

COMMERCIAL BUILDING FOR SALE

PARKER GLASS REAL ESTATE

5579 HIGHWAY 542 WEST
Winter Haven, FL 33880

PRESENTED BY:

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SECTION 1

PROPERTY
INFORMATION





SALE PRICE	\$900,000
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OFFERING SUMMARY

BUILDING SIZE:	15,000 SF
LOT SIZE:	1.03 Acres
PRICE / SF:	\$60.00
YEAR BUILT:	1987
ZONING:	Office
TRAFFIC COUNT:	9,200
APN:	252823000000034010

PROPERTY OVERVIEW

Parker Glass has been in operation since 1945, serving Polk County. The 15,000 square foot building consists of three offices in the front with a reception area and restroom. There is a mezzanine workspace built around a second bathroom and plenty of clear space to house equipment and vehicles in the warehouse.

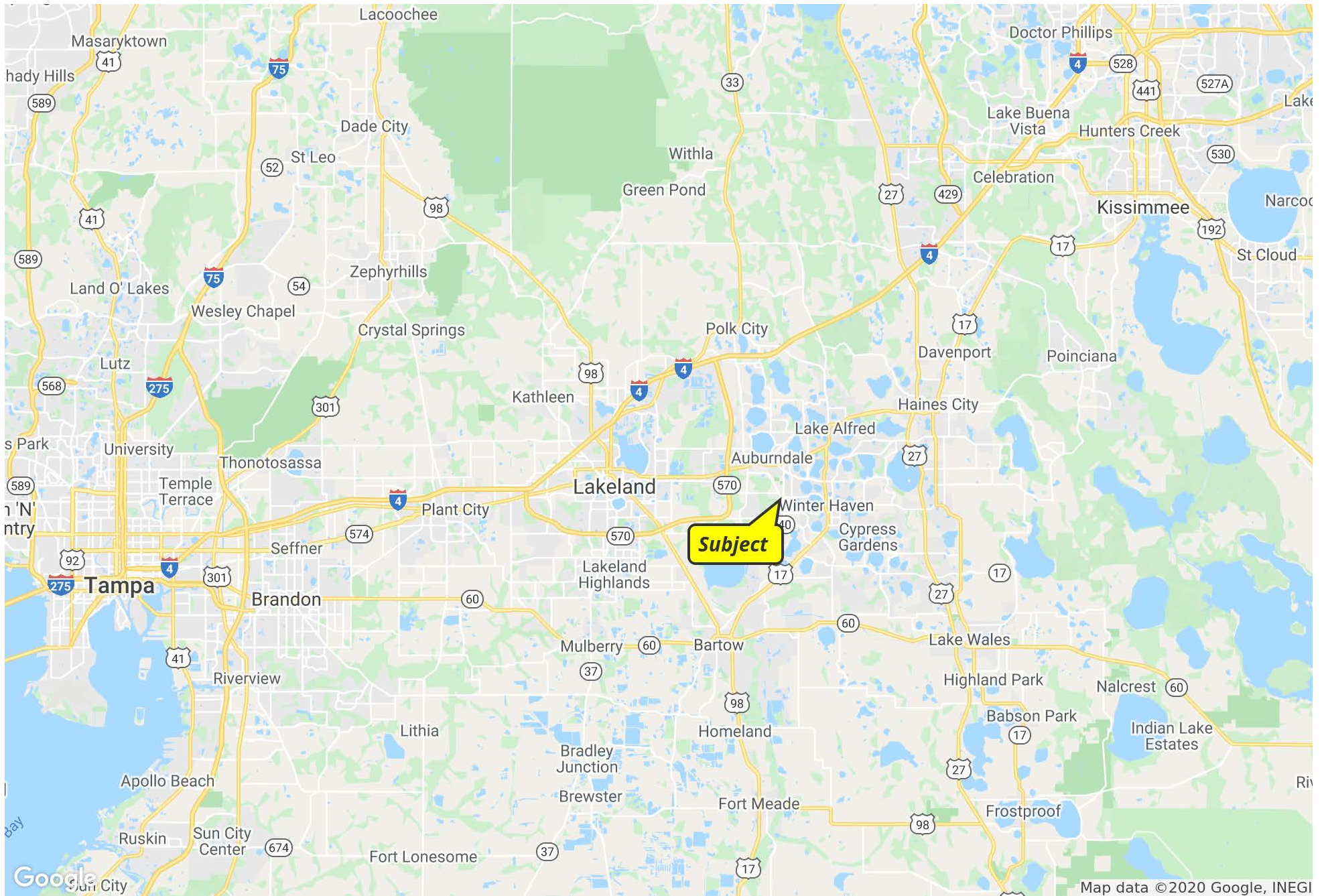
LOCATION OVERVIEW

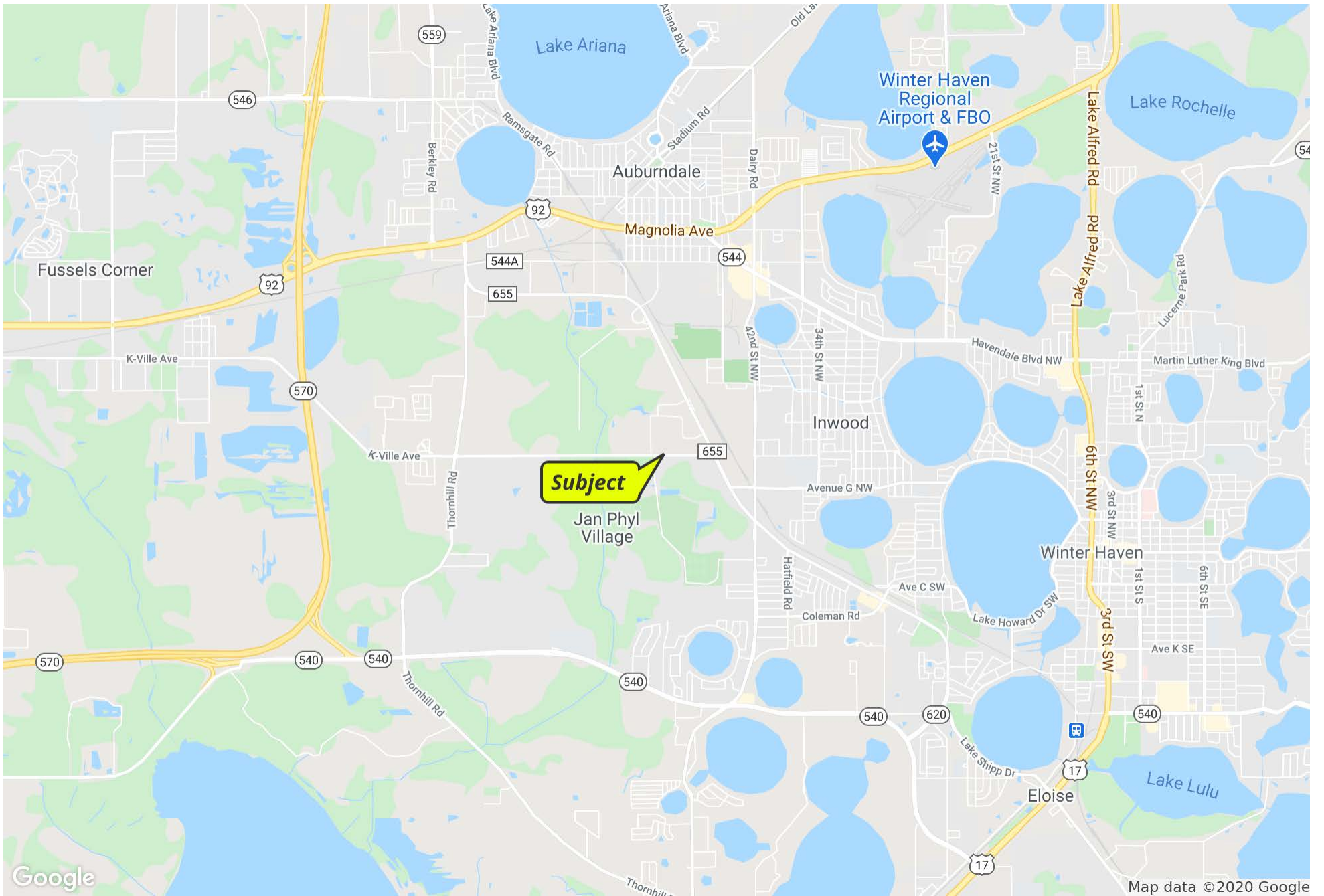
Located in the western part of Winter Haven on K-Ville Avenue near Recker Highway, this property provides easy access to Winter Haven, Auburndale, Lake Alfred, and Lakeland. There is also convenient access to I-4 via the Polk Parkway approximately five minutes from the site.

SECTION 2

LOCATION
INFORMATION







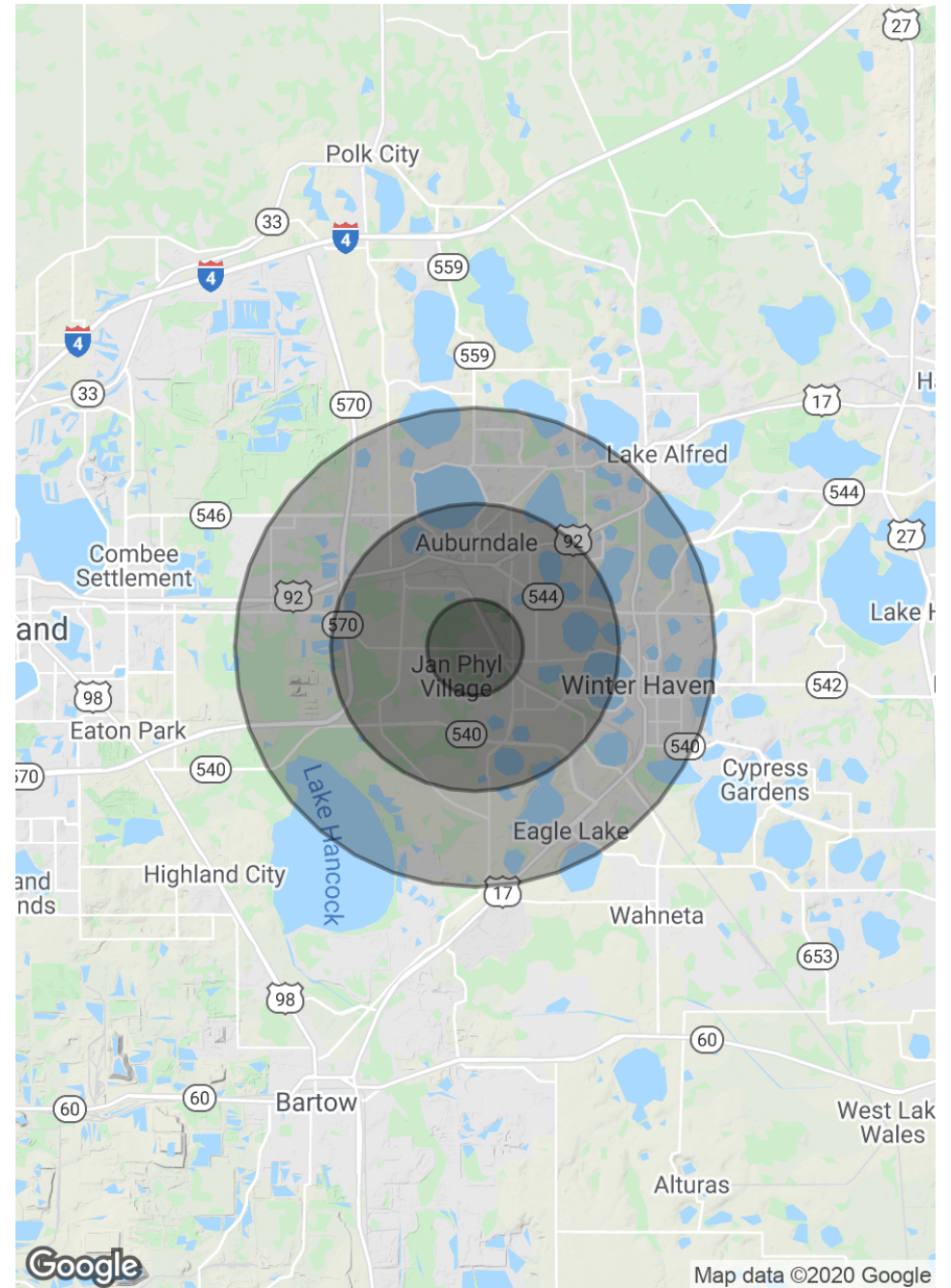
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,806	28,773	73,067
AVERAGE AGE	35.5	37.1	38.2
AVERAGE AGE (MALE)	35.7	35.3	37.4
AVERAGE AGE (FEMALE)	35.4	38.3	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	649	10,874	28,490
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$39,933	\$43,000	\$46,973
AVERAGE HOUSE VALUE	\$143,855	\$141,338	\$153,418

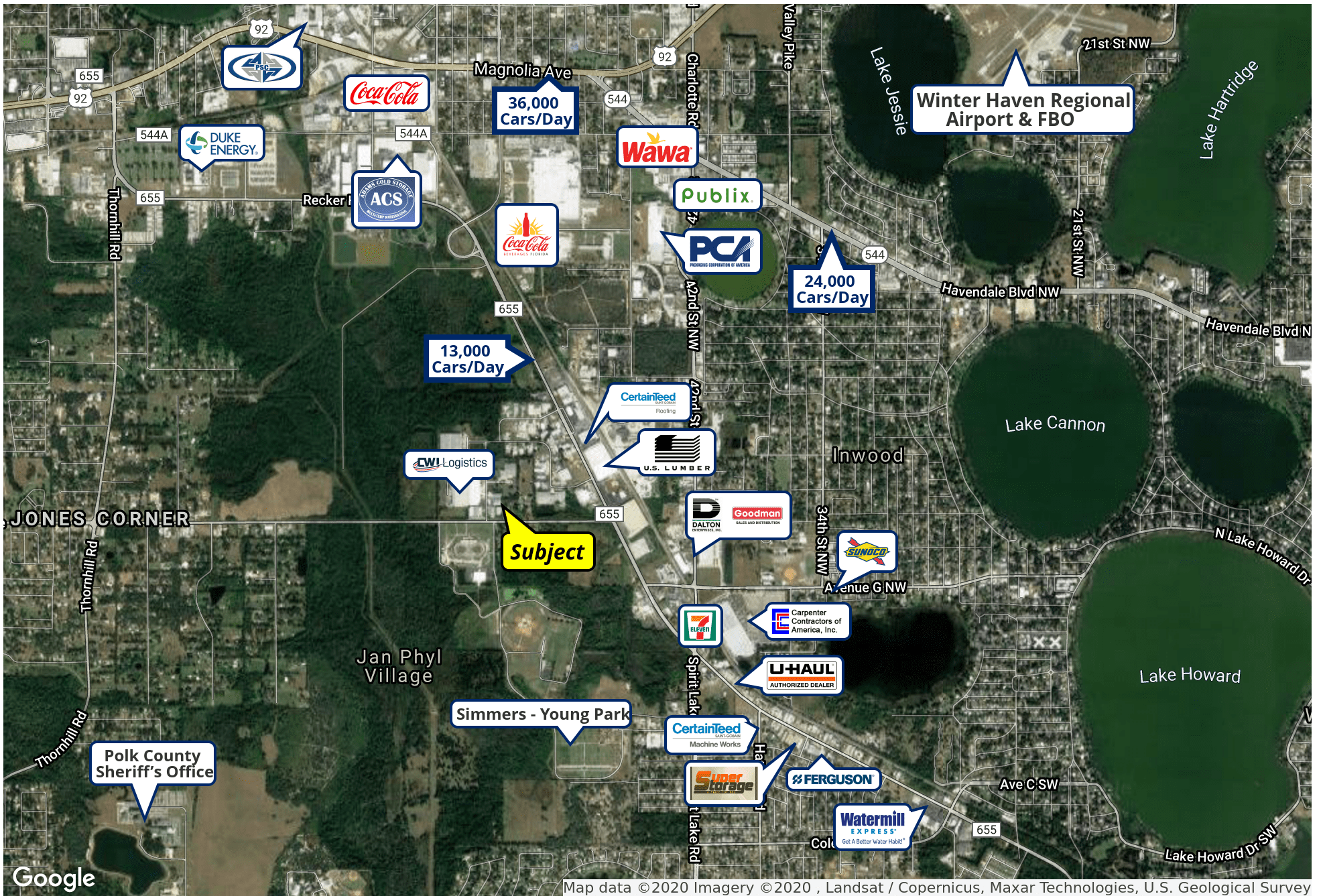
* Demographic data derived from 2010 US Census



SECTION 3

MAPS AND
PHOTOS





Map data ©2020 Imagery ©2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey







SALE PRICE**\$900,000****LOCATION INFORMATION**

BUILDING NAME	Parker Glass Real Estate
STREET ADDRESS	5579 Highway 542 West
CITY, STATE, ZIP	Winter Haven, FL 33880
COUNTY	Polk
SIDE OF THE STREET	North
ROAD TYPE	Paved
NEAREST AIRPORT	Winter Haven Regional Airport

BUILDING INFORMATION

CEILING HEIGHT	20 ft
YEAR BUILT	1987
FREE STANDING	Yes

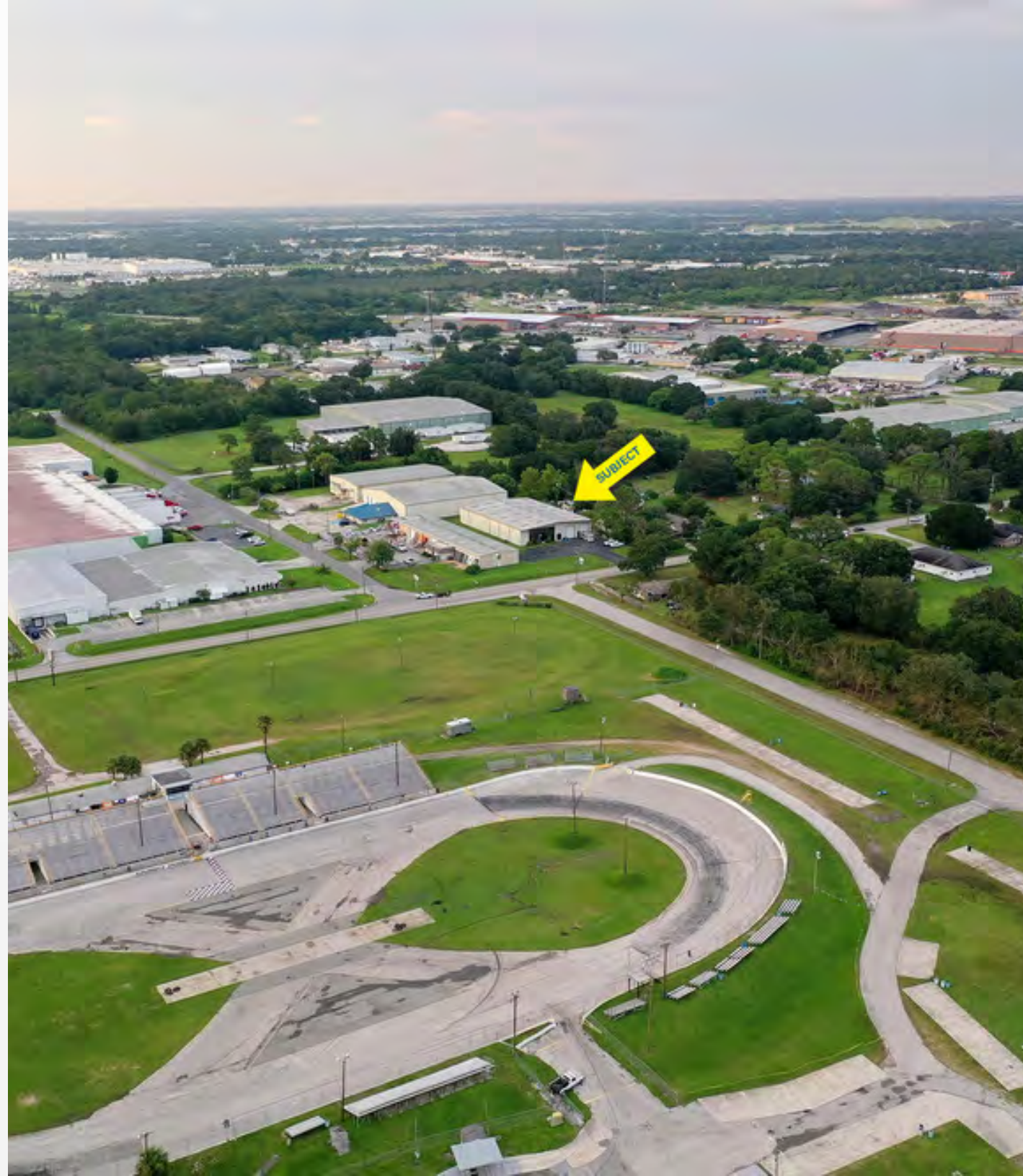
PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	Office
APN #	252823000000034010
LOT FRONTAGE	150 ft
LOT DEPTH	300 ft
TRAFFIC COUNT	9200
TRAFFIC COUNT STREET	Highway 542
TRAFFIC COUNT FRONTAGE	150
AMENITIES	Well water Septic tank
POWER	Single phase



SECTION 4

COMPANY AND
AGENT INFO





The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with more than \$2.9 billion in transactions representing buyers, sellers, investors, institutions and landowners since 1996. We are recognized nationally as an authority on all types of land including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunt lease management and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. Learn more at SVNsaunders.com.





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PROFESSIONAL BACKGROUND

Jonathan Fleming is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Jonathan earned his real estate license in 2008 and started his career with Choice-Dantzler Properties. He joined Coldwell Banker Commercial Saunders Ralston Dantzler in 2012.

Jonathan then attended the University of Central Florida and graduated with honors with a major in Political Science and a minor in Business Administration. Upon graduation, Jonathan gained extensive experience in the logistics industry which informs his current work in commercial real estate with SVN | Saunders Ralston Dantzler.

He worked at Phoenix Logistics & Cold Storage, owned by Colorado Boxed Beef Company (CBBC), until March of 2020. Jonathan's roles included three years as transportation manager and four years as operations manager. He worked with and helped acquired national accounts like Daisy Brand Sour Cream & Cottage Cheese, Coca-Cola North America, McDonald's, and more. He helped CBBC with acquisitions as it grew from a \$1.2 billion company to over \$2 billion, and he managed facility moves. Jonathan was one of two leads responsible for the remodel of a dry warehouse to build a 50,000 square foot freezer and cooler. He also worked on an implementation team for new hardware and software for warehouse management and transportation management systems.

Disciplines:

- Industrial Real Estate
- Logistics and Warehousing
- Commercial Real Estate

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in commercial and industrial properties, investment properties, and commercial leasing.

Also a principle with Watson Myers Century 21, a residential real estate brokerage in Winter Haven, Todd has been active in East Polk County real estate for over 38 years. He is a second-generation real estate leader -- his father having served as chairman of the Florida Real Estate Commission [FREC] in the early 80's.

Todd was recognized as the 2012 Florida Realtor® of the Year in August of 2012. In 2000, he was elected president of the Florida Realtors® -- the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is a past president of the East Polk County Association of Realtors®.

In addition, Todd is currently the chairman of the Winter Haven Hospital/Baycare Board of Trustees. The Winter Haven Hospital, a major medical center serving East Polk and Highlands counties, is the largest private employer in East Polk County.

MEMBERSHIPS

Certified Commercial Investment Member [CCIM]

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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