

# COMMERCIAL CATALOG

SVN | SAUNDERS RALSTON DANTZLER

SUMMER 2022







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## ABOUT US

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 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, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](https://SVNsaunders.com).



# INDUSTRIAL LISTINGS

FOR LEASE



## PARADISE COMMERCE CENTER

187,973 ± SF • Plant City • \$4.95 - 5.25 SF/yr (NNN)

- Ceiling Height: 17' - 32'
- Power: 3-phase 2,000 amp
- Deepwater well with an active permit for approximately 8,000,000 gallons per month

Augie Schmidt

NEW LISTING



## ORANGE SPRING & BOTTLING FACILITY BUSINESS FOR SALE

67 ± AC • Fort McCoy • \$15,000,000

- 25,000 SF Industrial space for water processing, bottling, and distribution
- Orange Spring - Emits 2 million gallons per day
- Consumptive Use Permit for 200,000 gallons per day
- Income generating

Tyler Davis & Jeremiah Thompson

FULLY LEASED



## CENTRAL WINTER HAVEN WAREHOUSE

61,430 ± SF • \$4.95 SF/yr (NNN)

- 8 loading docks and one (1) oversized ground-level door
- 3-Phase 1,200 Amp Power
- 22' Clear Height (30' Apex)
- 565 ± SF air-conditioned space

Augie Schmidt

UNDER CONTRACT



## 111 ACRES NORTH TAMPA BAY INDUSTRIAL PARK

111 ± AC • Zephyrhills • \$9,730,000

- Utilities to the site; gas nearby
- Pro-development government
- Excellent access to major distribution routes
- Industrial neighborhood on CSX railway

Steve Toner, MBA



# INDUSTRIAL LISTINGS

UNDER CONTRACT



## O'BRIEN RD COMMERCIAL ACREAGE

56.6 ± AC • Groveland • \$6,000,000

- Currently has a mixed-use PUD, but it can also be rezoned to industrial
- Directly across from one of Lake County's premier industrial parks
- Major highway interchanges

Trish Leisner, CCIM & Marvin Puryear



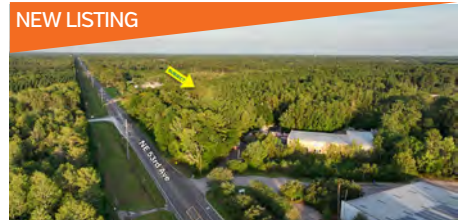
## WEST LAKE WALES INDUSTRIAL ACREAGE

193 ± AC • Lake Wales • \$4,400,000

- Vacant industrial land located in west Lake Wales
- Located along SR 60 and provides easy access to US 17, US 27, I-4, and I-95
- 4 Miles east of Intermodal Park

Glenn Folsom & Zeb Griffin

NEW LISTING



## GAINESVILLE INDUSTRIAL PROPERTY SOUTH

50.7 ± AC • Gainesville • \$4,309,500

- Light Industrial
- Within the city limits of Gainesville
- 14,500 cars per day and 650 ± FT of road frontage
- Accessibility to strong markets

David Genho



## CENTRAL FLORIDA INDUSTRIAL LAND - 71 ACRES

71.28 ± AC • Bartow • \$3,950,000

- Prime Industrial development site
- Located directly on US 17/98
- Easy accessibility to Florida's major roadways

Augie Schmidt



## CENTRAL FLORIDA INDUSTRIAL LAND - 32 ACRES

32.91 ± AC • Bartow • \$1,950,000

- Prime industrial development site
- Located directly on US 17/98
- Easy accessibility to Florida's major roadways

Augie Schmidt

FOR LEASE



## 2025 CRYSTAL GROVE DR

13,680 ± SF • Lakeland • \$8.25 SF/yr (NNN)

- Four (4) 9' roll-up doors [3 docks, 1 ramp]
- 600 Amp power with insulated roof & walls
- Exhaust fans
- Mezzanine above the office

David Hungerford, CCIM

FOR LEASE



## LYONAL DRIVE FLEX SPACE

12,000 ± SF • Lakeland • \$8.15 SF/yr (NNN)

- 12,000 ± SF of office space and 9,000 ± SF of warehouse space
- Located Less than 1 mile from the Polk Parkway (FL-570)
- Grade level doors

Linda Schultz

BUSINESS FOR SALE



## ESTABLISHED CENTRAL FLORIDA AIR-CONDITIONING

11,200 ± SF • Central FL • \$3,500,000

- The company has been in business since 1986
- Consistent ownership since inception
- The business has won numerous awards

Tyler Davis, CPA & Larry Montanus

NEW LISTING



## 4025 S PIPKIN RD

20,687 ± SF • Lakeland • \$3,400,000

- 10' ceilings in office
- 25' ceilings in warehouse [20' clear]
- 34' deep x 50' wide column spacing
- (4) 10'x10' roll-up doors dock high
- (2) 16'h x 14'w roll-up doors w/ramp

David Hungerford, CCIM



## KINGS HWY INDUSTRIAL DEVELOPMENT SITE

17.97 ± AC • Fort Pierce • \$2,950,000

- Industrially zoned development site
- Strong opportunity for a distribution
- 3,766 ± SF office on the Southwest corner of the parcel
- FDOT has plans to expand Kings Hwy

Tyler Davis, CPA & Jeff Cusson, CCIM

BUSINESS FOR SALE



## K&T MANUFACTURING

7,440 ± SF • Apopka • \$2,700,000

- Business and real estate are for sale and are included in the price as a unit
- The business has been active for 21 years
- 3 Waterjet machines, welding, and fabrication equipment

Trish Leisner, CCIM & Larry Montanus

FOR LEASE



## BRIDGEWATER COMMERCIAL PARK, LAKE LAND

5,100 ± SF • \$12 SF/month (NNN)

- Building 13 is currently available for lease
- The park consists of 13 steel warehouse buildings
- Large open warehouse space (roughly 4,000 SF)

Augie Schmidt



# INDUSTRIAL LISTINGS

FOR LEASE



## EPICENTER COMMERCE PARK LAKELAND

1,000 - 5,000 ± SF • \$11 - 14 SF/yr (NNN)

- Multi-tenant industrial property and is located less than 3 minutes away from Interstate 4
- Excellent access to all major market

*Augie Schmidt*

UNDER CONTRACT



## OSCEOLA COUNTY 7.41 ACRES INDUSTRIAL

7.41 ± AC • St. Cloud • \$2,500,000

- South of Irlo Bronson Memorial Highway
- In the center of a high growth area
- Nearby large scale
- Highest and best use is industrial

*Dustin Calderon*



## SR-33 INDUSTRIAL LAND

7.07 ± AC • Lakeland • \$2,100,000

- Nearby the Pepsico and Amazon warehouses
- Strong industrial market
- Very close to the nearest I-4 entry/exit
- City water and sewer

*David Hungerford, CCIM & Gary Ralston, CCIM*

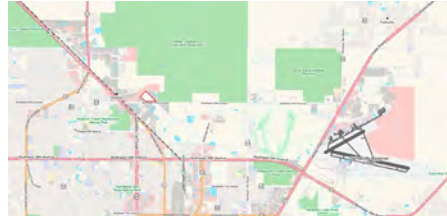


## HIGHWAY 555 INDUSTRIAL LAND

51 ± AC • Bartow • \$1,624,000

- Can be purchased in bulk or 4 separate parcels
- Ideal for industrial development
- Surrounded by existing industrial users

*Glenn Folsom & Zeb Griffin*



## GAINESVILLE INDUSTRIAL PROPERTY NORTH

17.7 ± AC • Gainesville • \$1,593,000

- Heavy industrial
- Within Gainesville city limits
- Road frontage on 53rd avenue

*David Genho*



## AVENUE E SW INDUSTRIAL WAREHOUSE

14,926 ± SF • Winter Haven • \$1,349,000

- Block construction
- Zoned RL-4, legal non conforming use
- Suitable for owner/user and or investor

*Craig Morby*

FOR LEASE



## 2114-2115 YEATS & 2122 CAMILLA CIRCLE

12,800 ± SF • Lakeland • \$10 NNN

- \$2.00 PSF in operating expenses
- For lease
- Shared septic & city water
- Close to downtown Lakeland
- Minutes from I-4

*Craig Morby & Eric Ammon, CCIM*

UNDER CONTRACT



## MULBERRY INDUSTRIAL ACREAGE

45.8 ± AC • Mulberry • \$1,195,563

- FLU of heavy industrial (Polk County)
- Located 3 miles from Hwy 60 at a signalized intersection
- Seller is willing to divide the property

*Gregory Smith & James Jahna*

UNDER CONTRACT



## 1545 PINE GROVE RD, EUSTIS

14,640 ± SF • Eustis • \$995,000

- 3 Industrial buildings on 2.66 ± Acres
- LM Zoning
- Excellent accessibility to Central Florida markets

*Trish Leisner, CCIM*

UNDER CONTRACT



## 2810 E MAIN ST

6,000 ± SF • Lakeland • \$925,000

- Located along an industrial corridor
- Additional land for building expansion or lay-down yard
- Tenant in-place that could either stay or vacate

*Augie Schmidt*

UNDER CONTRACT



## DERBY AVENUE WAREHOUSE SPACE

9,000 ± SF • Auburndale • \$675,000

- 9,000 Total SF with 1,000 SF of office
- Central air and heat
- 3 Phase power available, separate meters if needed
- Current tenant leased until March 31, 2023

*Craig Morby*



## LAKE PLACID INDUSTRIAL DEVELOPMENT

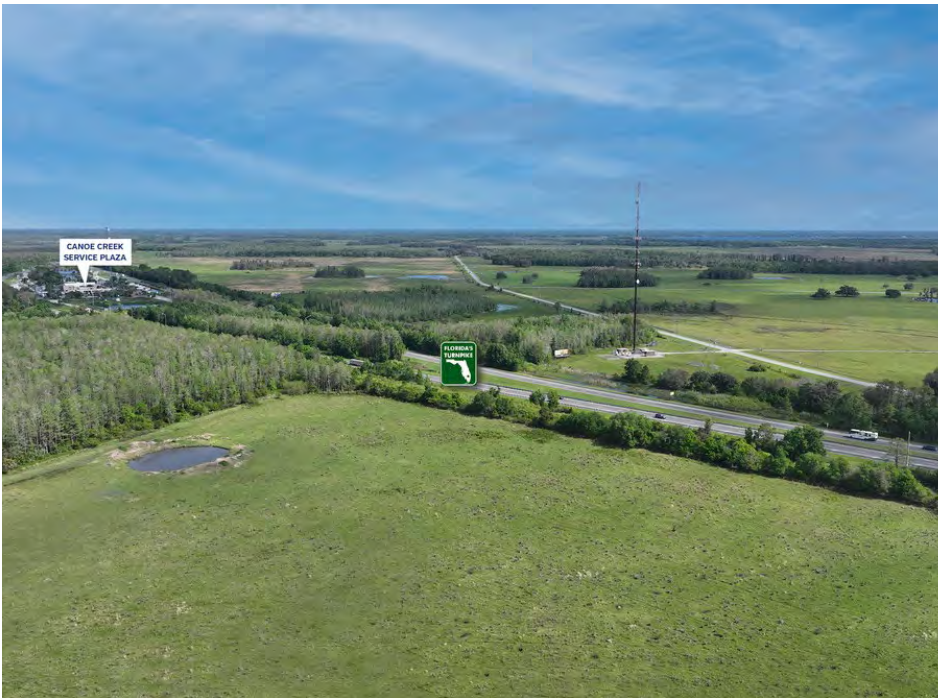
10.42 ± AC • Lake Placid • \$650,000

- 0.25 miles west of the State Road 70 & US Highway 27 intersection
- Highlands County was designated a "Rural Area of Opportunity"
- Borders 750 feet of a CSX connected rail

*Josh Sheppard*



# DEVELOPMENT LAND LISTINGS



## SOUTH LAKE TOHO DEVELOPMENT TRACT

3,229 ± AC • Kenansville • Contact an Agent for Pricing

- This opportunity for development allows for multiple uses
- Uplands/wetlands: 88% and uplands/12% wetlands
- Lake and water features: 1 ± mile of lake frontage on Lake Tohopekaliga

Dustin Calderon & Dean Saunders, ALC, CCIM



UNDER CONTRACT

## 5124 RIFLE RANGE ROAD

11,816 ± SF • Bartow • \$1,295,000

- Immediate occupancy
- Large laydown yard/area
- Perfect set up for a contractor

R. Todd Dantzler, CCIM & Jonathan Fleming



## US 331 DEVELOPMENT ACREAGE DEFUNIAK SPRINGS

29.03 ± AC • Call for Offers

- 22,000 Cars per day on US 331
- 7.2 ± Upland acres
- Easy access to I-10 and Hwy 90 (.3 miles)
- A conceptual site plan for an RV park development has been completed

Austin Fisher



UNDER CONTRACT

## US 192 AND FLORIDA TURNPIKE DEVELOPMENT

57.8 ± AC • Kissimmee • \$16,500,000

- Excellent development opportunity
- Immense growth within the surrounding market
- 30 minutes away from Disney World
- 59.1 ± upland acres

Dustin Calderon & Dean Saunders, ALC, CCIM



UNDER CONTRACT

## US HIGHWAY 27 S MIXED-USE DEVELOPMENT LAND

205.3 ± AC • Leesburg • \$15,000,000

- Great opportunity for single-family, multifamily, and commercial development
- 90.6 % uplands
- Over 1,000 estimated net residential units
- Density: 8 DU/AC

Marvin Puryear



NEW LISTING

## RONALD REAGAN COMMERCIAL CORNER

6.95 ± AC • Davenport • \$7,300,000

- 6.95 ± acres on the NE corner of Ronald Reagan Parkway and Lake Wilson Road
- Hard corner with intersection improvements coming
- Perfect for retail, national tenants, etc.

R. Todd Dantzler, CCIM



UNDER CONTRACT

## E HWY 50 IN CLERMONT - RETAIL DEV LAND

17.68 ± AC • Clermont • \$6,500,000

- Zoned UE with FLU commercial
- The city will work with the developer to discuss PUD, retail, residential, mixed-use, multifamily
- Excellent frontage with 1,675 FT on Hwy 50

Marvin Puryear



NEW LISTING

## HWY 27 S AT SR 48 AT LEESBURG 43 AC

43 ± AC • Leesburg • \$7,500,000

- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- High traffic market area

Marvin Puryear



UNDER CONTRACT

## US 98 & BOY SCOUT RANCH ROAD IN BARTOW

38.5 ± AC • Bartow • \$5,500,000

- Property is located in fast growing area
- Median household income within a 3 mile radius is \$73,227
- Close proximity to Publix, future Lakeland Regional Health campus

R. Todd Dantzler, CCIM



# DEVELOPMENT LAND LISTINGS



## 84 ACRES FOR SF RESIDENTIAL DEVELOPMENT

84 ± AC • Dade City • \$5,400,000

- 4,800 ± FT of frontage on Old Lakeland Highway
- Power on site on Old Lakeland Highway
- Water on site
- Lakeland Highway [12-inch water main]

Steve Toner, MBA



UNDER CONTRACT

## 16 ± ACRES CYPRESS GARDENS WATERFRONT

15.94 ± AC • Winter Haven • \$5,400,000

- 26,000 ± cars/day on Cypress Gardens Blvd
- Located approximately 1 mile from Legoland

Tyler Davis, CPA & Augie Schmidt



UNDER CONTRACT

## BROWN RANCH COMMERCIAL DEVELOPMENT LAND

15 ± AC • Kissimmee • \$5,100,000

- Prime development opportunity
- 15 ± acres of high and dry land
- 15 minutes from Disney World®
- Within the heart of Central Florida's I-4 corridor market

Dean Saunders, ALC, CCIM & Dustin Calderon



## HWY 27 AND SULLIVAN RD EAST

53 ± AC • Clermont • \$5,500,000

- All utilities are at the site (gas, water, sewer, power)
- 771 FT frontage on SR27
- Traffic: 32,000 DTC
- Zoned B1 [City of Minneola]

Marvin Puryear



## HWY 455 CLERMONT HARTLE 17 AC

17.5 ± AC • Clermont • \$3,900,000

- 17.5 ± Acres vacant commercial
- Utilities in place
- Residential/industrial/multifamily or mixed-use

Marvin Puryear



## SOUTH FLORIDA AVENUE COMMERCIAL LAND

5.45 ± AC • Lakeand • \$3,500,000

- Zoned LCC, unincorporated Polk County
- Water and sewer on site
- 110 parking spaces on site, all newly paved

Craig Morby & Eric Ammon, CCIM



## HWY 27 AND SULLIVAN RD WEST COMMERCIAL

22.6 ± AC • Clermont • \$3,500,000

- Near the Florida Turnpike
- 1,145 ± FT frontage on US 27
- Possible commercial and residential Development

Marvin Puryear



## US 27 VACANT LOT HAINES CITY

3.76 ± AC • Davenport • \$3,200,000

- Medical office, retail corridor
- Adjacent to Advent Health Hospital
- Over 56,000 traffic count on US 27

R. Todd Dantzler, CCIM



NEW LISTING

## US-41 DEVELOPMENT LAND

55.97 ± AC • Williston • \$2,950,000

- Signalized intersection
- Property is located within 25 miles of Gainesville and Ocala
- No wetlands

Marvin Puryear & Trish Leisner, CCIM



NEW LISTING

## 6 ACRE APOPKA DEVELOPMENT SITE

5.98 ± AC • Apopka • \$2,900,000

- The property presents numerous development options
- Utilities are available at the site
- Future land use is RS 1/5

Tyler Davis, CPA



## VENICE RESIDENTIAL/MEDICAL OFFICE ACREAGE

10 ± AC • Nokomis • \$2,850,000

- Contiguous to the north is the new Sarasota Memorial Hospital Laurel Road Campus
- Current zoning: Residential (RMF-1)
- Traffic count: 20,500 cars/day on Laurel Rd

Eric Ammon, CCIM & Ron Zeigler



## 9.97 ACRES GOLF COURSE FRONTAGE IN SARASOTA

9.97 ± AC • Nokomis • \$2,750,000

- 9.97 ± acres spread across four tax ID parcels
- Located south of the Sarasota Memorial hospital at Laurel Road and I-75

Eric Ammon, CCIM & Ron Zeigler



# DEVELOPMENT LAND LISTINGS



## SR-50 AND HOOK STREET COMMERCIAL LAND

15.2 ± AC • Clermont • \$2,500,000

- Mixed-use, commercial, or multifamily
- Located on SR 50
- Across from East Ridge High School

Marvin Puryear



## 4545 & 4575 GIBSON DRIVE

3.72 ± AC • Lakeland • \$2,300,000

- Great retail or hotel site
- Curb cut already in place
- FLU of interchange activity center
- SR 33, interchange leading to I-4
- 100% Uplands

Eric Ammon, CCIM & Craig Morby



## US 27 AND RONALD REAGAN PARKWAY DAVENPORT

17.35 ± AC • \$642,000 - \$2,212,500

- 12 commercial lots - 3 available
- 0.8 - 2.95 acres
- Located at the key intersection of US 27 and Ronald Reagan Parkway
- Near I-4 and Champions Gate

David Hungerford, CCIM & Gary Ralston, CCIM



## 2805 CURRY LANE

5 ± AC • Venice • \$2,100,000

- Contiguous to the north is the new Sarasota Memorial Hospital Laurel Road Campus
- Redevelopment opportunity

Eric Ammon, CCIM & Ron Zeigler

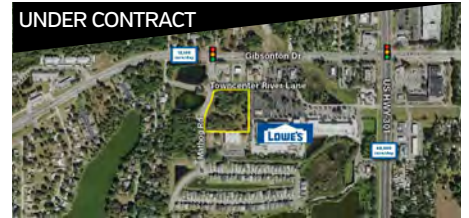


## DUNDEE RD AND BUCKEYE LOOP RD

7.36 ± AC • Winter Haven • \$2,000,000

- Vacant commercial property
- Located in a growing trade area
- Has excellent frontage along Dundee Rd and will have two driveways

David Hungerford, CCIM & Gary Ralston, CCIM



## 6.11 ACRES IN LOWES ANCHORED PD

6.11 ± AC • Riverview • \$1,950,000

- Infill location in booming area of south Hillsborough County
- Just 3,200 ± FT from I-75 ramp
- All utilities available
- 100% Upland (no wetland)

Steve Toner, MBA & Christina Kurtz-Clark CCIM,

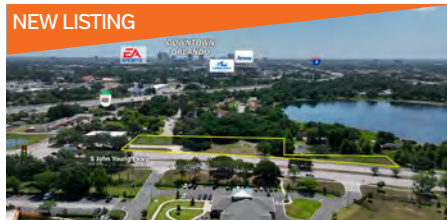


## COUNTY LINE ROAD 14.5 ± ACRES

14.23 ± AC • Lakeland • \$1,921,232

- Located directly on of Lakeland and Plant City's industrial corridor
- Excellent access to major highways
- Water and sewer are available

Carson Futch



## ORLANDO APARTMENT/ OFFICE DEVELOPMENT SITE

2.13 ± AC • Orlando • \$1,500,000

- Commercial Development land just West of Downtown Orlando
- Allows for 37 ± multifamily units
- Direct access to SR 408
- 100% Uplands

Tyler Davis, CPA & Karl Tehrani



## 1.82 ACRES ON US 301 FOR DEVELOPMENT

1.82 ± AC • Riverview • \$1,495,000

- Near busy intersection in Riverview
- Multiple possible uses
- Near numerous major retails

Steve Toner, MBA



## 5.13 ACRES IN LOWES ANCHORED PD

5.13 ± AC • Riverview • \$1,495,000

- Infill location in booming area of south Hillsborough County
- 3,200 ± FT from I-75 ramp
- All utilities available
- 100% Upland (no wetland)

Steve Toner, MBA & Christina Kurtz-Clark CCIM



## 1460 E HWY 50

2.997 ± AC • Clermont • \$1,500,000

- 3± Acres zoned R3 and C2
- 160' Frontage on SR 50
- 52,000 DTC
- All utilities available (water, sewer, power)
- Office-retail development parcel

Marvin Puryear



## SHEPHERD ROAD 2.33 ACRES

2.33 ± AC • Lakeland • \$1,349,000

- Active commercial corridor
- Across from a Publix shopping center
- Near McDonald's and banks
- Off site water retention provided
- Zoned for most all commercial uses

James Edwards, AICP



# DEVELOPMENT LAND LISTINGS



## GULF DEVELOPMENT LAND

5 ± AC • Port Saint Joe • \$1,300,000

- Bay frontage
- Mixed commercial/residential zoning
- Walking distance to marinas and restaurants

*Bryant Peace, ALC*



CONTRACT PENDING

## 701 UNION DRIVE COMMERCIAL LAND

1.94 ± AC • Lakeland • \$1,250,000

- Two lots totaling 1.94 acres vacant commercial land
- Adjacent to I-4 in North Lakeland
- In close proximity to two retail centers
- Adjacent 1.32 AC is also available

*Eric Ammon, CCIM & David Hungerford, CCIM*



## GRIFFIN ROAD COMMERCIAL LAND

2.73 ± AC • Lakeland • \$1,200,000

- 3 Parcels totaling 2.73 acres
- Contiguous road parcels zoned C2 & MH
- City of Lakeland
- Potential road signage I-4
- City water and septic tank - sewer nearby

*Eric Ammon, CCIM & Craig Morby*



## SOUTH BARTOW RETAIL SITE

2.92 ± AC • Bartow • \$1,200,000

- Clean site ready to develop
- Corner location
- Left in and right in
- 20,000+ vehicles per day

*James Edwards, AICP*



UNDER CONTRACT

## 3822 SR 48 AT LEESBURG 33.6 AC

33.6 ± AC • Okahumpka • \$1,200,000

- 33.6 ± acres
- 100% uplands
- FLU: Regional Office
- Near major roadways

*Marvin Puryear*



## MINNEOLA BUSINESS PARK - PARCEL C

8.82 ± AC • Minneola • \$1,200,000

- Flex space footprint: 300 FT x 50 FT
- 1.5 ± miles away from the US Highway 27 and SR-50 intersection
- Within Clermont fast-growing commercial market

*Marvin Puryear*



NEW LISTING

## COMMERCIAL DEVELOPMENT LOT - DOWNTOWN LEESBURG

1.94 ± AC • Leesburg • \$850,000

- Commercial development opportunity
- Downtown Leesburg
- Lake Harris and Chain of Lakes are located blocks away

*Jeremiah Thompson & Marvin Puryear*



UNDER CONTRACT

## NORTH HIGHWAY 27 COMMERCIAL

5.66 ± AC • Clermont • \$1,100,000

- Utilities available on site
- Ample variety of commercial uses through the general commercial zoning
- Located on 4-lane US Hwy 27 with 27,000 cars per day

*Marvin Puryear*



UNDER CONTRACT

## NE CORNER S FLORIDA AVE & CHRISTINA BLVD

2 ± AC • Lakeland • \$1,000,000

- Entrance-way to affluent Christina neighborhood
- Great site for QSR, restaurant, gas, or other retail uses
- Water and sewer on site

*David Hungerford, CCIM & Gary Ralston, CCIM*



UNDER CONTRACT

## POLK TRAINING CENTER

12,180 ± SF • Lake Alfred • \$999,999

- Well situated for multifamily development or perhaps townhouse
- The City of Lake Alfred is annexing the subject property into the city limits with increased density

*R. Todd Dantzler, CCIM & Jonathan Fleming*



## 9.23 ACRES FOR COMMERCIAL DEVELOPMENT

9.23 ± AC • Dade City • \$900,000

- Vacant Commercial
- High traffic area
- Active commercial area
- Located directly on US 301

*Steve Toner, MBA*



NEW LISTING

## I-10 & US-19 COMMERCIAL DEVELOPMENT ACREAGE

50.13 ± AC • Lamont • \$889,500

- Over 980 SF of I-10 road frontage
- Ideal development site for an interchange business, hotel, distribution center, or RV park

*Austin Fisher*



# DEVELOPMENT LAND LISTINGS



## 2411 US HIGHWAY 92 EAST IN LAKELAND

0.77 ± AC • Lakeland • \$465,000

- Located within an active market area
- Almost 25,000 people within a 2-mile radius
- Between Tampa and Orlando

*Eric Ammon, CCIM*



UNDER CONTRACT

## MINUTE MAID RAMP ROAD DEVELOPMENT LAND

4.93 ± AC • Davenport • \$800,000

- 1.5 miles south of I-4 near US 27
- Between Posner Park and the Davenport Advent Health hospital
- County Water and Sewer on US 27

*David Hungerford, CCIM & Gary Ralston, CCIM*



## US HIGHWAY 27 AT SCENIC HIGHWAY

3.93 ± AC • Haines City • \$795,000

- Traffic count of 47,500 cars a day
- Excellent visibility on US Hwy 27 with 980 ± FT of frontage
- Zoning (CAC) allows for a broad range of commercial uses

*David Hungerford, CCIM & Gary Ralston, CCIM*



## 6100 S FLORIDA AVE

1.32 ± AC • Lakeland • \$750,000

- Easy access from S Florida Ave
- Sits between Badcock Furniture and MidFlorida Credit Union
- Formerly approved and permitted for a Dunkin' store

*David Hungerford, CCIM & Gary Ralston, CCIM*



## LEGACY PARK OUTPARCEL

1 ± AC • Davenport • \$390,000

- 1 acre lot in Davenport
- Strong local demographics
- Commercial lot
- The site offers easy access to HWY 27 and ample parking

*Christina Kurtz-Clark CCIM & Christopher Settineri*



## WEST PIPKIN COMMERCIAL OUTPARCEL

1.22 ± AC • Lakeland • \$650,000

- Cross access to traffic signal
- Improved site with master retention and utilities stubbed
- New Dollar General adjacent to the east
- New self-storage facility adjacent to the north

*David Hungerford, CCIM & Gary Ralston, CCIM*



## 5 ACRE MF RESIDENTIAL SITE ON SR 52 E OF I-75

5 ± AC • San Antonio • \$650,000

- Can be developed for multifamily residential or commercial
- In close proximity to the "Connected City" Development
- At the crossing of SR 52 and Oak Street

*Steve Toner, MBA*



UNDER CONTRACT

## HAINES CITY RETAIL SITE

2.65 ± AC • Haines City • \$600,000

- Located at 35799 US Hwy 27
- 355 ± FT of frontage on US Hwy 27
- Traffic count of 50,500 cars a day

*David Hungerford, CCIM & Gary Ralston, CCIM*



## 615-623 UNION DRIVE

1.32 ± AC • Lakeland • \$900,000

- Prime commercial location
- Optimal demographics for overall commercial use
- 100% Uplands
- High exposure to I-4 and traffic

*Eric Ammon, CCIM & Craig Morby*



## 1042 E MYERS BLVD

1,640 ± SF • Mascotte • \$500,000

- Direct Hwy 50 Frontage
- Curb Cuts at both ends of property
- 25,000 cars per day
- State-monitored wells on-site

*Trish Leisner, CCIM*



NEW LISTING

## HIGHWAY 27 COMMERCIAL LAND

14.51 ± AC • Lake Wales • \$1,400,000

- Three parcels totaling 14.51 acres
- Prime industrial/commercial land for development
- Business park zoning
- 100% Uplands

*R. Todd Dantzler, CCIM & Danielle Brown*



NEW LISTING

## 6875 NORTH CHURCH AVE

0.72 ± AC • Mulberry • \$500,000

- Commercial property is located on North Church Avenue in Polk County
- Lot is situated near a busy intersection
- Surrounded by several restaurants and retail businesses including Burger King

*David A. Goffe, CCIM & Gary Ralston, CCIM*



# DEVELOPMENT LAND LISTINGS



## NORTH COMBEE ROAD INDUSTRIAL LAND

5.36 ± AC • Lakeland • \$499,000

- Currently zoned RS - to be re-designated BPC
- 180' of frontage on N Combee Road
- 16,200 cars per day

Craig Morby



## EAGLE LAKE COMMERCIAL PARCEL

1.27 ± AC • Eagle Lake • \$499,000

- Excellent commercial development opportunity
  - Northern entrance to Eagle Lake on US Highway 17
  - Eagle Lake is a small community
- R. Todd Dantzler, CCIM & Jonathan Fleming



## 3.04 ACRES FOR COMMERCIAL OR LIGHT INDUSTRIAL

3.04 ± AC • Zephyrhills • \$495,000

- Near local airport
- Located in a preferred growth area
- Close to I-75 and I-4

Steve Toner, MBA



## 2.06 ACRE WALMART OUTPARCEL

2.06 ± AC • Bartow • \$460,000

- Motivated Seller
- Excellent accessibility to major highways
- excellent exposure thanks to the healthy
- 586 ± FT of frontage
- 23,000 cars per day

R. Todd Dantzler, CCIM & Jonathan Fleming



## US 98 S AT INNOVATION DRIVE

0.96 ± AC • Lakeland • \$450,000

- 207 ± FT of frontage on US 98 S
- The intersection of US 98 S and Innovation Drive, a fast-growing retail corridor
- 45,500 cars daily

Glenn Folsom



## I-4 AND SR 559 COMMERCIAL LAND

24.9 ± AC • Polk City • \$400,000

- Located in Polk City near Fantasy of Flight and Florida Polytechnic University
- Directly off exit 44 along the I-4 corridor
- 7.39 ± AC uplands [30%]
- 17.51 ± AC wetlands [70%]

Bo Jahna



## US HIGHWAY 1 COMMERCIAL LAND

2.85 ± AC • Vero Beach • \$400,000

- CL [Commercial Limited] zoning
- [Commercial/Industrial] Future Land Use
- 700 ± FT highway frontage on US-1
- 23,000 cars per day

Trish Leisner, CCIM & Marvin Puryear



## OFFICE LOTS ON SUNRISE PLAZA DR

1.6 ± AC • Clermont • \$395,000 - \$515,000

- 6 individual pads are available
- 2,500-2,695 buildable SF per pad
- Site benefits from access from both Sunrise Lakes Blvd and Sunrise Plaza Drive
- 43,000 ± cars per day on US HWY 27

Christina Kurtz-Clark CCIM & Christopher Settineri



## AVON PARK WALMART OUTPARCELS

1.01 - 1.44 ± AC • \$350,000 - \$450,000

- +4 lots are currently available in front of Walmart Supercenter
- 14 miles from MacDill Air Force Base Auxiliary Field

David Hungerford, CCIM & Gary Ralston, CCIM



## CRESTVIEW COMMERCIAL LAND

1.36 ± AC • Crestview • \$375,000

- Paved corner lot
- C-1 Zoning
- Less than 1 mile from I-10
- All utilities are available on Redstone Ave

Clay Taylor, ALC & Bryant Peace, ALC



## WEST LAKE WALES COMMERCIAL ACREAGE

5.62 ± AC • Lake Wales • \$375,000

- 660 FT on Hwy 60 and 260 FT on West Lake Wales Road North
- The Winter Haven Intermodal Rail project is to the west

Glenn Folsom & Zeb Griffin



## HARNEY RD. COMMERCIAL [SWFWMD TBC-14]

3.6 ± AC • Thonotosassa • \$359,000

- Approximately 2 miles away from exit 265
- Quick access to I-75
- The surrounding area has a good population density

David Hungerford, CCIM & Gary Ralston, CCIM



# DEVELOPMENT LAND LISTINGS



## 6021 S FLORIDA AVE

5.45 ± AC • Lakeland • \$3,500,000

- Two parcels totaling 5.45 acres
- On a busy road - South Florida Ave
- LCC uses include - retail, restaurant, gas stations & C stores, hotels, and office
- 110 Parking space on site - all newly paved

*Eric Ammon, CCIM & Craig Morby*

NEW LISTING



## DEAN DAIRY ROAD DEVELOPMENT LAND

2 ± AC • Zephyrhills • \$325,000

- All utilities to site
- Just 418 FT off the main highway CR 54
- Eiland Blvd with a traffic light at Dean
- Contiguous to a well kept Circle K Store

*Steve Toner, MBA*

UNDER CONTRACT



## 2.37 ACRE COMMERCIAL DEVELOPMENT

2.37 ± AC • Crystal Springs • \$300,000

- 2.37 ± Acres vacant commercial
- Zoning: C-2 (Pasco County)
- Traffic Count: 13,400 cars/day on Paul S Buchman Hwy

*Steve Toner, MBA*

NEW LISTING



## PHELPS STREET AND FL-19 CORNER LOT

0.29 ± AC • Groveland • \$299,000

- CRA Development District
- 185 ± FT of Hwy 19 road frontage
- Possible eminent domain site

*Trish Leisner, CCIM*



## 2.11 ACRES ON NE CORNER OF CR 39 & JERRY RD

2.11 ± AC • Crystal Springs • \$250,000

- 2.11 ± Acres vacant commercial
- 275 FT of frontage
- Industrial and residential potential

*Steve Toner, MBA*

NEW LISTING



## DOWNTOWN APOPKA COMMERCIAL DEVELOPMENT

0.83 ± AC • Apopka • \$250,000

- 3 Commercial lots
- Opportunity zone
- DU-M downtown mixed-use
- Water and sewer nearby

*Trish Leisner, CCIM*



## US HIGHWAY 17 AND 5TH STREET NE IN FORT MEADE

0.72 ± AC • Fort Meade • \$245,000

- High profile corner on a busy highway
- Commercial vacant lot located at the corner of 5th Street and US Highway 17
- The neighborhood area features upcoming commercial development

*R. Todd Dantzler, CCIM*



## 1.14 ACRES ON COMMERCIAL CORNER CR 39 & FIG AVE

1.14 ± AC • Zephyrhills • \$225,000

- Vacant Commercial
- 145 ± FT of frontage
- Corner lot
- Several industrial users nearby

*Steve Toner, MBA*

UNDER CONTRACT



## LAKE HARRIS DRIVE LAKEFRONT OFFICE LAND

0.32 ± AC • Lakeland • \$180,000

- Vacant site zoned for an office
- Lake view
- High-income area
- Just off S Florida Avenue
- Approved office development plans

*James Edwards, AICP & David Hungerford, CCIM*



## STATE ROAD 60 EAST VACANT LOT - 3 CARTERS

0.57 ± AC • Lake Wales • \$175,000

- Located in the HUB of Lake Wales
- Neighbors in the market area at Walmart, McDonalds, Walgreens, and many other businesses

*R. Todd Dantzler, CCIM*



## 503 N LAKE PARKER AVENUE

0.43 ± AC • Lakeland • \$150,000

- Ready to develop
- Zoned light industrial
- Inside community redevelopment area
- Access to US 98 via Gary Rd

*James Edwards, AICP*



## ONE ACRE SITE ON CR 39 FOR DEVELOPMENT

1 ± AC • Zephyrhills • \$135,000

- One acre for development
- Excellent visibility and access off CR 39
- Nearby retail sites [could help for rezoning]
- Almost 30,000 people within a 5-mile radius

*Steve Toner, MBA*



# MULTIFAMILY LISTINGS



## OLD KISSIMMEE ROAD MULTIFAMILY DEVELOPMENT

10.34 ± AC • Loughman • \$4,500,000

- Entitled for up to 15 units/upland acre
- High growth area
- Workforce housing for Orange and Osceola counties
- New Publix shopping center next door

R. Todd Dantzler, CCIM



UNDER CONTRACT

## ZEPHYRHILLS MULTIFAMILY/ COMMERCIAL ACREAGE

10 ± AC • Zephyrhills • \$4,200,000

- Excellent development opportunity in booming area
- All utilities in place
- Survey and significant engineering work completed

Steve Toner, MBA



## 405 N CITRUS GROVE BLVD

16.96 ± AC • Polk City • \$2,400,000

- Front of the property is a prime residential/RV development opportunity
- Main residence includes four structures

Eric Ammon, CCIM & Craig Morby



UNDER CONTRACT

## 29 ACRES FOR INFILL MIXED USE ZEPHYRHILLS

28.97 ± AC • Zephyrhills • \$9,000,000

- 25 AC for multifamily development
- 4 AC for commercial development
- All utilities to site
- 1,350 ± FT of frontage on Eiland Blvd just off US 301

Steve Toner, MBA



## LAKELAND PALMS

2.04 ± AC • Lakeland • \$1,650,000

- 16 park-owned trailers
- (1) house, one (1) studio apt, and three (3) retail units
- Immediately adjacent to the Publix Federal Credit Union

Eric Ammon, CCIM & Craig Morby



UNDER CONTRACT

## HERNANDO COUNTY MULTIFAMILY LAND

5.98 ± AC • Brooksville • \$897,000

- Conveniently Located at US 41 & SR 50 - 22,500 AADT
- Minutes away from desirable dining and shopping - Publix, Wawa, Applebees, Walmart, Lowes, etc.

Eric Ammon, CCIM & Craig Morby



UNDER CONTRACT

## BUCKEYE LOOP ROAD MULTIFAMILY

16.13 ± AC • Winter Haven • \$700,000

- Multifamily land
- Located in nice area in Winter Haven
- Water & sewer utilities adjacent to property
- Close to US 27

David Hitchcock ALC, CCIM & Clay Taylor, ALC



UNDER CONTRACT

## CENTRAL LAKELAND HISTORIC QUADPLEX

3,272 ± SF • Lakeland • \$550,000

- Located in the heart of Lakeland in between Lake Morton & Lake Hollingsworth
- Fully leased
- Two units are leased on month to month

Tyler Davis, CPA & David Hungerford, CCIM



## 608 DUNDEE ROAD

3,515 ± SF • Dundee • \$525,000

- Two income producing building with both commercial and multifamily use
- Potential retail redevelopment
- 13,100 cars per day on Dundee Road

Craig Morby & Eric Ammon, CCIM



NEW LISTING

## 6405 OLD KISSIMMEE ROAD

Davenport • \$30,000/unit

- Offered at the same time as 10 ± acres across the street
- High growth area
- New Publix within walking distance
- 10 miles to downtown Kissimmee

R. Todd Dantzler, CCIM



## SENIOR HOUSING LAND NORTH LAKELAND

2.48 ± AC • Lakeland • \$500,000

- Permitted assisted living facility use
- Adjacent to Wedgewood Golf Course
- Lakeland Regional Health located to the south

David Hungerford, CCIM & Gary Ralston, CCIM



UNDER CONTRACT

## SHADY OAKS MOBILE HOME PARK

6 Units on 0.51 ± AC • Lakeland • \$475,000

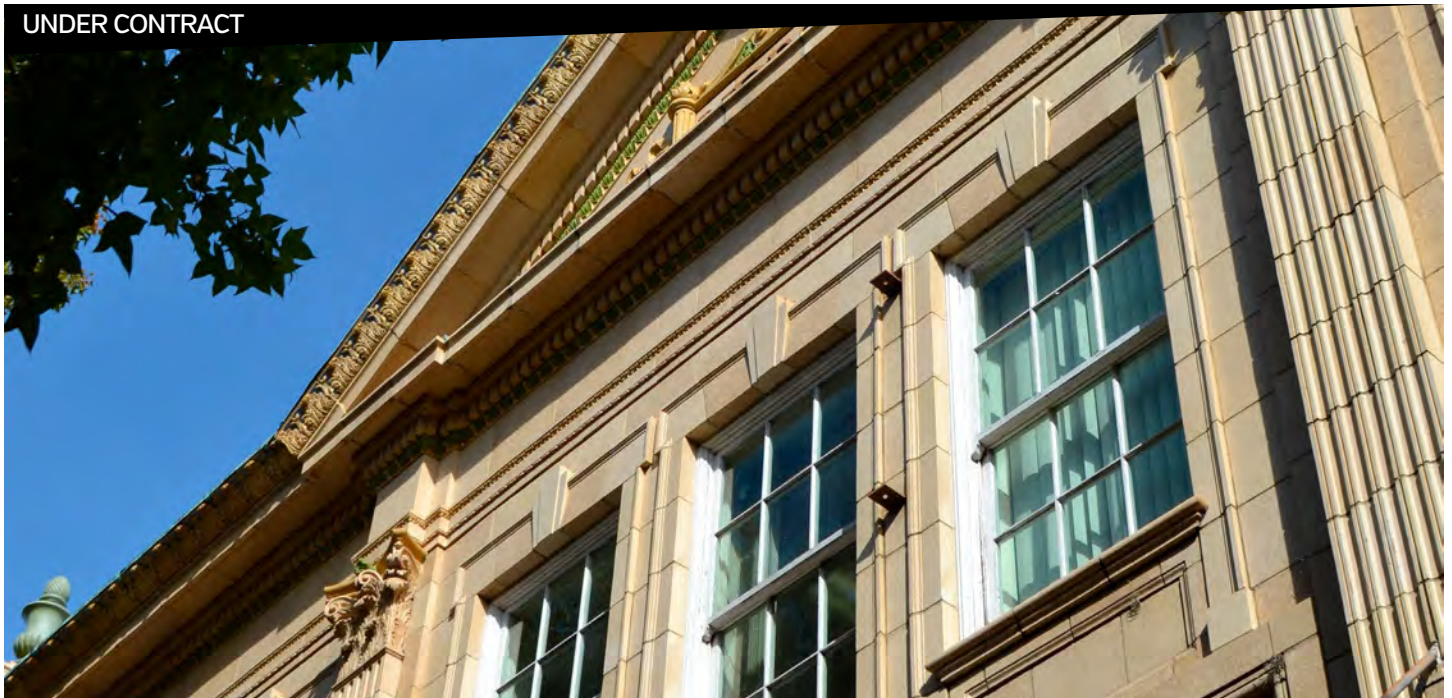
- Mobile home park near Southeastern University
- 100% occupied at present
- 8 Tenants

Craig Morby & Eric Ammon, CCIM



# RETAIL LISTINGS

UNDER CONTRACT



## DOWNTOWN LAKELAND'S HISTORIC KRESS BUILDING

26,240 ± SF • Lakeland • \$2,950,000

- Highly-visible landmark building
- Unique character
- Overlooks the Munn Park town square
- Mixed-use potential

*James Edwards, AICP*

NEW LISTING



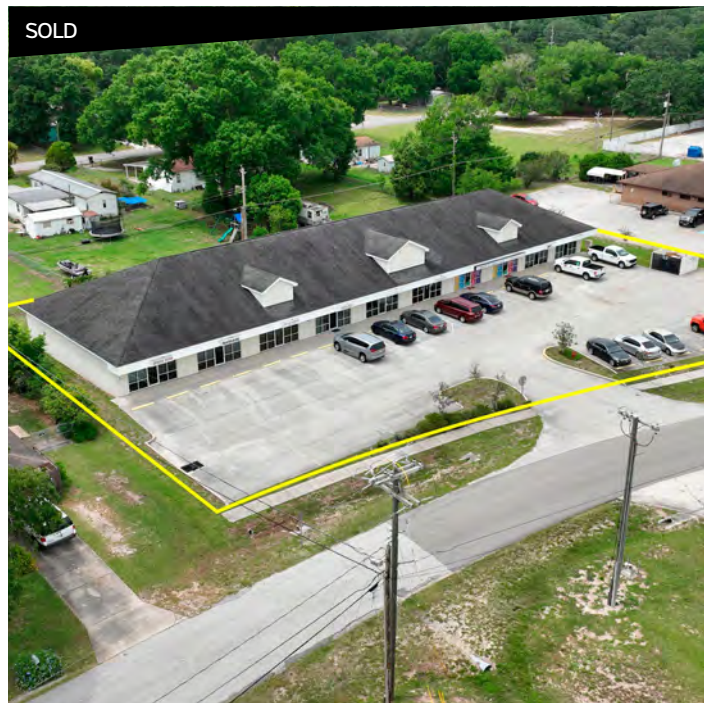
## 921 US HWY 27

6,055 ± SF • Minneola • \$1,800,000

- Major upside potential with below-market rents
- Great visibility from US HWY 27
- 23 dedicated parking spaces on-site
- Billboard provides additional income

*Christopher Settineri & Christina Kurtz-Clark CCIM, ALC*

SOLD



## POLK CITY CENTER

10,192 ± SF • Polk City • \$1,200,000

- Multi-tenant investment opportunity
- Each unit has its own restroom
- Total of 10 suites
- 31 Parking spaces
- NOI: \$83,767

*David Hungerford, CCIM & Gary Ralston, CCIM*



# RETAIL LISTINGS

## BUSINESS FOR SALE



### CENTRAL FLORIDA HARDWARE STORE

12,300 ± SF • Central FL • \$1,000,000

- Established 12 years ago by the current owner
- Offers hardware, tools, and supplies including pet and farm supplies

Trish Leisner, CCIM & Larry Montanus

## FOR LEASE



### 2015 E SR 60

2,150 - 19,892 ± SF • Lake Wales • \$10 SF/

- Traffic count: 24,500 cars/day on SR 60
- Over 20,000 people within a 10-minute drive time
- Within 2 miles: population growth rate is 1.53%

Lauren Smith, CCIM, CPM



### HIGHWAY 92 WEST COMMERCIAL

6,073 ± SF • Auburndale • \$950,000

- 26,000 cars per day
- The site is 1.99 ± acres with a 6,073 ± SF strip center currently generating income

R. Todd Dantzler, CCIM

## BUSINESS FOR SALE



### GOSPEL INN CHRISTIAN BOOKSTORE

4,066 ± SF • Lakeland • \$180,000

- Business for sale (no real estate)
- In business since 1972
- Currently leasing a 4,000 ± SF space within a shopping center
- The business also benefits from tenants

Tyler Davis, CPA & Larry Montanus

## FOR LEASE



### SHOPPES OF CHRISTINA, LAKELAND

1,500 - 36,314 ± SF • \$16 - 25 SF/yr (NNN)

- Located within the city's most affluent zip code
- Currently 2 spaces available as well as a potential build-to-suit
- Ample parking: 311 ± spaces

Lauren Smith, CCIM, CPM & Gary Ralston, CCIM

## FOR LEASE



### 6595 S FLORIDA AVE

1,265 ± SF • Lakeland • \$16 SF/yr (NNN)

- Affluent area
- Excellent access
- Ample parking
- Most users accepted

Lauren Smith, CCIM, CPM



### KEN'S AMISH DELI

1,850 ± SF • Mount Dora • \$495,000

- Buy with or without the restaurant equipment (Priced separately)
- CRA Redevelopment District
- 15 Parking spaces

Trish Leisner, CCIM

## FOR LEASE

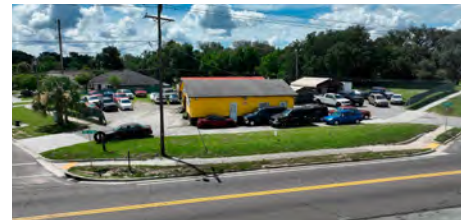


### BENTLEY PLAZA

1,088 ± SF • Lakeland • \$13 SF/yr (NNN)

- Strong accessibility and exposure on Edgewood Dr with 19,100 cars per day
- More than \$60,000 median household income within a 1-mile radius

Linda Schultz

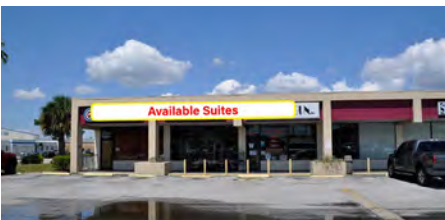


### HIGHWAY 17-92 COMMERCIAL CORNER

1,200 ± SF • Davenport • \$400,000

- Direct frontage and visibility to US Hwy 17-92 [16,900 AADT]
- Ingress and egress from two separate streets
- Future road improvements underway

Rafael Mendez



### COMBEE ROAD RETAIL CONDO SPACE

3,448 ± SF • Lakeland • \$399,000

- Well-established retail plaza
- The plaza has been divided into condominium units
- Offering consists of three contiguous units
- Located in a working-class area of the city

Gregory Smith

## BUSINESS FOR SALE



### OLD SOUTH COUNTRY MARKET

1,256 ± SF • Lakeland • \$295,000

- No real estate included
- Family-owned and operated
- Specialty prime meats and seafood
- Located in a growing and relatively high-income area of South Lakeland

Larry Montanus



### LAKE PLACID FRUIT STAND

2,964 ± SF • Lake Placid • \$230,000

- Concrete block foundation
- Torch down roof
- Drywall partitions
- Adequate lighting

Josh Sheppard



# OFFICE LISTINGS

FOR LEASE



## TALL OAKS BUSINESS PARK

2,316 - 97,969 ± SF • Lakeland • \$12.50 - \$13.50 (NNN)

- Multiple buildings available both altogether and individually
- Available for sale or lease - Strong growing market
- Strong growing market
- Excellent parking and landscaping

Gary Ralston, CCIM & David Hungerford, CCIM

FOR LEASE



## INTERSTATE DRIVE OFFICE SPACE

10,000 - 80,000 ± SF • Lakeland • \$15 SF/yr (NNN)

- Excellent workforce demographics
- Easy access to I-4
- Ample parking: 875 ± spaces
- Parking and space configuration ideal for call center or data center

Lauren Smith, CCIM, CPM & David Hungerford, CCIM



## 1450 JOHNS LAKE RD

12.3 ± AC • Clermont • \$3,650,000

- Large retail lot located between two big box shopping plazas on US Hwy 27
- Traffic counts over 40,000 cars per day
- Incredible visibility, located on one of the higher points in Clermont

Christina Kurtz-Clark CCIM & Christopher Settineri



## 3.5 ACRES US HWY 27 CLERMONT

3.5 ± AC • Clermont • \$2,500,000

- 2.5 ± buildable acres in a large retail node
- Traffic counts over 35,000 cars per day,
- Ample access and visibility from both Citrus Tower Blvd and Johns Lake Rd

Christina Kurtz-Clark CCIM & Christopher Settineri



# OFFICE LISTINGS

FOR LEASE



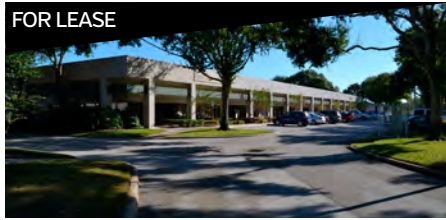
## 5925 IMPERIAL PARKWAY MULBERRY

1,000 - 21,680 ± SF • \$10 SF/yr (MG)

- \$12 Mod gross
- 21,680 ± SF available
- Great location
- Seven spaces available

*Christopher Settineri*

FOR LEASE



## 2525 DRANE FIELD ROAD LAKELAND

2,000 - 20,000 ± SF • \$11 SF/yr (NNN)

- Commercial business park located in west Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and I-4

*Lauren Smith, CCIM, CPM*

NEW LISTING

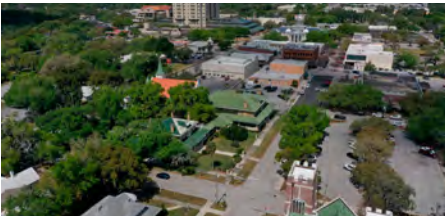


## 292 AMERICAN SPIRIT ROAD

19,850 ± SF • Winter Haven • \$1,800,000

- Mini warehouse on 2.44 ± acres
- Open canopy
- 36-550 ± SF containerized storage
- Upside potential for income increase with proper management

*R. Todd Dantzler, CCIM*



## COURTHOUSE PROFESSIONAL OFFICE COMPLEX

18,160 ± SF • Bartow • \$2,700,000

- Located less than 1,000 ± FT from the Polk County Courthouse
- 18,160 ± SF of office space
- 26 total private offices
- Two structures: Built in 1915 & new building

*Tyler Davis, CPA & Dean Saunders, ALC, CCIM*



## BARTOW STATE LEASED OFFICE

12,089 ± SF • Bartow • \$2,000,000

- State leased since 1990
- 50 private parking spaces and additional free City of Bartow street parking
- Roof and HVAC need attention within 2-5 years

*David Hungerford, CCIM & Gary Ralston, CCIM*

FOR LEASE



## 265 CITRUS TOWER BLVD CLERMONT

1,600 - 11,704 ± SF • \$25 SF/yr (NNN)

- 1,600 ± SF - 11,704 ± SF
- Class B+ building
- Quest labs and radiology center are in the same building
- Current space is a shell

*Marvin Puryear*



## 305 N JACKSON AVE - OFFICE

11,458 ± SF • Bartow • \$1,275,000

- Available both for sale or lease
- Very well maintained
- Freshly painted, the windows and the roof were also recently replaced
- Block construction

*Eric Ammon, CCIM & Craig Morby*



## FORMER SUNTRUST BANK BUILDING - MULBERRY

10,629 ± SF • Mulberry • \$925,000

- 10,629 SF on 1.57 acres, downtown Mulberry FL
- Former Suntrust Bank Building - Zoned C-1, City of Mulberry
- Adjacent to Badcock Corporate Office

*Eric Ammon, CCIM & Craig Morby*

FOR LEASE



## OFFICE SUITES AT WEST WOODS COMPLEX LAKELAND

4,740 - 8,800 ± SF • \$15 SF/yr (NNN)

- West Woods is comprised of four office buildings
- Located near I-4 & Polk Parkway
- The grounds contain ample parking and mature landscaping

*Lauren Smith, CCIM, CPM*

FOR LEASE



## 3939 US HWY 98 S

7,650 ± SF • Lakeland • \$12.50 SF/yr (MG)

- 7,650 ± SF
- Proximity to Polk Parkway
- Proximity to Polk State College
- Office space
- Ample parking

*Linda Schultz & David Hungerford, CCIM*

NEW LISTING



## 439 S FLORIDA AVENUE - SUITE 201

7,180 ± SF • Lakeland • \$1,799,900

- Florida Avenue location
- Excellent office views
- Downtown Lakeland market
- Surface parking
- Class A space

*James Edwards, AICP*

FOR LEASE



## 400 AVE K MEDICAL LEASE WINTER HAVEN

1,360 - 5,676 ± SF • \$16 SF/yr (NNN)

- Immediate occupancy
- Well-recognized medical address in Winter Haven
- New owner and management

*R. Todd Dantzler, CCIM*



# OFFICE LISTINGS

NEW LISTING

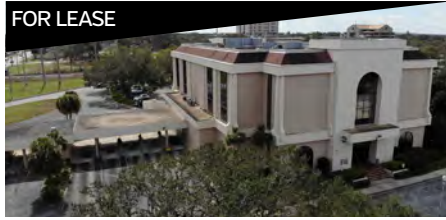


## 180 AVE A - MEDICAL OFFICE

4,903 ± SF • Winter Haven • \$2,500,000

- Great medical office location
  - Excess land for expansion or creation of medical enclave
  - Well maintained building
  - Some equipment, MRI and x-ray machine
- R. Todd Dantzler, CCIM*

FOR LEASE



## 600 NORTH BROADWAY AVE BARTOW BB&T

929 - 4,650 ± SF • Bartow • \$18 SF/yr (MG)

- Zoning: Commercial
- Year Built: 1976
- Various sizes available on three separate floors

*R. Todd Dantzler, CCIM & Jonathan Fleming*

FOR LEASE



## 549 POPE AVE WINTER HAVEN

4,006 ± SF • \$16.25 SF/yr (NNN)

- More than 40,000 people inside a 3-mile radius
- Great corner location in the heart of Downtown Winter Haven
- Two separate access points

*Linda Schultz & R. Todd Dantzler, CCIM*

FOR LEASE



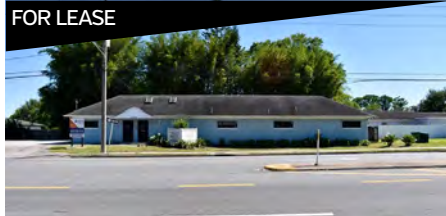
## 255 CITRUS TOWER BLVD CLERMONT

2,000 - 3,924 ± SF • \$25 SF/yr (NNN)

- Finished medical office space
- Surgical center in same building
- Quest Labs and an imaging center in the adjoining building

*Marvin Puryear*

FOR LEASE



## LEE ROAD FREESTANDING OFFICE BUILDING

2,256 ± SF • Winter Park • \$27 p/RSF NNN

- Medical & professional office build-out
- Direct visibility on Lee Rd - 37,500 cars per day
- Stand-alone building
- Monument signage

*Rafael Mendez*



## CITRUS TOWER BLVD MEDICAL BUILDING

2,995 ± SF • Clermont • \$1,300,000

- Prime office building located in the busy commercial US HWY 27 corridor
- Less than 1.5 miles from the new Adventhealth Clermont campus and Orlando Health South Lake

*Christina Kurtz-Clark CCIM & Christopher Settineri*



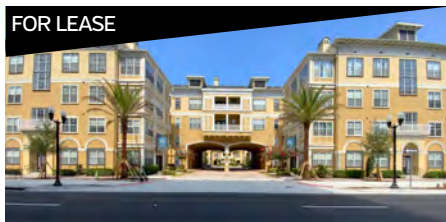
## LEASED INVESTMENT PROPERTY 1.4 ACRES ON CR

1,968 ± SF • Zephyrhills • \$300,000

- 1,968 ± SF building on 1.4 ± acres
- On CR 39 leading directly to I-4 to the south, and Zephyrhills to the north

*Steve Toner, MBA*

FOR LEASE



## 860 NORTH ORANGE AVENUE, SUITE 135

400 ± SF • Orlando • \$3,000 per month

- Office space sublease
- Fully furnished executive office suites in the heart of Downtown Orlando
- designated parking included with a 6-month or 12-month lease

*Rafael Mendez*

FOR LEASE



## 3830 SOUTH FLORIDA AVENUE

1,870 ± SF • Lakeland • \$2,850 per month

- 1,870 ± SF office space for lease
- Electricity and water included
- 41,500 ± cars per day via S Florida Avenue
- 500 ± FT south of the Polk Parkway (SR-570)

*Gregory Smith*

NEW LISTING



## 1ST AVENUE OFFICE BUILDING

1,730 ± SF • Mount Dora • \$409,000

- Live or work opportunity
- .20 Mile from the new Wekiva Parkway Interchange
- Short walk to downtown Mount Dora

*Trish Leisner, CCIM*

FOR LEASE



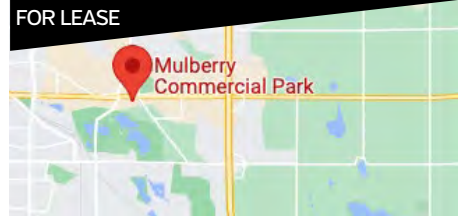
## HOOKS ST. MEDICAL OFFICE CLERMONT

1,415 ± SF • Clermont • \$25 SF/yr (NNN)

- Suite A: 3,855 ± SF, fully built-out space
- Suite B & C: 3,000 ± SF, ready for build out in vanilla shell condition
- Suite D: 1,415 ± SF
- CAM: \$6.50/SF

*Marvin Puryear*

FOR LEASE



## MULBERRY OFFICE/RETAIL BUILDING PORTFOLIO

840 - 944 ± SF • Mulberry • \$1,200/Month

- Four stand alone turn-key buildings for retail or office use
- Available for sale or lease
- Recently renovated
- 20,500 cars per dia via SR-60

*Craig Morby*



# NEED A PROPERTY MANAGER?

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Our commercial property management division manages all aspects of your commercial real estate while maximizing asset performance. Our team of dedicated commercial property managers aims to take the reins, easing your responsibilities and allowing you to focus your time on other business opportunities.

Full-service management includes accounting, tenant relations, maintenance, repairs, monthly reporting, investor distributions, access to an online portal for owners & tenants, and leasing vacant space. Our ongoing support keeps the property in good condition, tenants happy, and owners less stressed knowing their asset is in good hands.

Let our team provide a zero-cost assessment of your Central Florida property. We'll provide a comprehensive evaluation of our services to add value to your investment.

---



**LAUREN SMITH, CCIM, CPM**  
Asset/Property Manager & Senior Advisor

☎ 863-777-9815  
✉ [lauren.smith@svn.com](mailto:lauren.smith@svn.com)



**DANIEL BROOKS**  
Property Manager

☎ 863-272-7166  
✉ [dan.brooks@svn.com](mailto:dan.brooks@svn.com)



# GEORGIA LISTINGS

## NEW LISTING

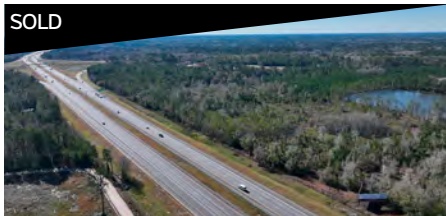


### HODGES AVE WAREHOUSE - FOR LEASE

40,000 ± SF • Albany, GA • \$3 SF/yr (Gross)

- Easy access to US Hwy 19 and US Hwy 82
- Strong industrial presence
- Easy access to multiple highways (US-19 & US-82)

Todd Davis



### I-95 INDUSTRIAL DEVELOPMENT ACREAGE

293 ± AC • Woodbine, GA • \$4,893,100

- Over 3,250 ± FT of I-95 road frontage
- Strategically located between Brunswick, GA and Jacksonville, FL
- Ideal for a trucking terminal, distribution center, or large manufacturing facility

Austin Fisher



### GLYNN COUNTY INDUSTRIAL DEVELOPMENT ACREAGE

92.67 ± AC • Brunswick, GA • \$2,520,000

- Close proximity to Brunswick, GA and easy access to Hwy 341 & I-95
- Potential development site for a manufacturing facility, warehouse, open yard storage, or solar farm

Austin Fisher

## NEW LISTING



### I-75 COMMERCIAL ACREAGE

74.74 ± AC • Vienna, GA • \$3,175,000

- 47,800 vehicles per day on I-75
- 2,930 ± FT fronting I-75
- Federal opportunity zone
- The seller will subdivide the property
- A ground lease and build-to-suit will be considered

Todd Davis



## NEW LISTING



### SYLVESTER RD RETAIL

44,168 ± SF • Albany, GA • \$1,500,000

- Shadow-anchored by a high traffic Walmart Supercenter
- Over \$500,000 of capital improvements were completed in 2020
- 164 Parking spaces

Todd Davis

## NEW LISTING



### 1001 SLAPPEY BLVD

58,062 ± SF • Albany, GA • \$850,000

- This property consists of four buildings
- Opportunity zone
- Wide variety of uses (industrial, retail or commercial redevelopment)
- Two curb cuts deliver excellent accessibility

Todd Davis

## NEW LISTING



### 13TH AVE MEDICAL OFFICE

5,105 ± SF • Albany, GA • \$515,000

- Move-in Ready
- The property is restricted to Medical Use Only
- Includes six offices, eight exam rooms, two lab areas, and more!

Todd Davis



### JOHNSON ROAD OFFICE BUILDING

11,000 ± SF • Albany, GA • \$600,000

- Multiple points of access [E Butler Dr & Johnson Rd]
- 1,145 ± FT from one of the city's main corridors [Sylvester Hwy]
- 82 Parking spaces

Todd Davis



### 2434 - 2444 ROSEBRIER AVE

14,000 ± SF • Albany, GA • \$555,000

- Two [2] - 7,000 ± SF office buildings
- Access is available from Rosebrier Ave and Johnson Rd
- 61 Parking spaces, including four handicap spaces

Todd Davis

## NEW LISTING



### ARLINGTON LANE MEDICAL OFFICE

4,301 ± SF • Albany, GA • \$395,000

- Move-in ready
- Property is restricted to medical use only
- Includes 7 exam rooms, 2 offices, a lab area, a break room, a mechanical room, and 4 bathrooms

Todd Davis

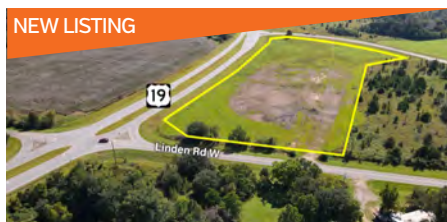


### LEDO ROAD COMMERCIAL

3,940 ± SF • Albany, GA • \$465,000

- Most recently used as a church
- Ample land for parking and/or additional development
- Just East from a very active commercial market

Todd Davis



### LEE COUNTY COMMERCIAL DEVELOPMENT

10.1 ± AC • Leesburg, GA • \$299,000

- County water and power are available
- The seller will consider a build-to-suit

Todd Davis

## NEW LISTING



### MOULTRIE INDUSTRIAL ACREAGE

4.14 ± AC • Moultrie, GA • \$80,000

- 390 ± FT road frontage on 4th Ave NE
- City Utilities
- The three curb cuts allow easy access to the property

Todd Davis



# EXPERT ADVISORS



## DEAN SAUNDERS

ALC, CCIM

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

In 1996, Dean formed the real estate brokerage firm Saunders Real Estate, LLC and affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand.

Nationally recognized as a land expert, Dean continues to be acknowledged as the best in his field, winning the Top Producer in Land & Top Producer Overall from the CFCAR/CFCREA in 2022 and APEX Top National Producer Award in 2021, 2020, and 2018.



## GARY M. RALSTON

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP,

Gary is a recognized subject matter expert on retail and commercial properties. His experience includes the complete spectrum of commercial real estate services. In addition, he is a successful real estate developer, investor, and group investment sponsor. Gary is a senior instructor for the CCIM Institute and a member of the board of directors of the CCIM Institute and the Education Committee. He is a member of the International Council of Shopping Centers (ICSC) and an instructor for the ICSC University of Shopping Centers at Wharton, the ICSC Executive Learning series and RECon Academy.



## R. TODD DANTZLER

CCIM

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in commercial properties, investment properties, and commercial leasing. Also a principle with Real Estate Central Group, LLC, a residential real estate brokerage in Winter Haven, Todd has been active in East Polk County real estate for over 33 years. Todd was recognized as the 2012 Florida Realtor® of the Year. In 2000, he was elected president of the Florida REALTORS® -- the youngest president in the history of Florida REALTORS®.

Todd served 8 years as a Polk County Commissioner with two of those years as chairman.

## INDUSTRY CONNECTIONS

Our advisors are highly-credentialed by specialized leadership organizations across the land and commercial real estate industries, offering incredible value to our clients. These commercial real estate professionals have completed rigorous education programs, a stellar record of transactions, and have demonstrated a commitment to professional growth.

Many of our agents have completed extensive training and carry certifications including the highest accreditation of CCIM, a Certified Commercial Investment Member. This is reflected not only the caliber of our agents but also provides extensive networking opportunities not available to brokers without the designation.

Our team of real estate professionals are consistently sought after for their dependability, integrity, intelligence, success and confidence.





# EXPERT ADVISORS

Our advisors have a history of management and experience brokering Development, Retail, Industrial, Multifamily, and Office properties. Their many years of experience provide value to both the buyer and client when selling or purchasing a property.

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# WHAT IS YOUR PROPERTY WORTH?

**CALL US FOR A FREE PROPERTY VALUATION 863-648-1528**

Our expert advisors in Florida and Georgia would like to speak with you about your future ownership goals. We can assess your property's market value and connect you to potential buyers! Call us today to speak with one of our advisors.



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