

Central Bartow Office Opportunity

475 S 1st Ave, Bartow, Florida 33830

Lauren Ralston Smith, CCIM, CPM
863-873-1970
lauren@saundersrealestate.com
FL #BK3235233

Carly Powell
863-698-3716
carly@saundersrealestate.com
FL #SL3404321

TABLE OF CONTENTS



Table of Contents

Property Summary	3
Cra Incentives	4
Location Description	5
Floor Plan	6
Regional & Location Map	7
Benchmark Demographics	8
Neighborhood Map	9
Market Area Map	10
Additional Photos	11
Advisor Biography	12
Advisor Biography	13

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$800,000
Building Size:	8,600 SF
Lot Size:	0.69 Acres
Number of Units:	Multiple
Price / SF:	\$93.02
Year Built:	1978
Zoning:	C-2
State:	Florida
County:	Polk
City:	Bartow

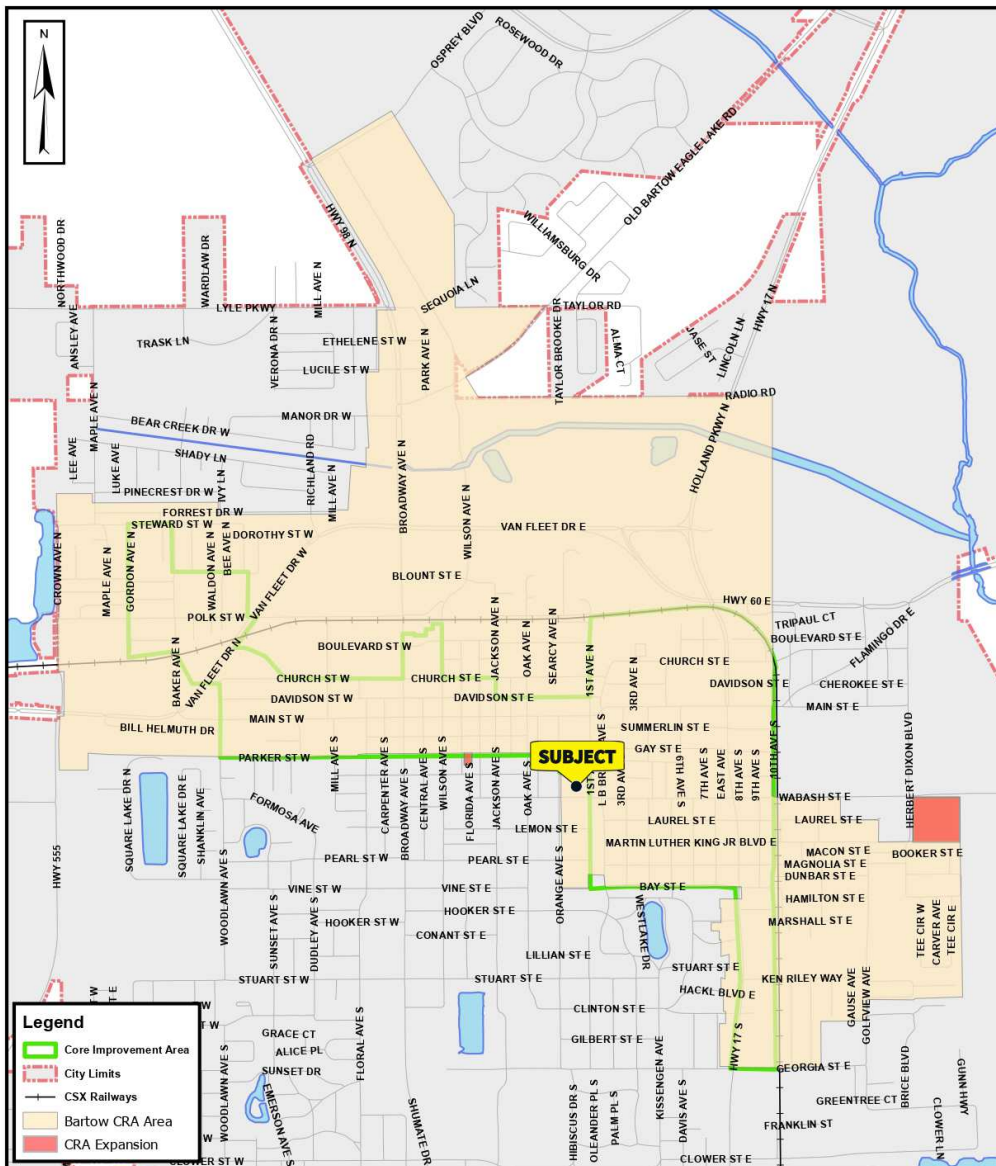
Property Overview

Introducing an exceptional investment opportunity located in the thriving Bartow area. This impressive 8,600 SF building, constructed in 1978, spans multiple units and is zoned C-2, offering maximum flexibility for a range of businesses. Boasting a strategic position in a high-traffic location, this property presents a unique chance for office building investors to establish a prominent presence within the dynamic Bartow business community. With its distinguished features and prime positioning, this property stands as a prime asset for those seeking to capitalize on the growth and potential of this sought-after area. The property is located within the Bartow Community Redevelopment Area, which offers matching grants to help owners and tenants improve commercial properties. Qualifying projects may be eligible for up to \$12,500 toward exterior improvements and up to \$50,000 toward interior and exterior renovations for qualifying retail and personal service users. All incentives are subject to CRA approval and funding availability

Property Highlights

- 8,600 SF building
- Multiple unit options
- Built in 1978
- Zoned C-2
- Located within the Bartow Community Redevelopment Area (CRA)
- Eligible for CRA grant programs, subject to approval

CRA INCENTIVES



Bartow CRA 1,588.70 Acres

April 2026

Core Improvement Area

City of Bartow



Commercial Facade Grant

- 50% match, up to \$12,500 (on projects up to \$25,000)
- Exterior paint, signage, windows, doors, lighting, awnings, parking lot repaving and striping
- Available to owners or tenants with an active lease of at least one year

Commercial Enhancement Grant

- 50% match, up to \$50,000 (on projects up to \$100,000)
- Interior and exterior work, including HVAC, plumbing, electrical, ADA, and roofing systems
- For vacant ground-floor space leased to retail, restaurant, or personal service businesses (salons, spas, studios) with a two-year lease
- Office, medical, educational, and legal uses are not eligible

Small Business Incentive

- Up to \$10,000 loan-to-grant for interior improvements, for established businesses (five or more years at the same address)

Key Points

- All grants are reimbursement-based and must be approved before work begins
- Funding is first-come, first-served and subject to availability

Learn more: <https://www.google.com/url?>

[q=http://cityofbartow.net/302/CRA-Incentive-Grant-](http://cityofbartow.net/302/CRA-Incentive-Grant-)

[Opportunities&source=gmail&ust=1792687808742000&sa=E](https://www.google.com/search?q=http://cityofbartow.net/302/CRA-Incentive-Grant-Opportunities&source=gmail&ust=1792687808742000&sa=E)

Disclaimer: Incentive information is provided by the City of Bartow CRA and is subject to change. Eligibility and awards are determined solely by the CRA.



LOCATION DESCRIPTION

Central Location in Bartow

Located in the heart of Bartow, this property offers excellent accessibility to major transportation routes. The property is just minutes from U.S. Highway 98 and State Road 60, two key corridors that connect Bartow to Lakeland, Winter Haven, Mulberry, and beyond, while also providing direct routes toward Tampa and Orlando.

As the county seat of Polk County, Bartow serves as a hub for government, business, and community activity, with the property positioned close to the city's historic downtown. Nearby professional offices, dining, and retail establishments add to the convenience and appeal of this central location, making it well-situated within one of Central Florida's most strategically connected areas.

FLOOR PLAN



1 INCH = 10 FEET
GRAPHIC & INTENDED DISPLAY SCALE



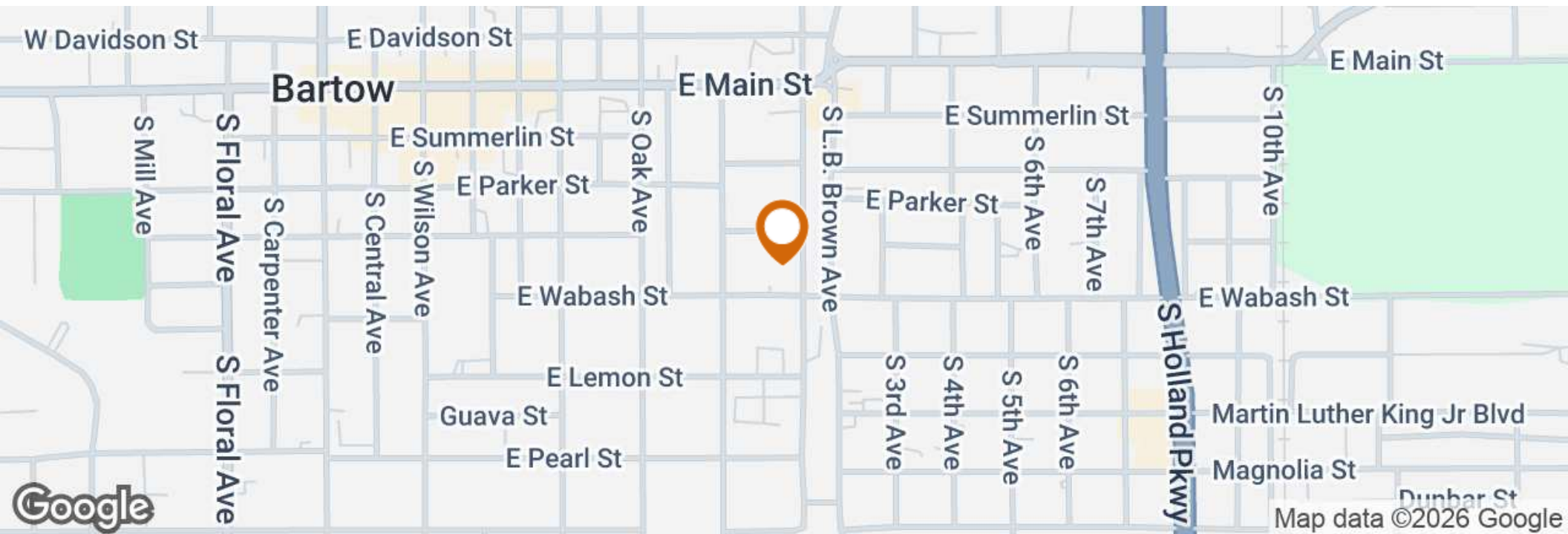
UNDER LEASE



NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND THE
RAISED SEAL OR THE
ELECTRONIC
SIGNATURE AND
COMPUTER
GENERATED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND
MAPPER

30 SOUTH, LLC. 425 SOUTH FIRST AVENUE BARTOW, FLORIDA 33830 PHONE: 813-555-1111 LICENSED BUSINESS NO. LB 8474			
	Project No.: 11 X 11 Landscape0000	Drawing Name: CLYATT BLDG FLOOR	Drawing No.: SD 0000
Sheet No.: 000	Horiz. Scale: 1" = 10'	Field Book, Page	

CLYATT BUILDING

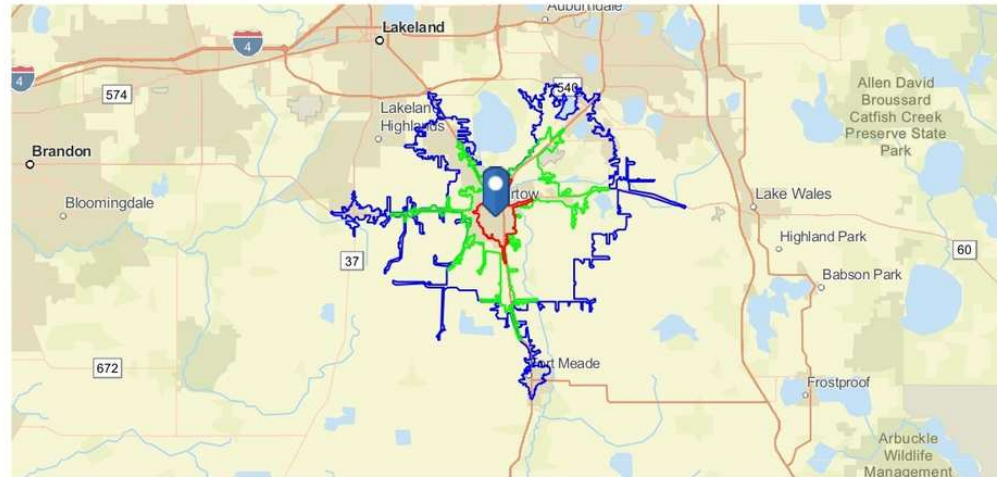


BENCHMARK DEMOGRAPHICS

Benchmark Demographics

475 S 1st Ave, 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 Code	Polk County	Florida	United States
Population Age 0-4	6.15%	6.09%	5.97%	5.98%	5.30%	4.69%	5.39%
Population Age 5 to 9	6.50%	6.41%	6.38%	6.50%	5.61%	5.03%	5.75%
Population Age 10 to 14	6.26%	6.19%	6.45%	6.26%	6.00%	5.34%	5.98%
Population Age 15 to 19	7.25%	7.04%	6.83%	6.99%	6.26%	5.84%	6.47%
Population Age 20 to 34	20.28%	19.66%	19.42%	19.48%	18.85%	18.43%	20.33%
Population Age 35 to 54	24.60%	24.60%	25.10%	25.00%	24.12%	24.41%	25.20%
Population Age 55 to 74	20.52%	21.65%	22.21%	21.75%	23.96%	25.55%	22.82%
Population Age 75+	8.43%	8.36%	7.63%	8.03%	9.91%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
<\$15,000	8.2%	7.9%	7.0%	7.4%	8.0%	8.3%
\$15,000-\$24,999	6.0%	5.4%	5.7%	6.1%	5.8%	5.9%
\$25,000-\$34,999	10.2%	9.6%	7.4%	7.2%	6.7%	6.3%
\$35,000-\$49,999	14.0%	13.2%	11.3%	12.0%	10.5%	9.8%
\$50,000-\$74,999	16.3%	17.3%	17.2%	19.8%	16.9%	15.6%
\$75,000-\$99,999	13.8%	15.0%	14.2%	14.6%	12.9%	12.5%
\$100,000-\$149,999	20.1%	19.4%	20.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	7.4%	7.7%	9.3%	8.1%	8.7%	9.8%
\$200,000+	4.0%	4.6%	7.6%	6.6%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
Population	9,755	20,966	68,474	822,142	23,027,836	339,887,819
Daytime Population	16,190	28,078	62,997	782,956	22,846,618	338,218,372
Employees	4,264	9,061	29,957	334,740	10,832,721	167,630,539
Households	3,612	8,022	24,875	313,012	9,263,074	132,422,916
Average HH Size	2.53	2.54	2.71	2.57	2.43	2.50
Median Age	37.6	38.4	38.8	41.3	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
Median Home Value	314,070	304,707	319,376	319,676	416,969	370,578
Owner Occupied %	61.6%	68.4%	74.0%	71.8%	67.2%	64.2%
Renter Occupied %	38.4%	31.6%	26.0%	28.2%	32.8%	35.8%
Total Housing Units	3,959	8,821	27,246	361,112	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Polk County	Florida	United States
Median HH Income	\$66,357	\$69,058	\$76,649	\$70,958	\$78,205	\$81,624
Per Capita Income	\$29,367	\$31,693	\$35,370	\$34,967	\$44,891	\$45,360
Median Net Worth	\$152,335	\$183,502	\$239,119	\$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).

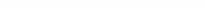


NEIGHBORHOOD MAP



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BEEF 'O' BRADY'S
• GOOD FOOD. GOOD SPORTS. •



Publix BEALLS five BEAUV

BEALLS



Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies



MARKET AREA MAP



Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

lauren@saundersrealestate.com

Direct: **877-518-5263 x428** | Cell: **863-873-1970**

FL #BK3235233

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

carly@saundersrealestate.com

Direct: **877-518-5263 x489** | Cell: **863-698-3716**

FL #SL3404321

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:

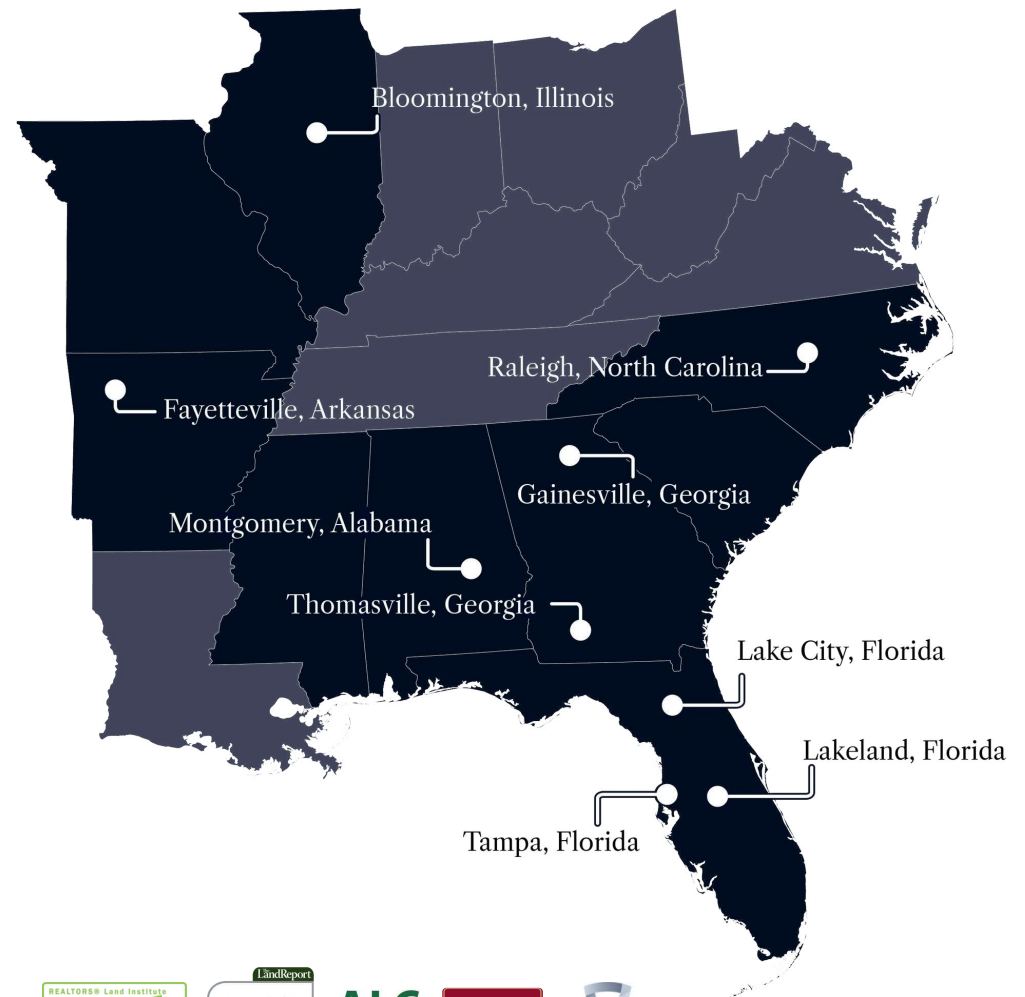
- Sales
- Leasing
- Development



877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.