



PROPERTY FOR SALE

101 WEST MAIN ST., BARTOW, FL

877.518.5263 | SVNsaunders.com | 114 N. Tennessee Ave. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 10 AERIAL VIEWS
- 14 BLDG INFORMATION
- 15 PHOTOS

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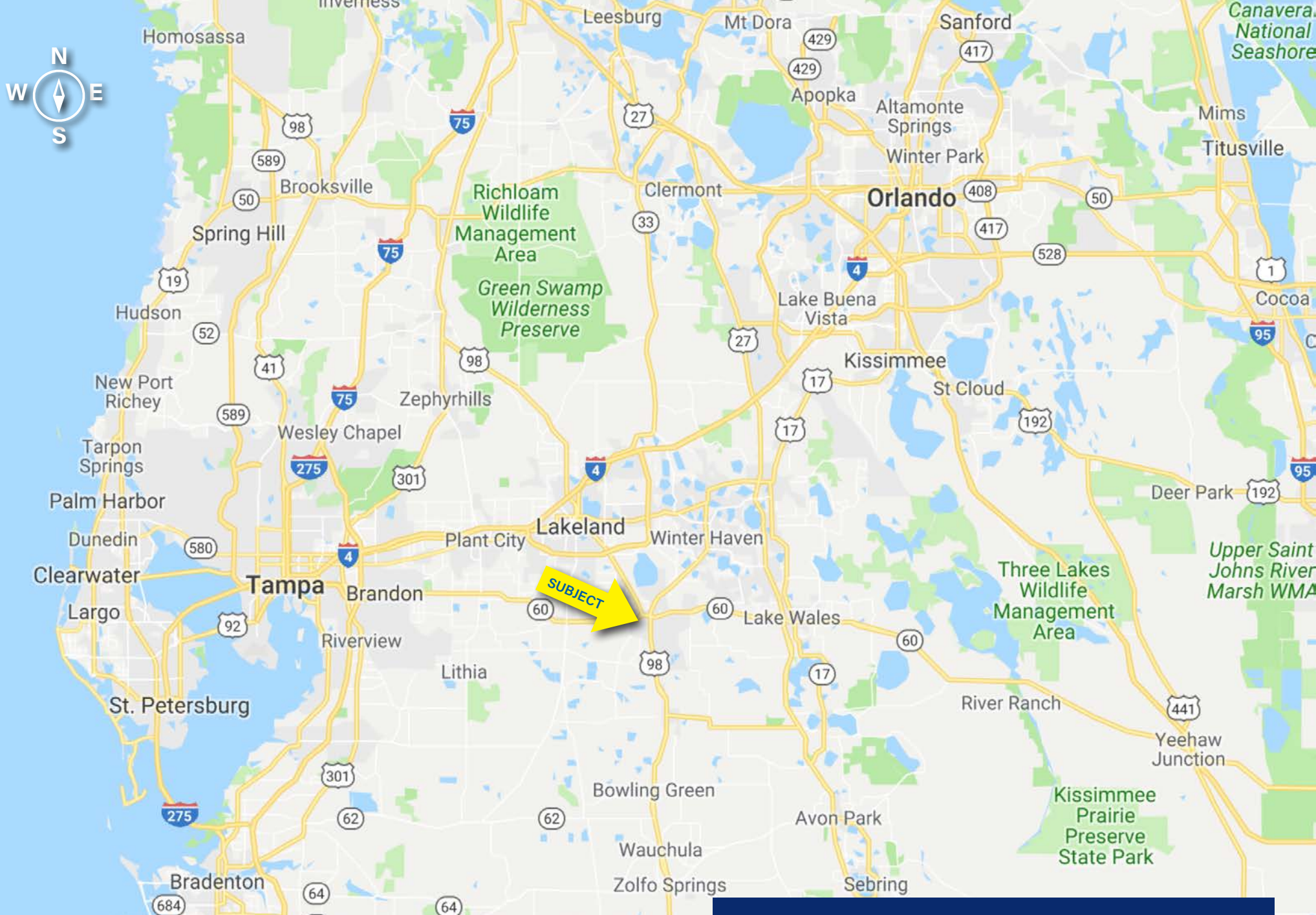


EXECUTIVE SUMMARY

101 WEST MAIN ST. BARTOW, FL, 33830

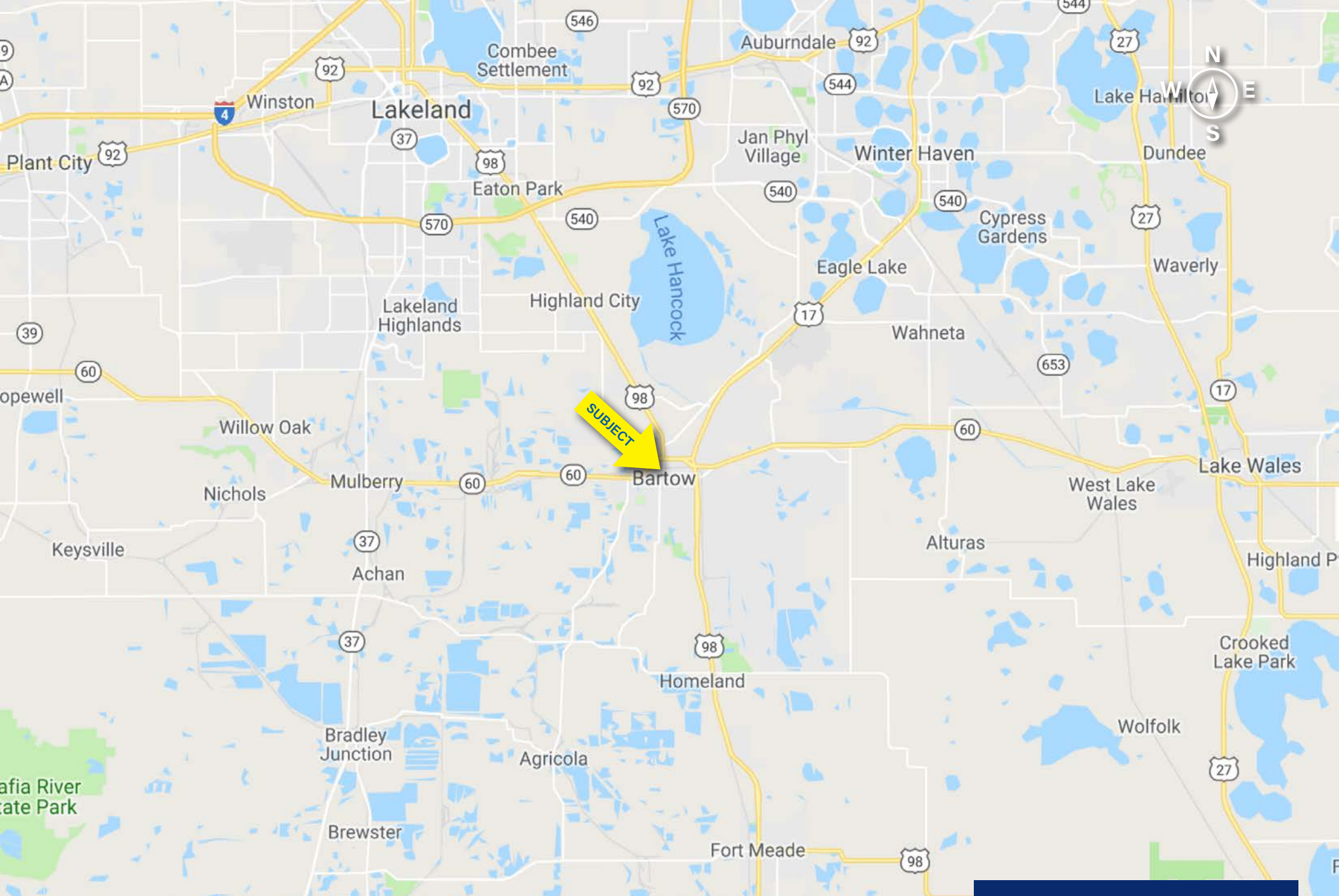
The subject property is located at a signalized intersection in Downtown Bartow, near the Polk County Courthouse. Consisting of 2,880 +/- Heated SF on 0.38 +/- acres, this building was built in 2008 and is zoned Commercial (C-1) by the City of Bartow. This is an excellent location for many businesses including financial institutions, retail, or professional office. Strong population density in the surrounding area with almost 20,000 people within a 2 mile radius and almost 30,000 people within a 10 minute drive-time.

Site Address:	101 West Main St., Bartow, FL 33830
County:	Polk
PIN (Property Identification Number):	253005372500017010
Land Size:	0.38 +/- Acres
Building Size:	2,880 +/- Heated SF (3,514 +/- Total SF)
Year Built:	2008
Parking Spaces:	10
Property Use:	Financial Institution
Zoning:	Central Business District Commercial (C-1) - City of Bartow
Taxes:	\$14,800.91 (2019)
Traffic Count:	15,200 cars/day on Broadway Ave.
Asking Price:	\$650,000



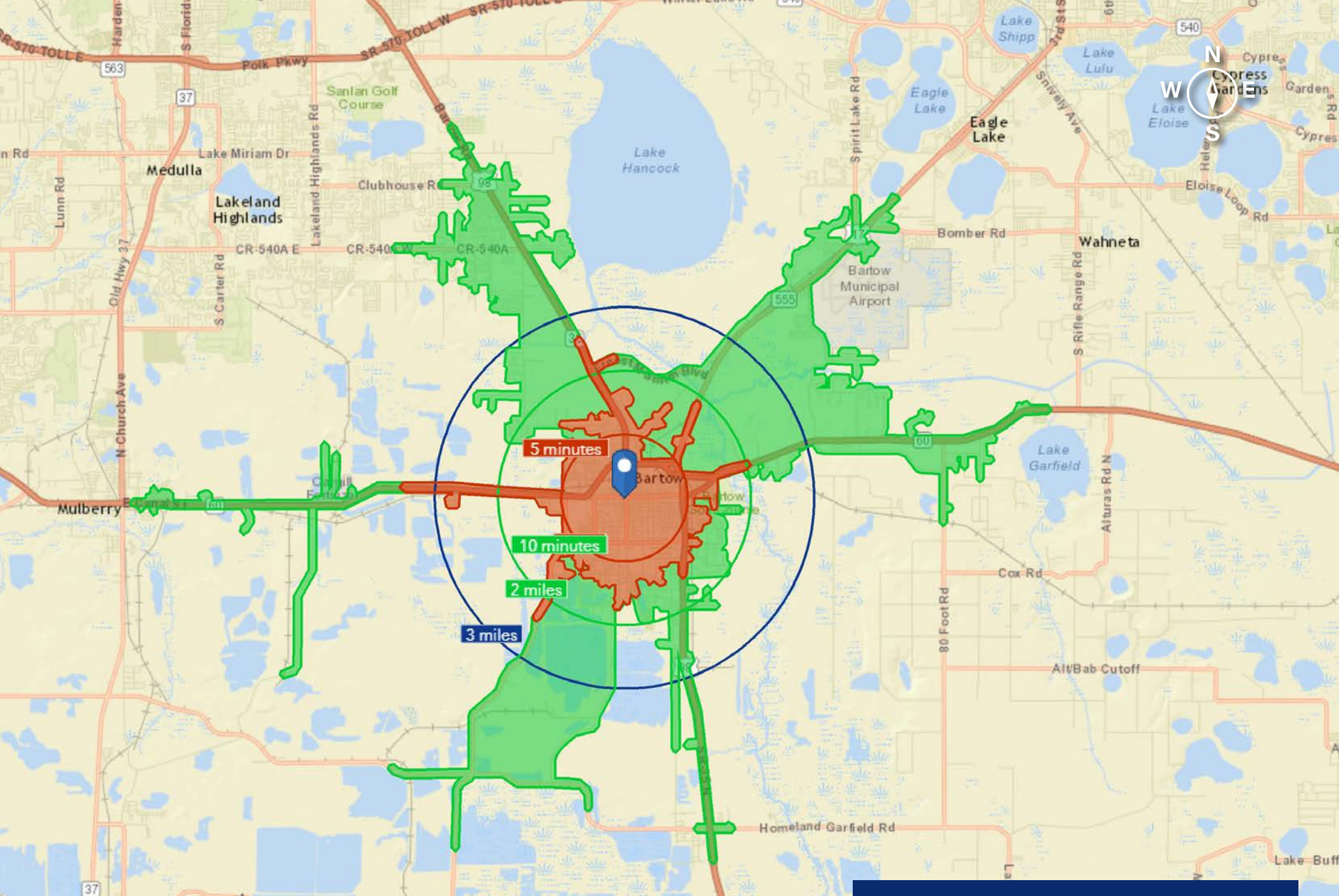
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located in Downtown Bartow, near the Polk County Courthouse.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Bartow	Polk	FL	US
Population	7,891	18,515	20,032	11,089	29,073	20,257	683,954	21,239,528	332,417,793
Daytime Population	14,828	25,689	27,362	17,881	35,668	-	-	-	-
Households	2,980	6,626	7,197	4,208	10,230	7,248	255,025	8,299,404	125,168,557
Families	1,964	4,467	4,861	2,812	7,162	4,900	177,233	5,366,533	82,295,074
Average Household Size	2.62	2.60	2.60	2.61	2.71	2.61	2.63	2.51	2.59
Owner Occupied Housing Units	1,459	4,001	4,455	2,320	6,698	4,532	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	1,522	2,625	2,742	1,889	3,532	2,716	80,217	2,924,369	45,709,279
Median Age	33.4	36.7	37.1	35.0	37.3	37.3	41.6	42.5	38.5
<i>Income</i>									
Median Household Income	\$48,963	\$51,862	\$52,830	\$50,704	\$54,012	\$53,121	\$50,006	\$54,238	\$60,548
Average Household Income	\$59,610	\$68,039	\$70,444	\$64,544	\$73,304	\$71,396	\$67,890	\$78,335	\$87,398
Per Capita Income	\$22,095	\$24,711	\$25,720	\$23,670	\$26,344	\$26,175	\$25,412	\$30,703	\$33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	1.31%	1.46%	1.67%	1.41%	1.73%	1.79%	1.46%	1.37%	0.77%
Households	1.21%	1.55%	1.73%	1.43%	1.76%	1.83%	1.37%	1.31%	0.75%
Families	1.13%	1.46%	1.64%	1.35%	1.65%	1.74%	1.31%	1.26%	0.68%
Owner HHs	1.90%	2.25%	2.50%	2.18%	2.44%	2.63%	1.72%	1.60%	0.92%

The population density near the property is good - 18,515 within 2 miles and 29,073 within 10 minutes. The Median Household Income is good for the area - \$51,862 within two miles compared to Polk County at \$50,006.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Bartow Polk FL US

Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Bartow	Polk	FL	US
<\$15,000	11.00%	12.30%	12.10%	11.20%	11.20%	12.20%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	11.80%	10.70%	10.50%	11.60%	9.80%	10.40%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	11.30%	9.10%	9.00%	10.30%	9.50%	8.90%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	16.80%	15.20%	14.60%	15.80%	14.40%	14.50%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	25.70%	23.20%	22.40%	23.80%	21.70%	22.00%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	11.40%	12.10%	12.90%	12.40%	13.70%	13.10%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	7.90%	10.00%	10.50%	9.00%	11.10%	10.70%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	2.00%	3.70%	3.90%	2.80%	3.60%	3.80%	3.50%	5.00%	6.50%
\$200,000+	2.20%	3.60%	4.20%	3.10%	4.90%	4.40%	3.60%	5.70%	7.30%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Bartow	Polk	FL	US
0 - 4	8.20%	7.10%	6.90%	7.80%	6.80%	6.90%	5.90%	5.20%	6.00%
5 - 9	7.50%	6.80%	6.70%	7.30%	6.70%	6.70%	6.00%	5.40%	6.10%
10 - 14	7.20%	6.50%	6.60%	7.00%	6.70%	6.60%	6.00%	5.60%	6.30%
15 - 19	7.00%	6.60%	6.60%	6.80%	6.60%	6.60%	5.90%	5.60%	6.30%
20 - 24	7.40%	7.00%	6.80%	6.90%	6.50%	6.70%	5.70%	6.10%	6.70%
25 - 34	14.80%	13.90%	13.70%	14.20%	13.80%	13.50%	12.90%	13.30%	14.00%
35 - 44	12.50%	12.40%	12.40%	12.40%	12.50%	12.40%	11.40%	11.70%	12.60%
45 - 54	11.00%	12.00%	12.10%	11.40%	12.50%	12.20%	11.70%	12.50%	12.50%
55 - 64	10.50%	10.90%	11.20%	10.90%	12.00%	11.30%	13.10%	13.70%	13.10%
65 - 74	8.40%	9.20%	9.40%	8.90%	9.20%	9.50%	12.20%	11.70%	9.70%
75 - 84	3.80%	5.00%	5.10%	4.40%	4.70%	5.10%	6.80%	6.50%	4.70%
85+	1.70%	2.60%	2.60%	2.00%	2.10%	2.60%	2.50%	2.80%	2.00%

Race and Ethnicity

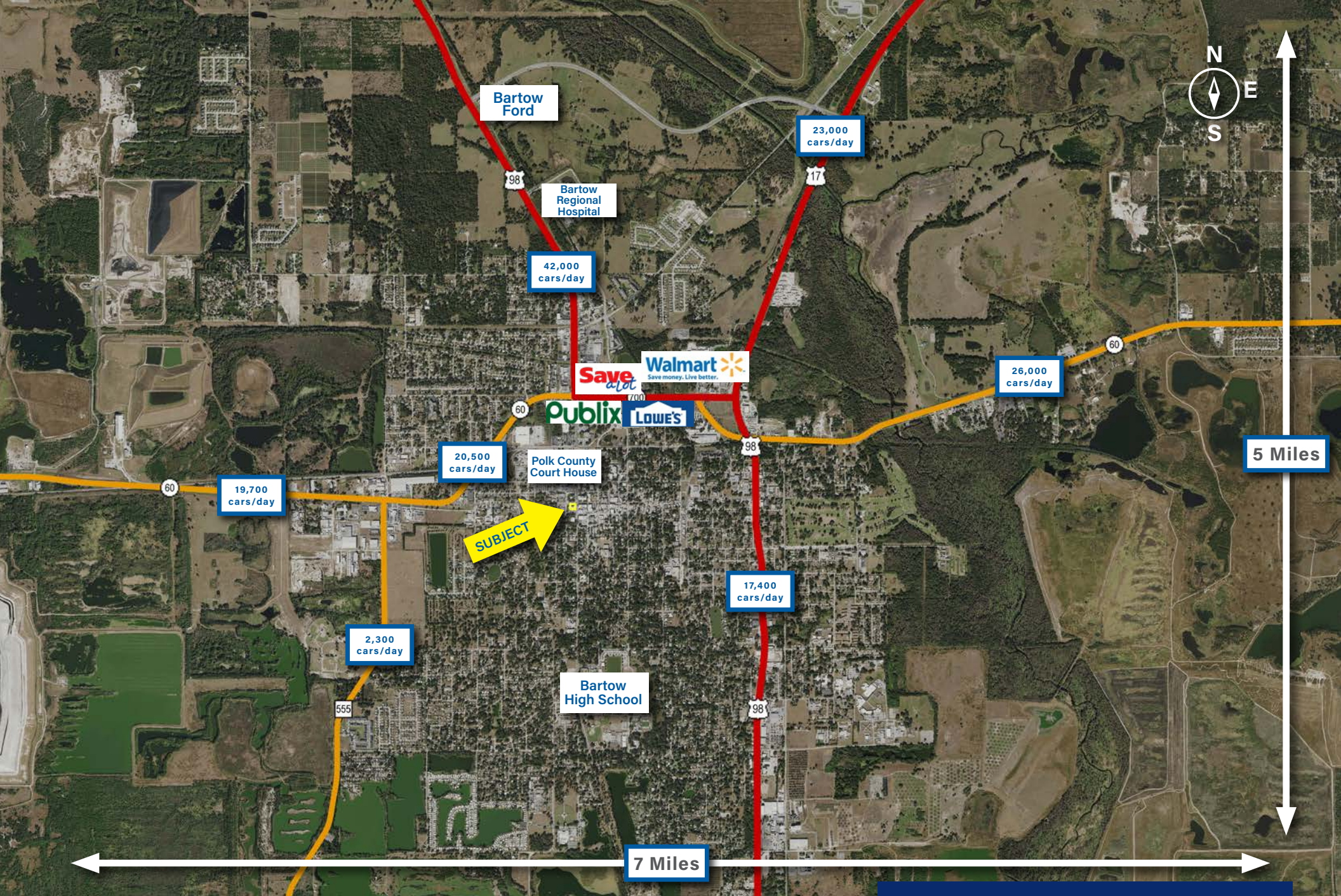
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Bartow	Polk	FL	US
White Alone	61.10%	64.20%	65.70%	63.40%	67.30%	66.10%	71.50%	72.70%	69.60%
Black Alone	25.60%	24.30%	23.20%	23.30%	21.40%	23.00%	15.60%	16.50%	12.90%
American Indian Alone	0.40%	0.30%	0.30%	0.30%	0.40%	0.30%	0.50%	0.40%	1.00%
Asian Alone	0.90%	1.30%	1.30%	1.10%	1.90%	1.30%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.20%	6.70%	6.40%	8.20%	6.00%	6.30%	7.40%	4.50%	7.00%
Two or More Races	3.80%	3.20%	3.10%	3.60%	3.00%	3.00%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	24.50%	20.50%	20.10%	23.40%	20.10%	19.90%	24.00%	26.60%	18.60%

BUSINESS SUMMARY

	1 mile				2 miles				3 miles			
Data for all businesses in area												
Total Businesses:	619				852				912			
Total Employees:	8,844				13,984				15,017			
Total Residential Population:	7,891				18,515				20,032			
Employee/Residential Population Ratio (per 100 Residents)	112				76				75			
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.2%	5	0.1%	2	0.2%	143	1.0%	3	0.3%	158	1.1%
Mining	0	0.0%	0	0.0%	0	0.0%	3	0.0%	0	0.0%	8	0.1%
Utilities	0	0.0%	0	0.0%	1	0.1%	12	0.1%	1	0.1%	18	0.1%
Construction	14	2.3%	68	0.8%	23	2.7%	171	1.2%	30	3.3%	315	2.1%
Manufacturing	12	1.9%	724	8.2%	21	2.5%	1,087	7.8%	26	2.9%	1,225	8.2%
Wholesale Trade	11	1.8%	87	1.0%	19	2.2%	145	1.0%	23	2.5%	197	1.3%
Retail Trade	79	12.8%	1,072	12.1%	105	12.3%	1,470	10.5%	111	12.2%	1,555	10.4%
Motor Vehicle & Parts Dealers	12	1.9%	159	1.8%	16	1.9%	285	2.0%	17	1.9%	333	2.2%
Furniture & Home Furnishings Stores	5	0.8%	19	0.2%	5	0.6%	21	0.2%	5	0.5%	22	0.1%
Electronics & Appliance Stores	3	0.5%	8	0.1%	4	0.5%	10	0.1%	5	0.5%	13	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.0%	191	2.2%	8	0.9%	202	1.4%	8	0.9%	210	1.4%
Food & Beverage Stores	9	1.5%	167	1.9%	17	2.0%	214	1.5%	18	2.0%	219	1.5%
Health & Personal Care Stores	8	1.3%	68	0.8%	10	1.2%	79	0.6%	10	1.1%	79	0.5%
Gasoline Stations	3	0.5%	13	0.1%	4	0.5%	17	0.1%	4	0.4%	17	0.1%
Clothing & Clothing Accessories Stores	5	0.8%	26	0.3%	6	0.7%	34	0.2%	7	0.8%	37	0.2%
Sport Goods, Hobby, Book, & Music Stores	4	0.6%	12	0.1%	6	0.7%	22	0.2%	6	0.7%	34	0.2%
General Merchandise Stores	7	1.1%	370	4.2%	10	1.2%	515	3.7%	10	1.1%	517	3.4%
Miscellaneous Store Retailers	13	2.1%	35	0.4%	16	1.9%	44	0.3%	17	1.9%	49	0.3%
Nonstore Retailers	2	0.3%	4	0.0%	3	0.4%	26	0.2%	3	0.3%	26	0.2%
Transportation & Warehousing	10	1.6%	174	2.0%	17	2.0%	246	1.8%	20	2.2%	263	1.8%
Information	14	2.3%	57	0.6%	21	2.5%	87	0.6%	23	2.5%	92	0.6%
Finance & Insurance	44	7.1%	178	2.0%	54	6.3%	216	1.5%	54	5.9%	220	1.5%
Central Bank/Credit Intermediation & Related Activities	10	1.6%	73	0.8%	12	1.4%	86	0.6%	12	1.3%	87	0.6%
Securities, Commodity Contracts & Other Financial Investments	7	1.1%	21	0.2%	9	1.1%	30	0.2%	9	1.0%	30	0.2%
Insurance Carriers & Related Activities; Funds, Trusts & Other	27	4.4%	84	0.9%	33	3.9%	101	0.7%	33	3.6%	102	0.7%
Real Estate, Rental & Leasing	23	3.7%	56	0.6%	37	4.3%	103	0.7%	39	4.3%	113	0.8%
Professional, Scientific & Tech Services	69	11.1%	519	5.9%	80	9.4%	614	4.4%	85	9.3%	699	4.7%
Legal Services	37	6.0%	198	2.2%	37	4.3%	200	1.4%	37	4.1%	200	1.3%
Management of Companies & Enterprises	2	0.3%	3	0.0%	2	0.2%	4	0.0%	2	0.2%	4	0.0%
Administrative & Support & Waste Management & Remediation	21	3.4%	105	1.2%	25	2.9%	162	1.2%	27	3.0%	248	1.7%
Educational Services	13	2.1%	418	4.7%	27	3.2%	1,824	13.0%	29	3.2%	1,952	13.0%
Health Care & Social Assistance	40	6.5%	627	7.1%	64	7.5%	1,157	8.3%	67	7.3%	1,244	8.3%
Arts, Entertainment & Recreation	6	1.0%	18	0.2%	13	1.5%	93	0.7%	14	1.5%	101	0.7%
Accommodation & Food Services	38	6.1%	544	6.2%	48	5.6%	711	5.1%	49	5.4%	719	4.8%
Accommodation	2	0.3%	36	0.4%	2	0.2%	47	0.3%	2	0.2%	47	0.3%
Food Services & Drinking Places	36	5.8%	508	5.7%	46	5.4%	664	4.7%	47	5.2%	672	4.5%
Other Services (except Public Administration)	83	13.4%	330	3.7%	109	12.8%	448	3.2%	117	12.8%	509	3.4%
Automotive Repair & Maintenance	15	2.4%	57	0.6%	18	2.1%	74	0.5%	20	2.2%	78	0.5%
Public Administration	100	16.2%	3,839	43.4%	133	15.6%	5,266	37.7%	135	14.8%	5,354	35.7%
Unclassified Establishments	40	6.5%	19	0.2%	51	6.0%	21	0.2%	55	6.0%	21	0.1%
Total	619	100.0%	8,844	100.0%	852	100.0%	13,984	100.0%	912	100.0%	15,017	100.0%

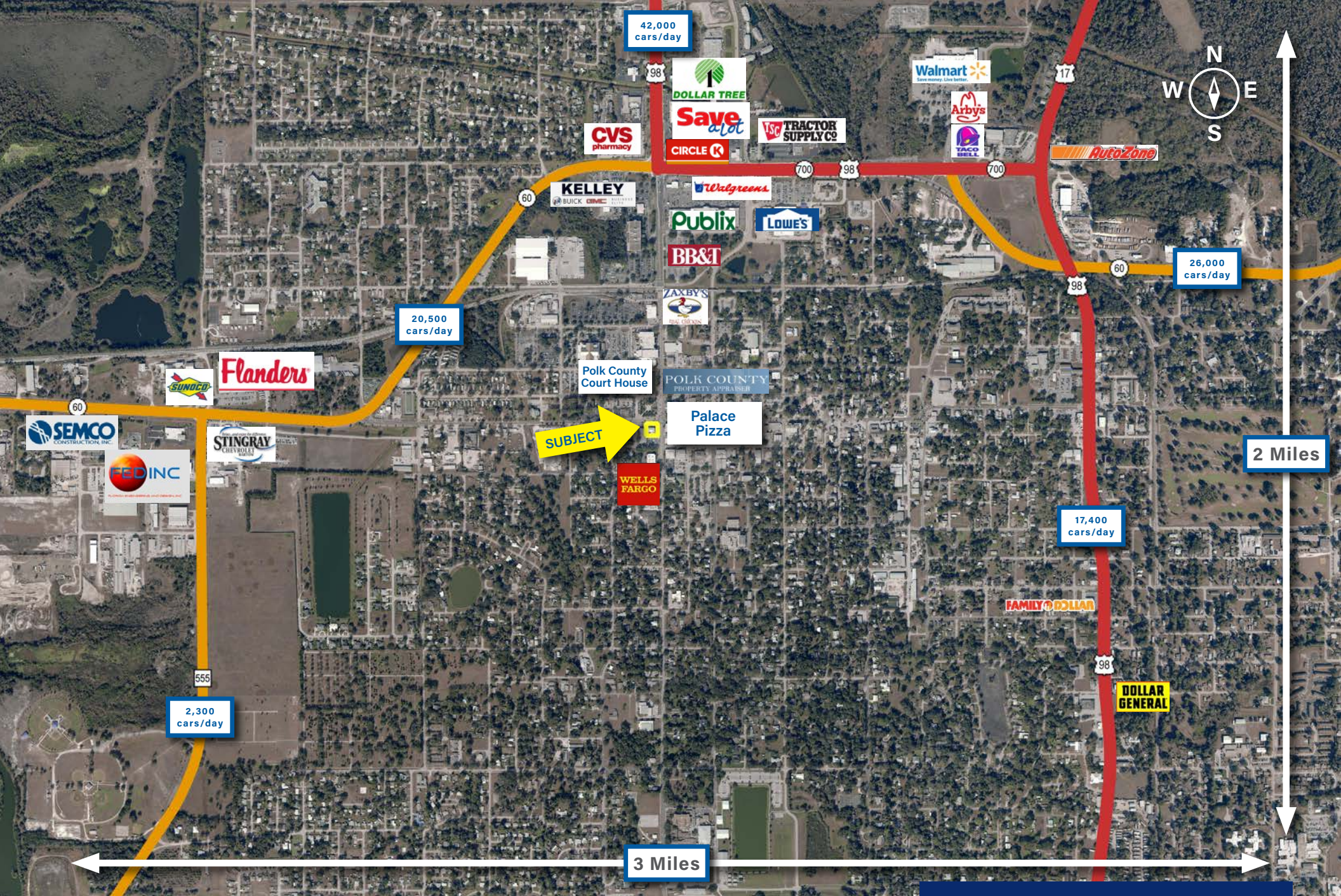
W Within 2 miles - 852 businesses, almost 14,000 employees, over 5,200 government employees

W Within 3 miles - 912 businesses, over 15,000 employees, over 5,300 government employees



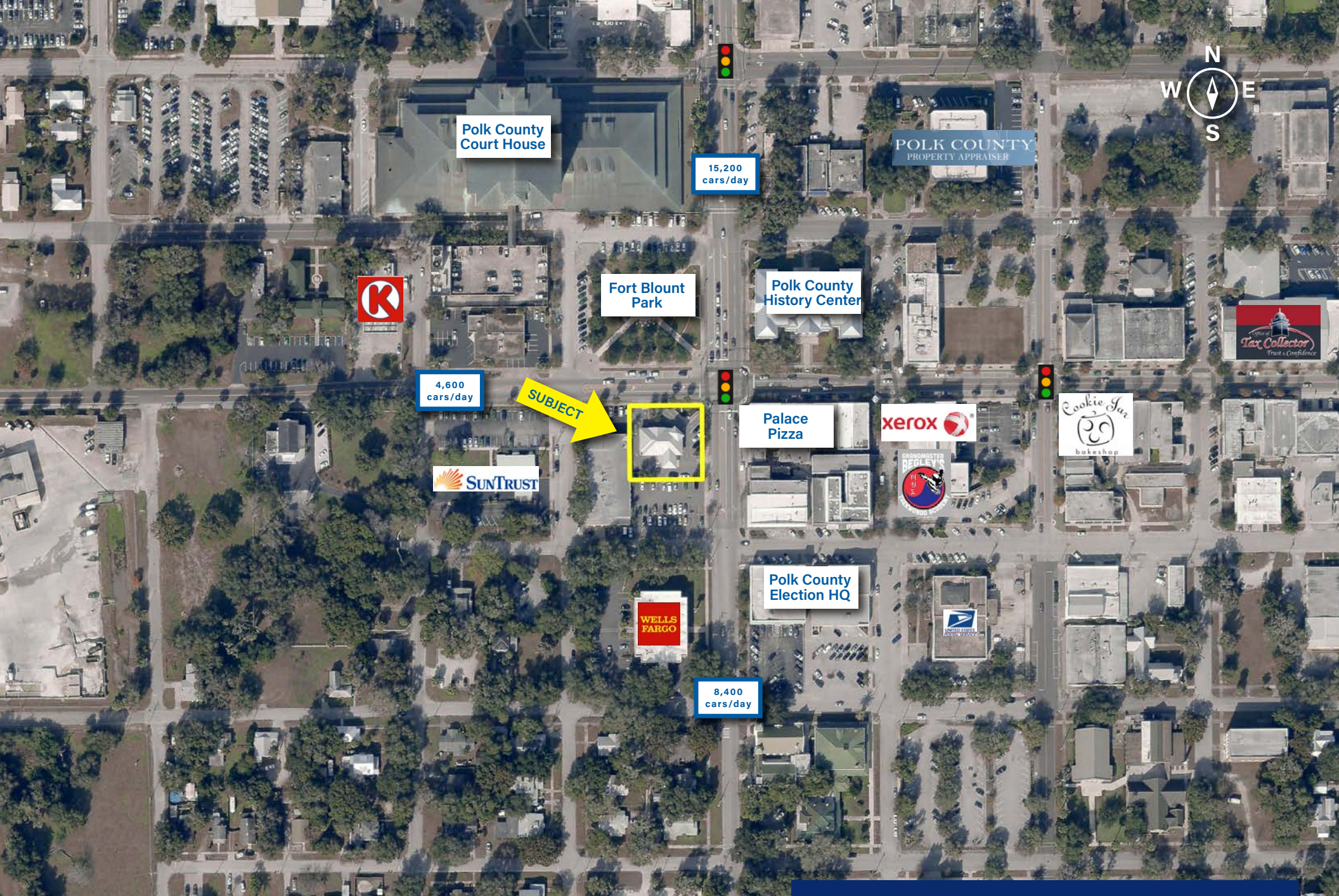
The subject property is in close proximity to Publix, Lowes, Walmart, and the Polk County Court House.

MARKET AREA MAP



Strong trade area due to intensity of government employment.

TRADE AREA MAP



The property outpositions Wells Fargo and Suntrust within the neighborhood area.

NEIGHBORHOOD AERIAL



West Main St.

Access Point

4,600 cars/day



Palace Pizza

S. Broadway Ave.

Access Point

Florida Department of JUVENILE JUSTICE

8,400 cars/day

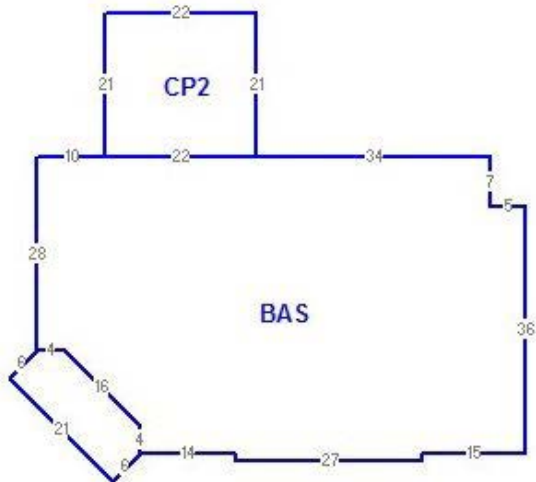
SITE AERIAL

The site has full access via traffic signal at the intersection of West Main St. and S. Broadway Ave. The current configuration of the site provides 10 parking spaces.

BUILDING INFORMATION



101 W MAIN ST



<i>Description</i>	<i>Total:</i>
Heated SF	+/- 2,880
Total SF	+/- 3,514
Wall Structure	Concrete
Year Built	2008

View from the corner of S. Broadway
Ave. and West Main St.





Exterior Entrance



Two Lane Drive-Through



Signage on W. Main St.



Teller Stations



Lobby and Offices

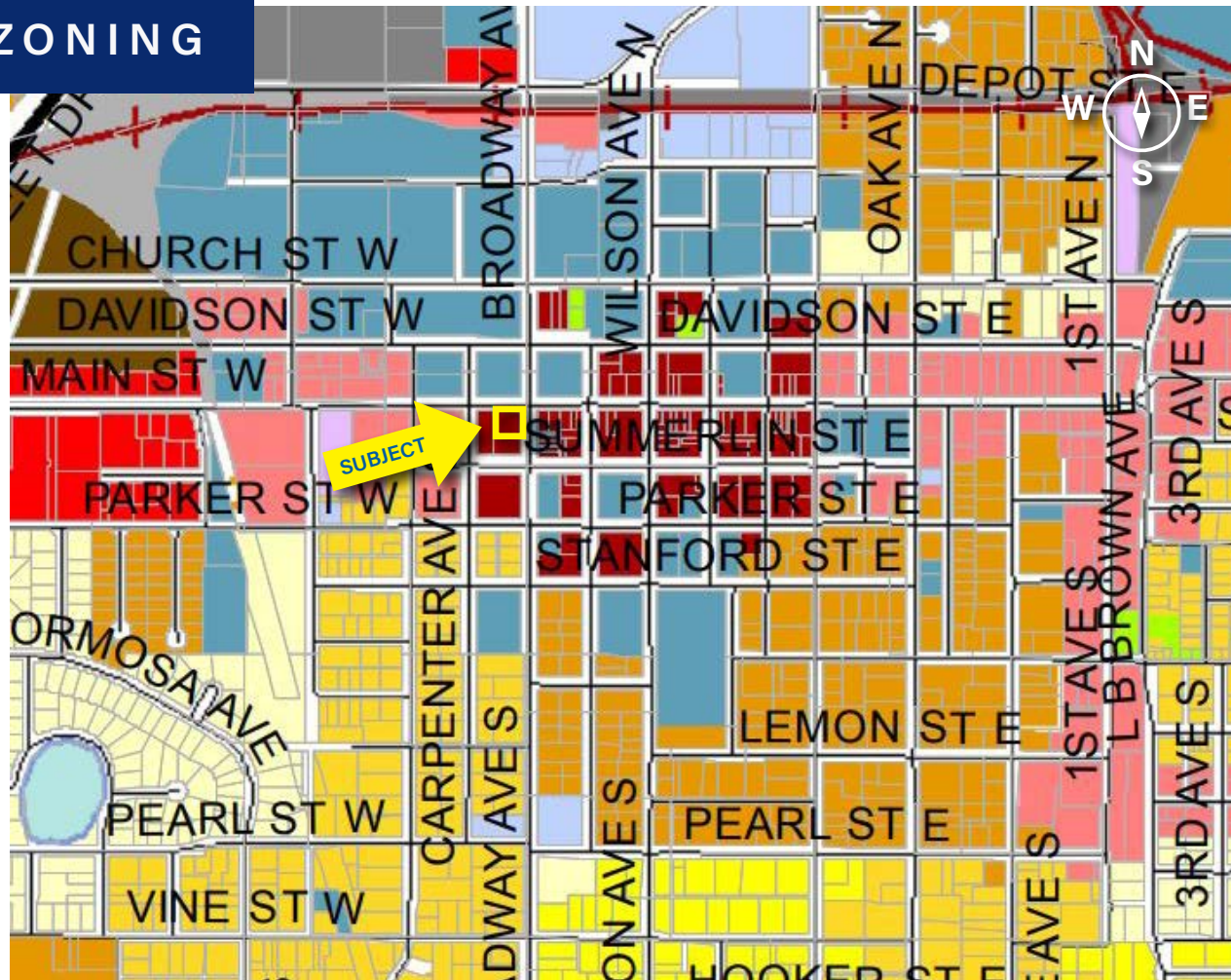


Conference Room



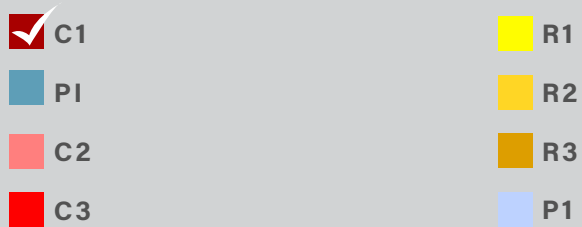
Vault

ZONING



Central Business District Commercial (C-1) - City of Bartow

The purpose of the district is to provide for residential, office and commercial uses in the central business district; and, at the same time, not permit detrimental heavy commercial uses to adversely affect adjacent residential areas.





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