SAUNDERS COMMERCIAL

Haines City Business Center

306 S 10th Street, Haines City, Florida 33844

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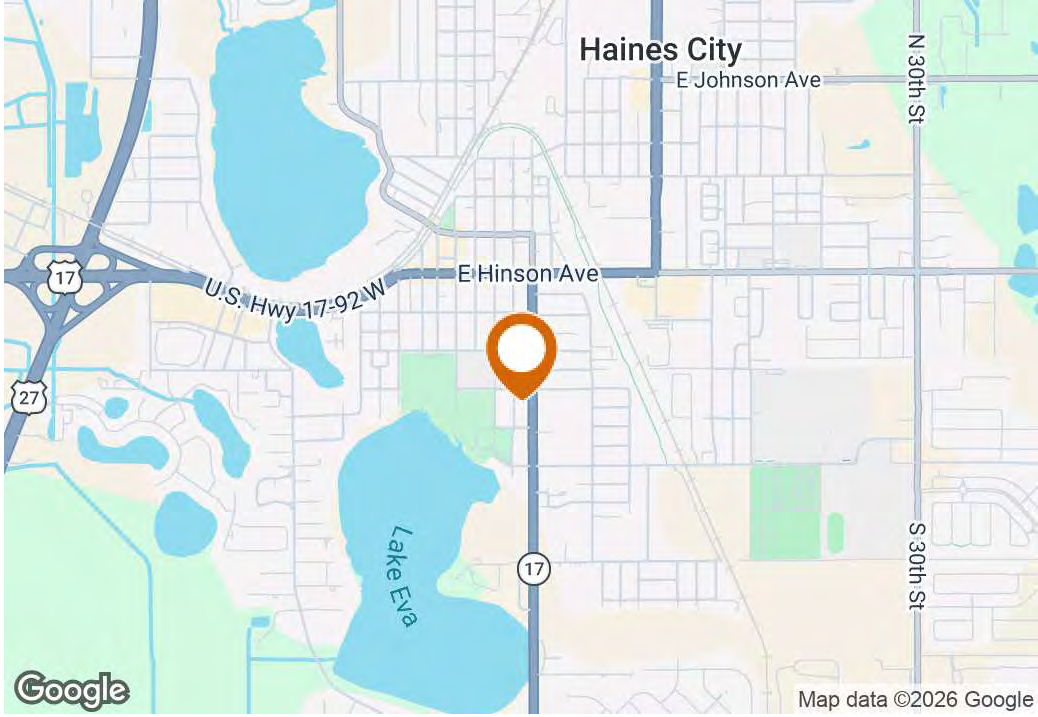


Offering Summary

Sale Price:	**$4,400,000**
Building Size:	20,606 SF
Lot Size:	2.3 Acres
Number of Units:	7
Price / SF:	$213.53
Cap Rate:	6.96%
NOI:	$306,248
Year Built:	1965
Renovated:	2018
Traffic Count:	16,400 ± Cars/Day (S 10th St.)

Property Overview

Haines City Business Center is a fully leased, multi-tenant medical office building with a stable roster of healthcare providers offering pediatric, primary care, chiropractic, and therapy services. This needs-based tenant mix provides dependable income that is less sensitive to economic cycles than traditional office.

Tenant commitment is a key strength. Pediatric Health Care has occupied its suite since 2008, Heart of Florida Chiropractic since 2012, and Palm Medical Centers recently renewed and expanded with a new lease running through 2031. Lease expirations are staggered from 2027 through 2031, reducing rollover risk, and most leases include tenant reimbursement of operating expenses.

Ownership has invested in the building's major systems, with six HVAC units replaced between 2023 and 2026. Suite 306B offers additional upside, with the opportunity to re-lease at market rent when the current short-term lease ends in March 2027.

Location Description

The property is located at 306 S 10th Street, near Lake Eva Community Park in the heart of downtown Haines City. The property sits in one of the most active medical corridors in the city and offers convenient access to US-17/92, SR-544, and US-27, with an easy connection to I-4 for travel between Orlando and Tampa.

Haines City is one of the fastest-growing cities in the country. It ranked seventh nationally for population growth among cities of 20,000 or more between 2022 and 2023, with a 10.8% increase. The following year it grew another 12%, bringing its population to over 42,000. This rapid residential growth continues to drive demand for nearby healthcare, professional services, and community-focused businesses.

The building is home to an established mix of medical and professional tenants, including Pediatric Health Care, Palm Medical Centers, Heart of Florida Chiropractic, Harmony United Health Care, Therapy World, and the Haines City Economic Development Council. That mix creates strong daily traffic and patient referral opportunities for new tenants.

Property Highlights

- 100% leased medical and professional office building
- Long-term healthcare tenants, including Pediatric Health Care (since 2008)
- Palm Medical Centers renewed and expanded through 2031
- Staggered lease expirations from 2027 to 2031
- Six HVAC units replaced from 2023 to 2026
- Re-leasing upside in Suite 306B

Lake Eva
Lake Eva Event Center
Lake Eva Aquatic Center
SUBJECT
16,400 ± Cars/Day
S 10th Street
Wood Ave

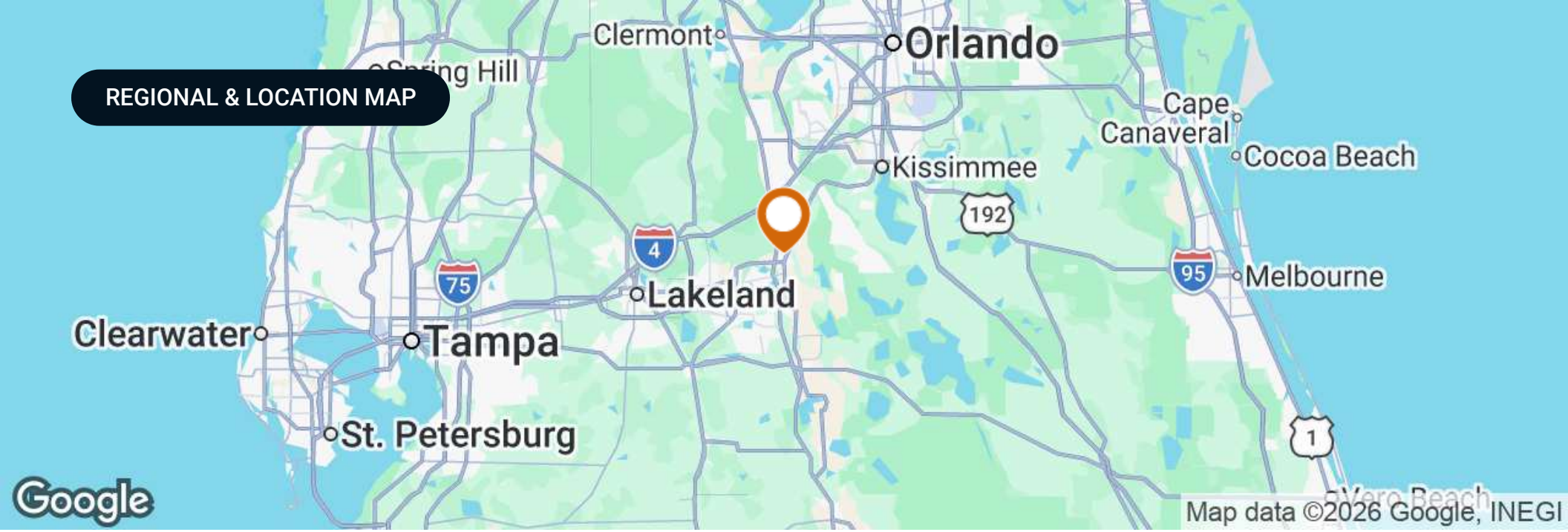
BUILDING FLOOR PLAN

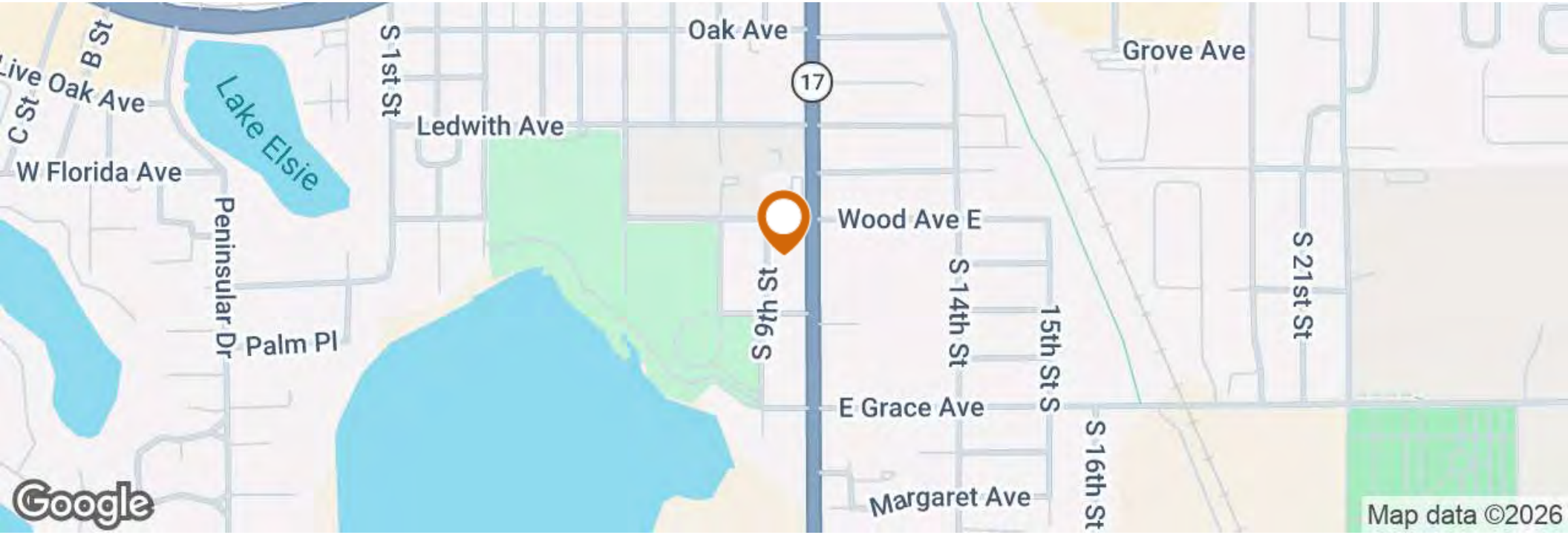
GREEN MEDICAL CENTER
Scale: 3/32"=1'-0"

RENT ROLL

Suite	Tenant Name	Size SF	Annual Rent	Lease Start	Lease End
310	Haines City EDC	1,271 SF	$18,951	8/1/23	7/31/28
320	Harmony United Health Care	1,940 SF	$31,971	8/1/25	8/1/28
330	Pediatric Health Care	5,592 SF	$142,372	8/22/08	8/31/28
340	Therapy World	1,790 SF	$29,786	9/27/24	9/30/27
350	Heart of FL Chiropractic	1,974 SF	$37,328	6/1/12	5/31/29
360	Palm Medical Center	1,740 SF	$27,840	1/1/22	9/30/31
306A	Palm Medical Center	1,562 SF	$24,992	9/15/26	9/30/31
306B	Wal-Mart	2,035 SF	$61,030	9/11/26	3/7/27
Totals		**17,904 SF**	**$374,270**		
Averages		**2,238 SF**	**$46,784**		

REGIONAL & LOCATION MAP





NEIGHBORHOOD MAP
Haines City Police Department
Haines City Citrus Growers
Lake Eva Event Center
Haines City Rehabilitation and Nursing Center
Boone Middle School
Haines City Senior High School
Haines City
Old Polk City Rd
W Main St
Baker Dairy Rd
Baker Ave E
Lowry Ave
Citrus Blvd
Palm Ave
Magnolia Ave
Mango Ave
Oakley Ave
Claude Holmes Senior Ave
Lake Tracy
Lily Ave
Stuart Ave
Melbourne Ave
Pine Ave
E Hinson Ave
U.S. Hwy 17-92 W
Lake Eisie
Wood Ave E
Hornet Dr
Grace Ave
Robinson Dr
Lake St
Pennsylvania St
Tracy Cir
Lyle Ave
Oak Ave
W Commerce Av
ZAXBY'S
CHIPOTLE MEXICAN GRILL
MANNY'S CHOPHOUSE
Wendy's
AT&T
BURGER KING
Lineage
O'Reilly AUTO PARTS
Little Caesars
DOLLAR GENERAL
7-ELEVEN
FAMILY DOLLAR
WELLS FARGO
Bank of America
TRUIST
Save a lot
ABC
BEALLS Publix
McDonald's
Google

MARKET AREA MAP
Culver's
HCA Healthcare
LOWE'S
chili's
Walmart
BayCare
Winn-Dixie
TRACTOR SUPPLY CO
Walgreens
SONNY'S BBQ
ALDI
Publix
CIRCLE K
McDonald's
DOLLAR GENERAL
ABC Supply Co. inc.
Publix
Old Polk City Rd
Power Line Rd
Baker Ave E
Baker Dairy Rd
Haines City
E Johnson Ave
N 30th St
S 30th St
E Hinson Ave
U.S. Hwy 17-92 W
Lake Eva
Google

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADVISOR BIOGRAPHY

Lauren Ralston Smith, CCIM, CPM

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Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:
• Sales
• Leasing (Landlord & Tenant Representation)
• Site Selection
• Property Management
• Development

ADVISOR BIOGRAPHY

Carly Powell

Advisor

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Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:
• Sales
• Leasing
• Development

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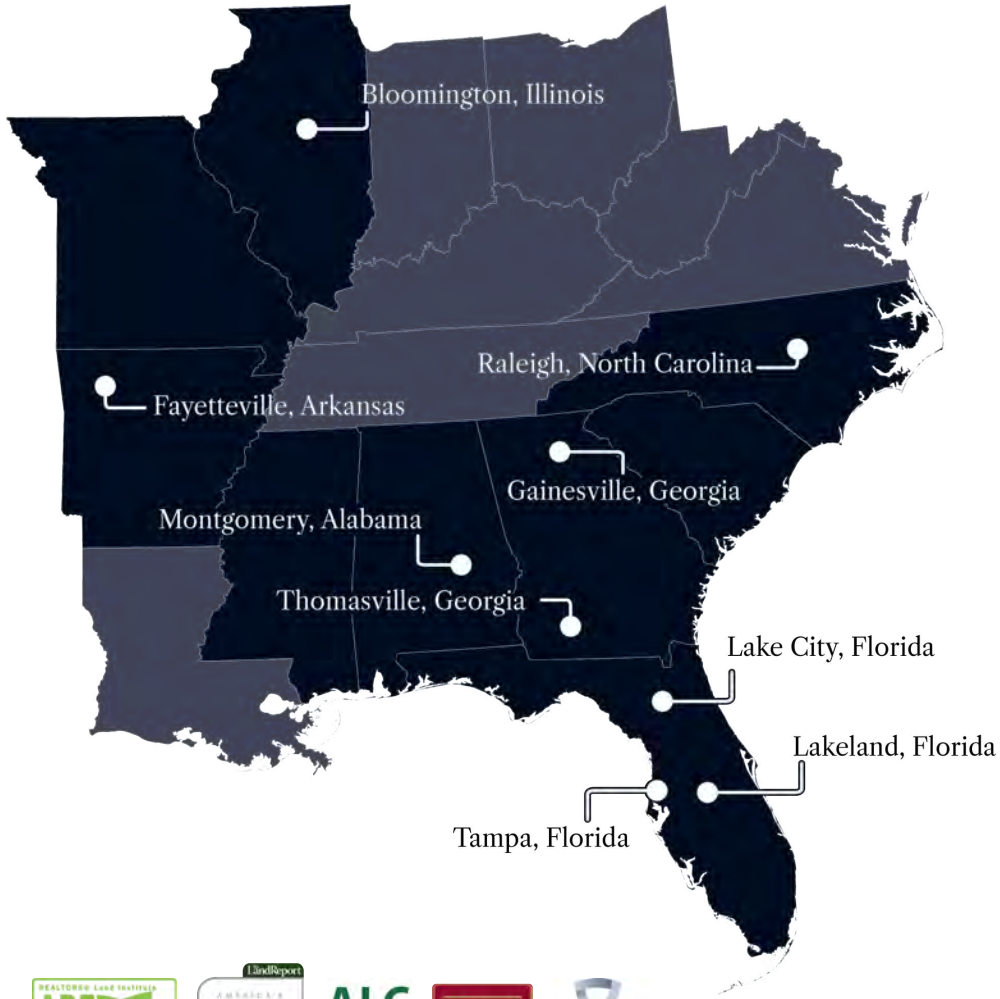

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