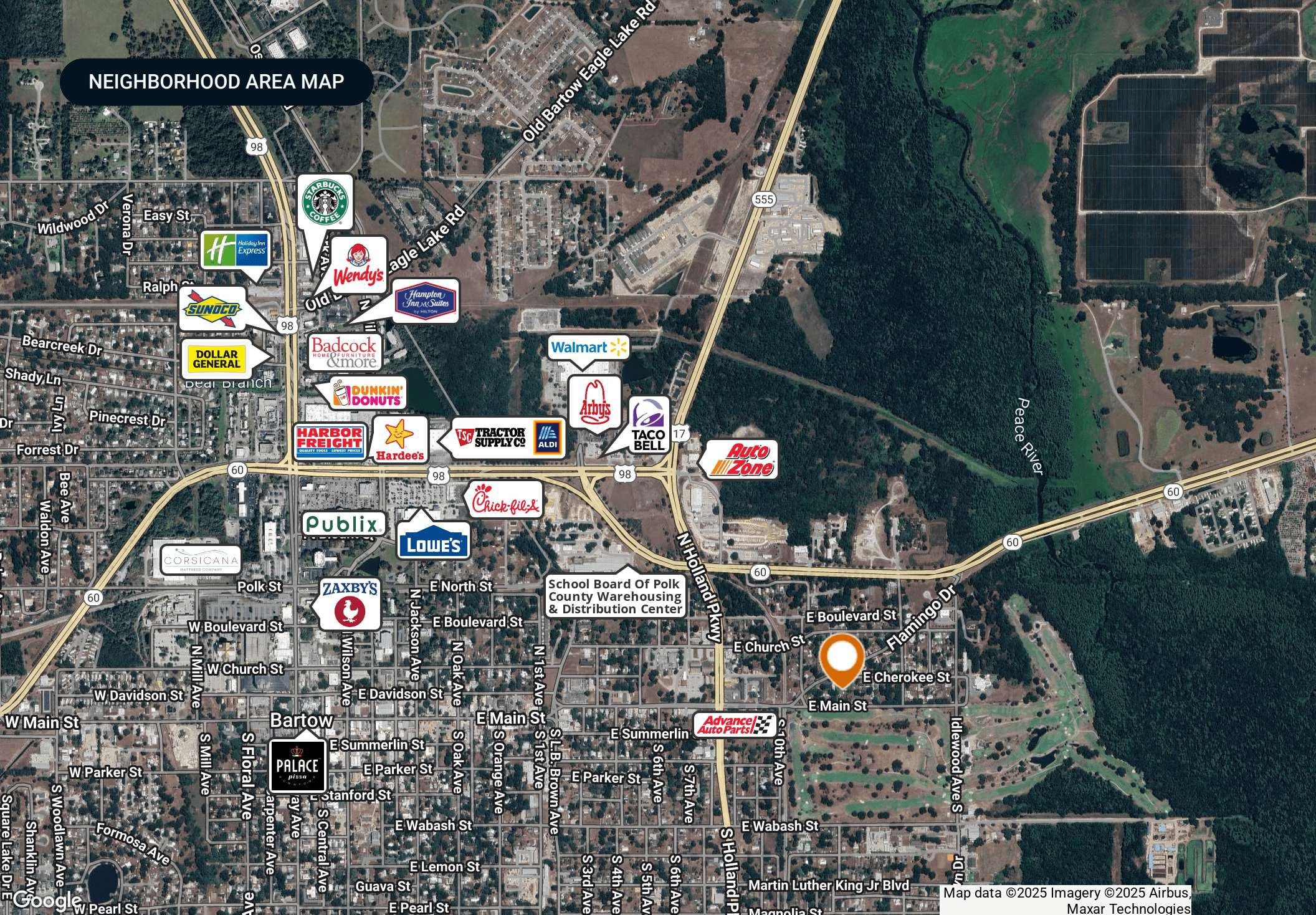


Map data ©2026

MARKET AREA MAP



NEIGHBORHOOD AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

Multi-area Benchmark Report 2.0

2020 Flamingo Dr, Bartow, Florida, 33830, 2020 Flamingo Dr, Bartow, Florida, 33830, 2020 Flamingo Dr, Bartow, Florida, 33830

2020 Flamingo Dr, Bartow, Florida, 33830

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes

Prepared by Esri

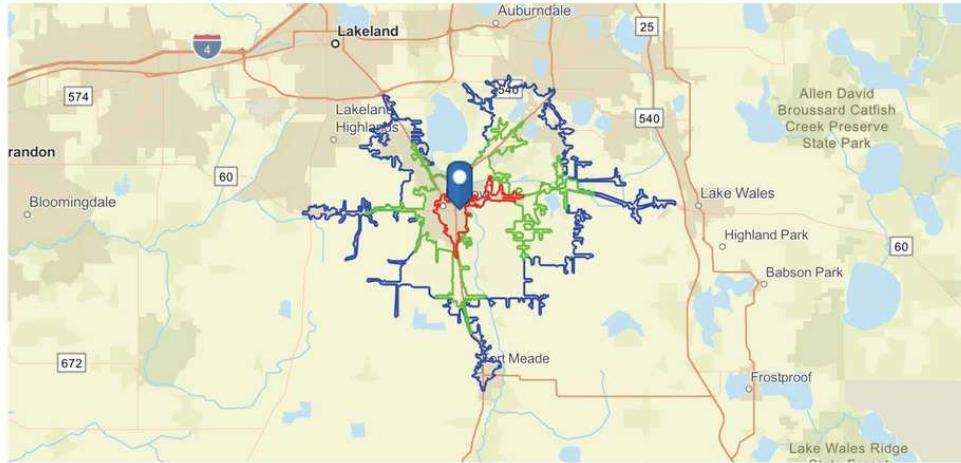
Latitude: 27.89812

Longitude: -81.82450

Benchmark Demographics

2020 Flamingo Dr, Bartow, Florida, 33830

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 33830 (Bartow)	Counties Polk County	States Florida	United States of America United States
Population Age 0-4	6.07%	6.07%	6.03%	5.98%	5.30%	4.69%	5.39%
Population Age 5 to 9	6.38%	6.43%	6.44%	6.50%	5.61%	5.03%	5.75%
Population Age 10 to 14	6.31%	6.27%	6.48%	6.26%	6.00%	5.34%	5.98%
Population Age 15 to 19	7.34%	6.98%	6.83%	6.99%	6.26%	5.84%	6.47%
Population Age 20 to 34	20.82%	19.53%	19.44%	19.48%	18.85%	18.43%	20.33%
Population Age 35 to 54	25.04%	24.55%	25.08%	25.00%	24.12%	24.41%	25.20%
Population Age 55 to 74	20.39%	21.90%	22.16%	21.75%	23.96%	25.55%	22.82%
Population Age 75+	7.68%	8.27%	7.54%	8.03%	9.91%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Polk County	States Florida	United States of America United States
<\$15,000	8.3%	8.0%	7.1%	7.4%	8.0%	8.3%
\$15,000-\$24,999	5.7%	5.3%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	11.0%	9.2%	7.4%	7.2%	6.7%	6.3%
\$35,000-\$49,999	13.9%	13.4%	11.2%	12.0%	10.5%	9.8%
\$50,000-\$74,999	17.1%	17.3%	17.4%	19.8%	16.9%	15.6%
\$75,000-\$99,999	14.1%	14.8%	14.7%	14.6%	12.9%	12.5%
\$100,000-\$149,999	18.8%	19.2%	19.6%	18.1%	18.4%	17.8%
\$150,000-\$199,999	6.9%	7.6%	9.2%	8.1%	8.7%	9.8%
\$200,000+	4.3%	5.2%	7.3%	6.6%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Polk County	States Florida	United States of America United States
Population	8,044	24,883	75,226	822,142	23,027,836	339,887,819
Daytime Population	14,854	30,837	68,819	782,956	22,846,618	338,218,372
Employees	3,327	10,594	33,006	334,740	10,832,721	167,630,539
Households	3,013	9,378	27,342	313,012	9,263,074	132,422,916
Average HH Size	2.46	2.59	2.71	2.57	2.43	2.50
Median Age	37.3	38.6	38.7	41.3	43.6	39.6

Housing Facts						
Median Home Value	\$321,198	\$308,386	\$316,916	\$319,676	\$416,969	\$370,578
Owner Occupied %	60.3%	70.4%	73.9%	71.8%	67.2%	64.2%
Renter Occupied %	39.7%	29.6%	26.1%	28.2%	32.8%	35.8%
Total Housing Units	3,287	10,313	29,884	361,112	10,635,372	146,800,552

Income Facts						
Median HH Income	\$63,981	\$69,300	\$76,028	\$70,958	\$78,205	\$81,624
Per Capita Income	\$27,484	\$32,086	\$34,905	\$34,967	\$44,891	\$45,360
Median Net Worth	\$143,817	\$193,195	\$232,820	\$224,923	\$253,219	\$228,144

Health Care & Insurance

2020 Flamingo Dr, Bartow, Florida, 33830

Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

Population



26,120

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



45.1%

Exercise at home 2+

times per week



10.4%

Exercise at club 2+

times per week

Health Care Expenditure



\$4,157

Annual Health Insurance Expenditures



\$2,016

Medical Care



Medicare:

Population 65+

1,457

Medicare Only

521

Direct-Purch & Medicare

438

Employer & Medicare

429

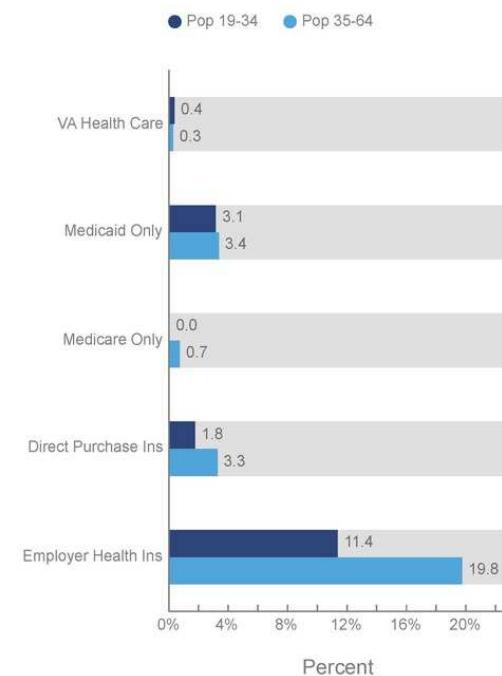
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,138.3
Medicare Payments	\$946.7
Physician Services	\$230.1
Dental Services	\$357.0
Eyecare Services	\$74.4
Lab Tests/X-rays	\$66.5
Hospital Room & Hospital Service	\$211.3
Convalescent/Nursing Home Care	\$25.8

Health Insurance Coverage (ACS)



Source: This infographic contains data provided by ACS (2017-2021), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).

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2020 Census Summary

2020 Flamingo Dr, Bartow, Florida, 33830 (5 miles)

2020 Flamingo Dr, Bartow, Florida, 33830

Ring of 5 miles

Prepared by Esri

Latitude: 27.89819

Longitude: -81.82456



2020 Census Summary

2020 Flamingo Dr, Bartow, Florida, 33830

Ring of 5 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



1.12%

Population



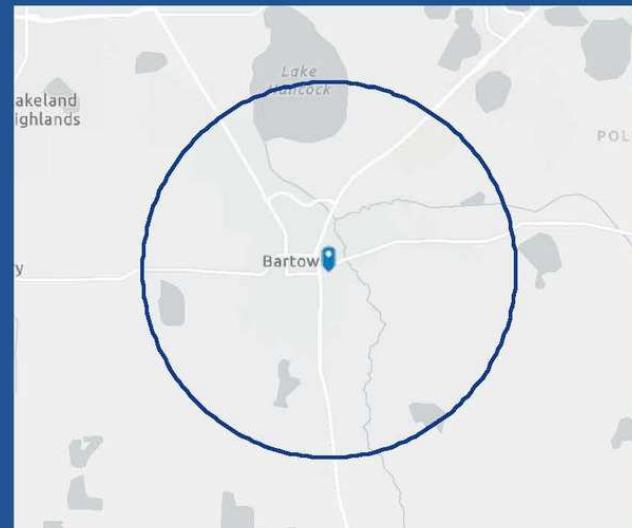
-3.50%

Group Quarters



1.24%

Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

KEY FACTS

26,639

Total Population

10,558

Housing Units

339.2

Population Density

2.68

Average Household Size

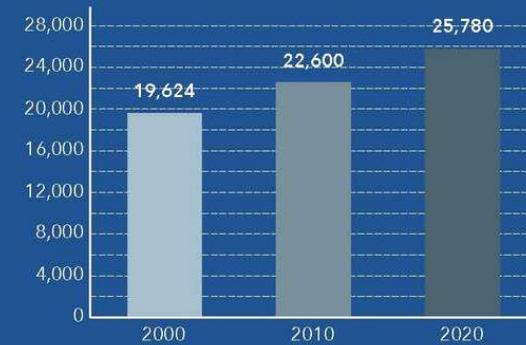
9,619

Total Households

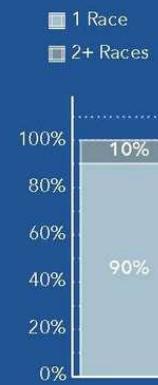
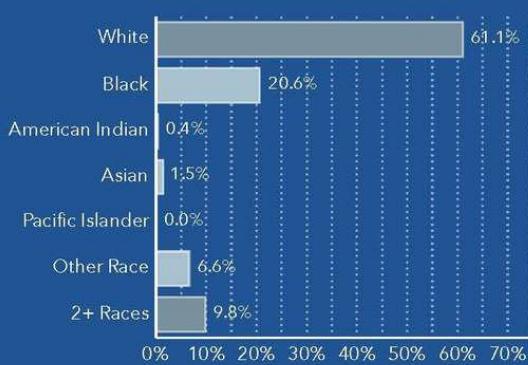
69.8

Diversity Index

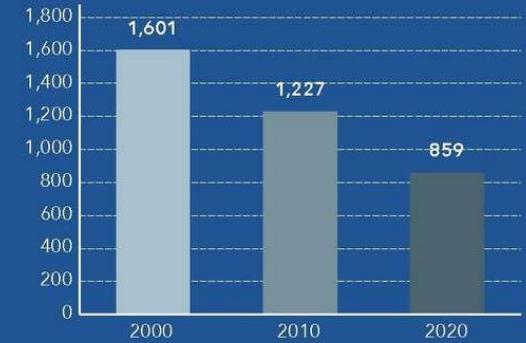
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE

	Less Than 18 Years	18 Years and Older
Total	6,599	20,040
1 Race	5,650	18,378
White	3,472	12,794
Black	1,543	3,949
American Indian/Alaska Native	24	90
Asian	73	321
Pacific Islander	1	7
Some Other Race	537	1,217
2 or More Races	949	1,662

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



Trace Linder

Advisor

trace@saundersexperts.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land



Serving the Southeast

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