

# NNN Investment Medical Office Building

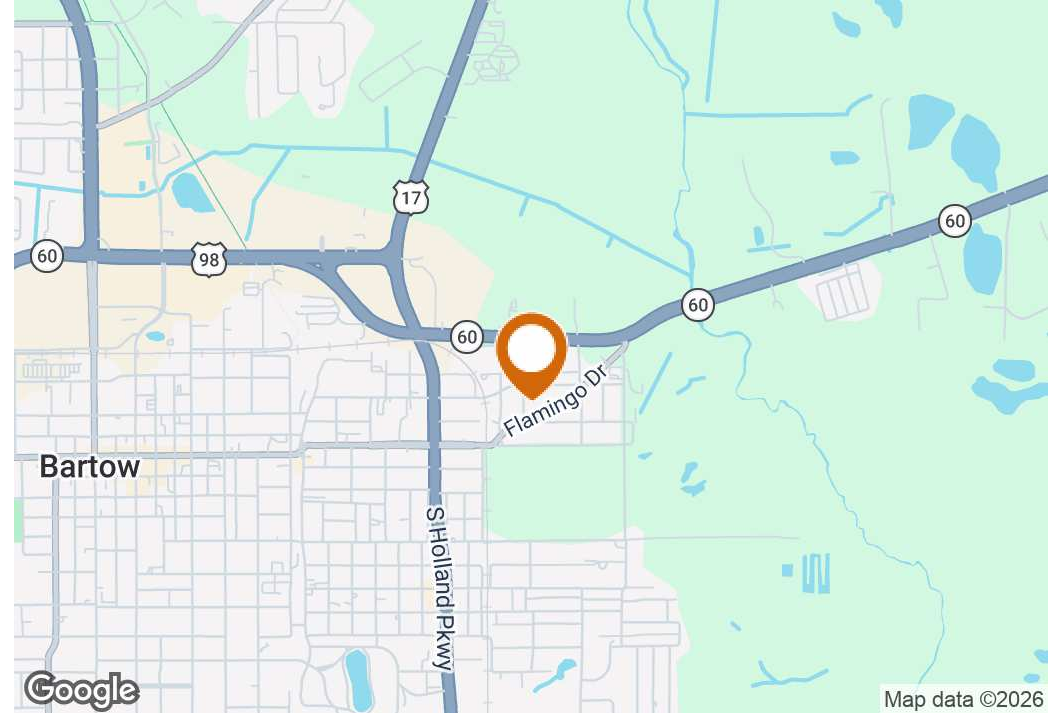
2020 Flamingo Dr, Bartow, Florida 33830

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## PROPERTY SUMMARY



## Offering Summary

Sale Price:	<b>\$1,444,651</b>
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

## TENANT PROFILE



# ADVANCED CARE PARTNERS

## Tenant Overview

Company:	Advanced Care Partners
Locations:	10 (FL, GA, TX)
Headquarters:	Atlanta, GA
Website:	<a href="https://advancedcarepartners.com/">https://advancedcarepartners.com/</a>

## 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

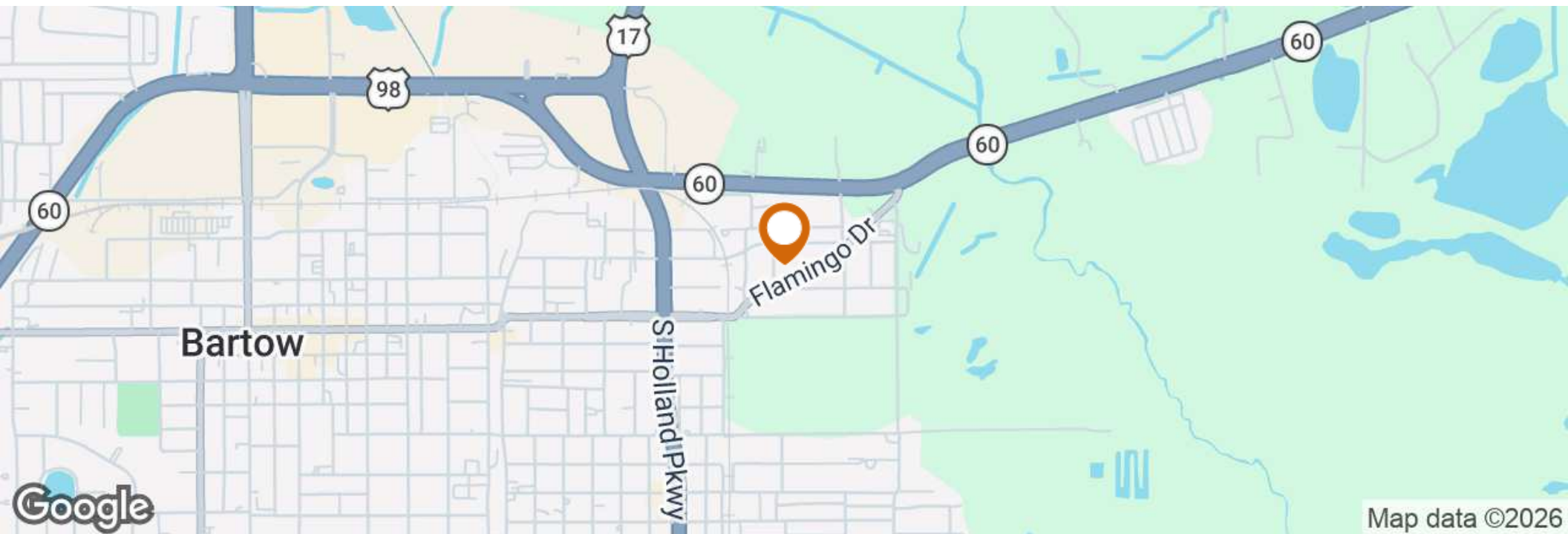




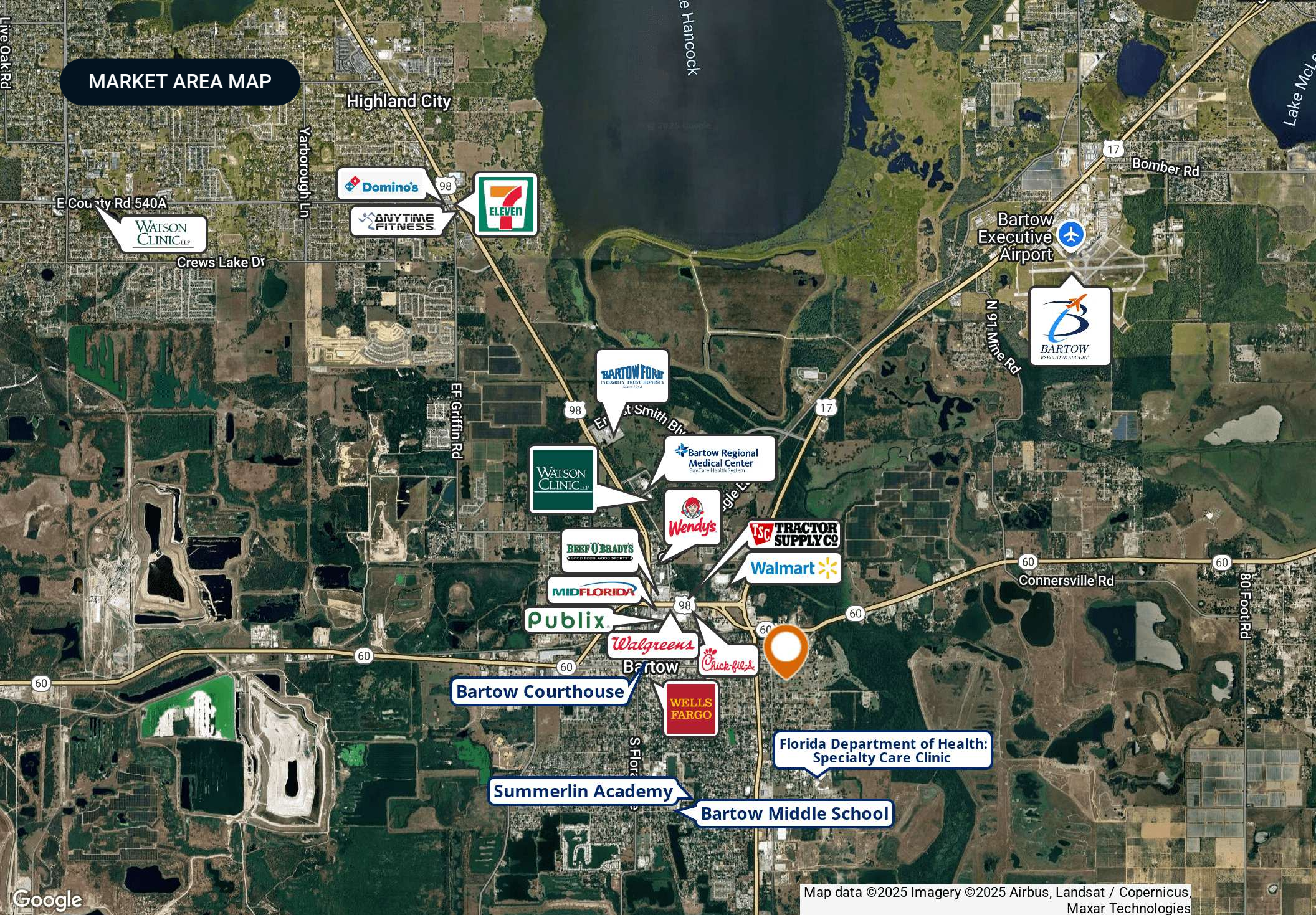
AERIAL MAP











MARKET AREA MAP

E County Rd 540A

WATSON CLINIC

Crews Lake Dr

Yarborough Ln

Domino's  
ANYTIME FITNESS

EF Griffin Rd

Highland City

7 ELEVEN

98

BARTOW FORD  
INTEGRITY • TRUST • HONESTY  
Since 1968

WATSON CLINIC

Bartow Regional Medical Center  
BayCare Health System

BEEF 'O' BRADY'S  
HAND CUT FRESH HOGS & STEAKS

Wendy's

TRACTOR SUPPLY CO

Walmart

MIDFLORIDA

Publix

60

60

Walgreens

Bartow

Chick-fil-A

WELLS FARGO

Bartow Courthouse

Summerlin Academy

Bartow Middle School

Florida Department of Health:  
Specialty Care Clinic

Bartow Executive Airport

BARTOW  
EXECUTIVE AIRPORT

N 91 Mine Rd

Bomber Rd

17

Connersville Rd

60

60

80 Foot Rd

e Hancock

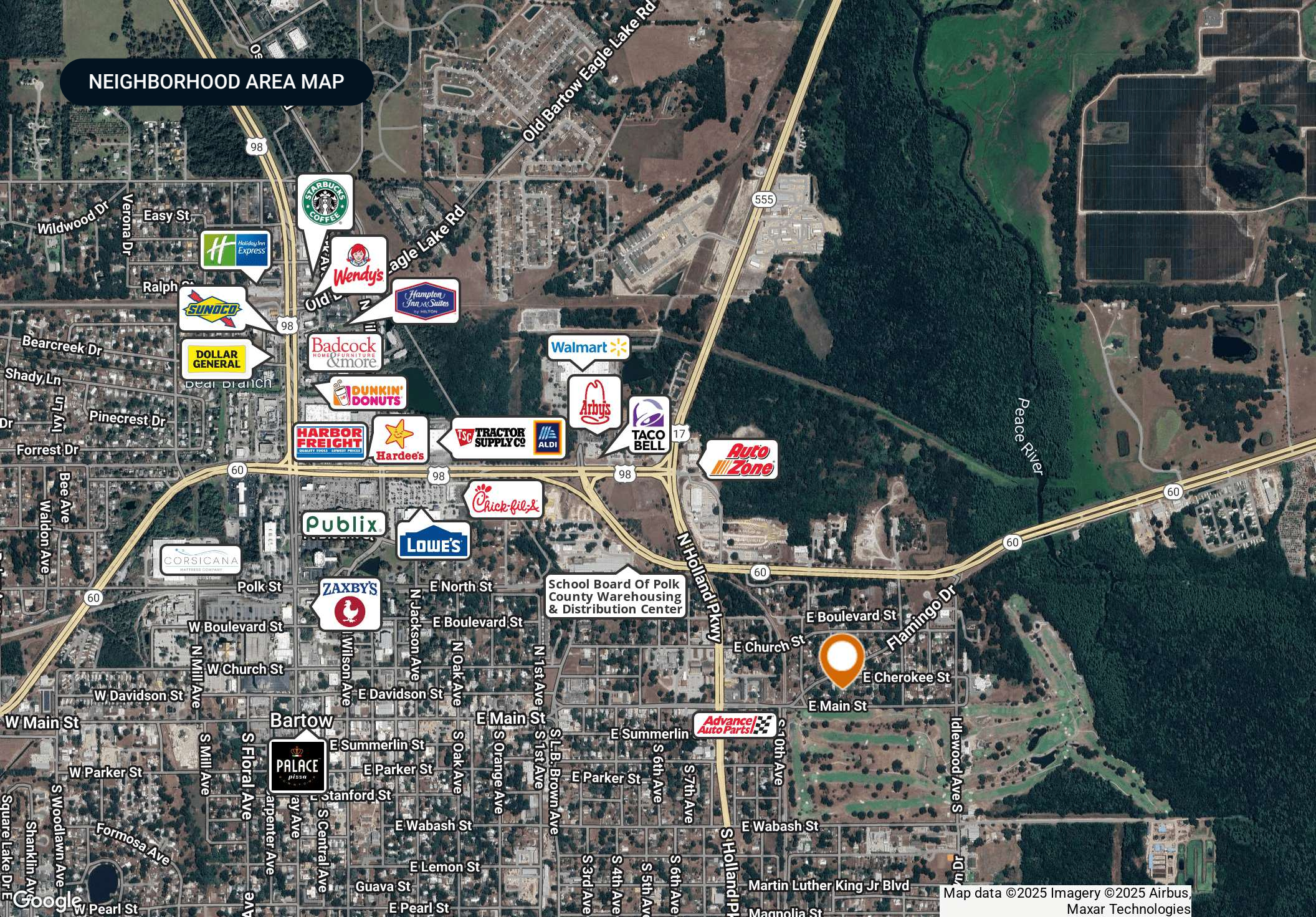
Lake McIntosh

Google

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



## NEIGHBORHOOD AREA MAP





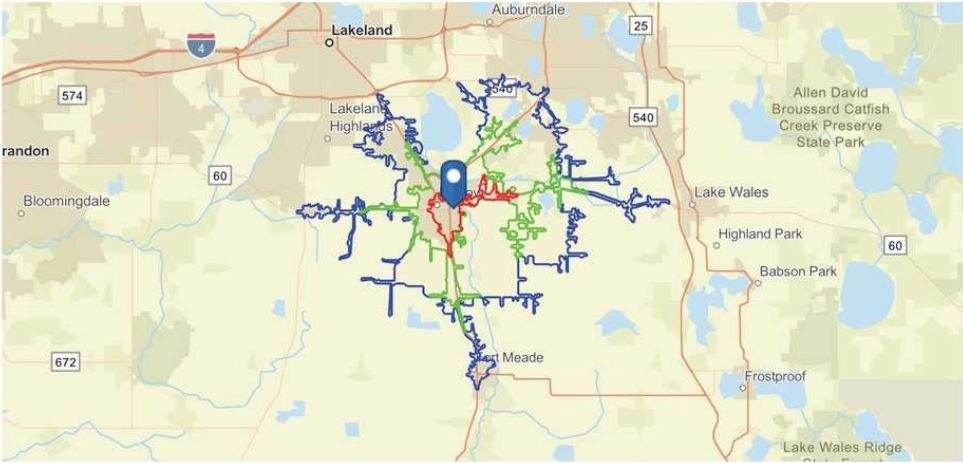
Multi-area Benchmark Report 2.0

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
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
<\$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
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	5 minute drive	10 minute drive	15 minute drive	Counties Polk County	States Florida	United States of America
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	5 minute drive	10 minute drive	15 minute drive	Counties Polk County	States Florida	United States of America
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



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -  
Saunders Ralston Dantzler Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).





Health Care and Insurance Statistics

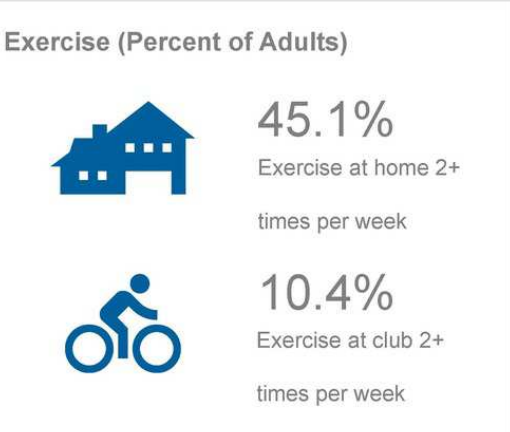
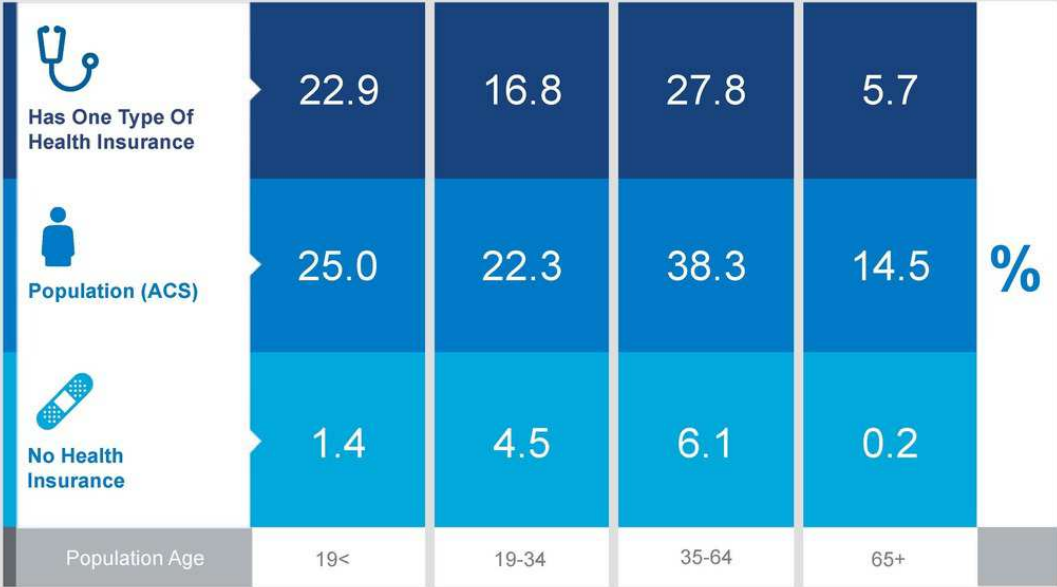
2020 Flamingo Dr, Bartow, Florida, 33830 (5 miles)  
2020 Flamingo Dr, Bartow, Florida, 33830  
Ring of 5 miles

Prepared by Esri  
Latitude: 27.89819  
Longitude: -81.82456

Health Care & Insurance

2020 Flamingo Dr, Bartow, Florida, 33830  
Ring of 5 miles

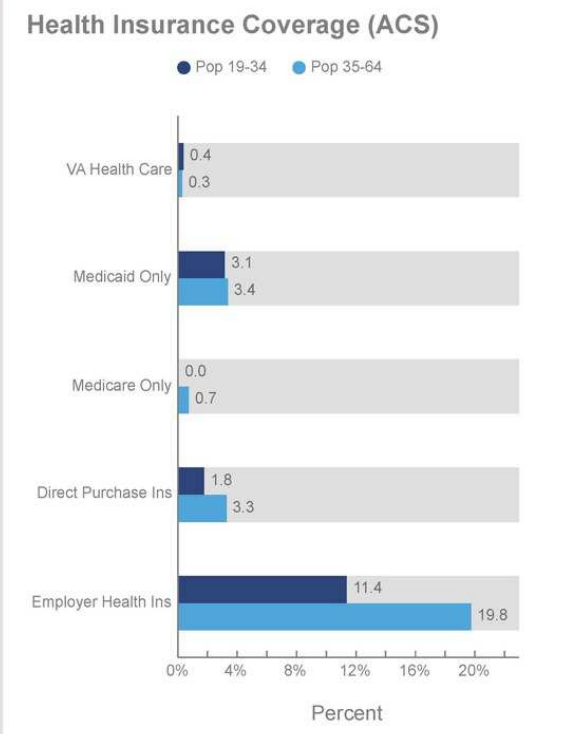
This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Health Care Expenditure



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





# 2020 Census Summary

2020 Flamingo Dr, Bartow, Florida, 33830

Ring of 5 miles

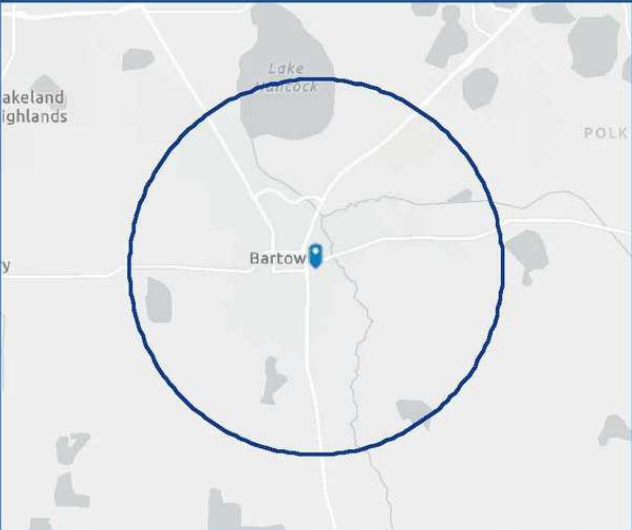


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

## KEY FACTS

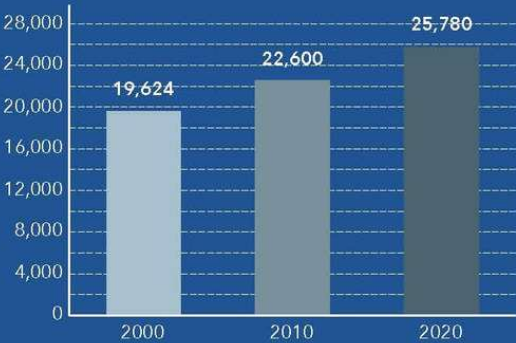
26,639	10,558	339.2	2.68	9,619	69.8
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

### 2010-2020 ANNUAL GROWTH RATE

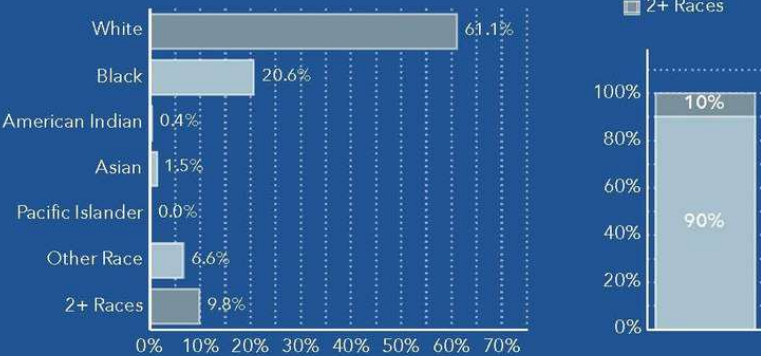


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

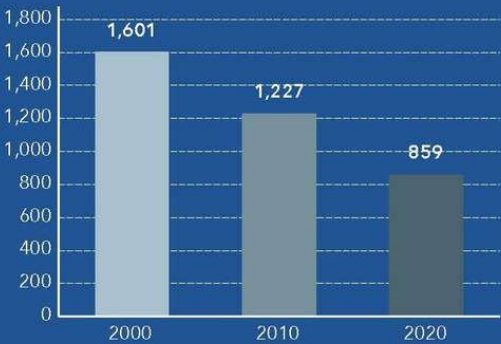
### HOUSEHOLD POPULATION



### 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

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## 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



## ADVISOR BIOGRAPHY



### Trace Linder

Advisor

[trace@saundersrealestate.com](mailto:trace@saundersrealestate.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





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LAND



**SAUNDERS**  
COMMERCIAL

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