



520 Broadway

*520 Broadway Ave South
Bartow, FL 33830*

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PROPERTY INFO:

520 BROADWAY

PURCHASE PRICE:

\$650,000.00

PROPERTY ADDRESS:

520 BROADWAY AVE SOUTH
BARTOW, FL 33830

PROPERTY SIZE

4,285 SQ. FT.

LAND SIZE

0.18 ACRES

PROPERTY OVERVIEW

An exceptional investment awaits at 520 Broadway in the thriving Bartow, FL. This 4,285 SF multifamily property presents a rare opportunity for investors looking to capitalize on an 8 year cash return on initial investment. Ideally located in a vibrant neighborhood, the property benefits from proximity to local amenities, schools, and transportation hubs, ensuring high tenant demand and occupancy rates. The spacious units offer modern comforts and attract quality tenants, promising a steady income stream. As Bartow continues to expand, this property stands out as a strategic asset with significant appreciation potential. Don't miss your chance to invest in a dynamic and promising market!

520 Broadway

Bartow FL 33830



520 BROADWAY

520 Broadway Ave South, Bartow, FL, 33830

DETAILED PROPERTY DESCRIPTION



A 5 unit multi-family gem from the year 1910 in Bartow Florida. Welcome to Broadway Avenue South where the street is lined with old oak trees, professional offices, and the spirit of Bartow history. These units are fully leased out. Roof replaced in 2021, HVAC improvements in 2022, plumbing improvements in 2025, Interior improvements in some units (Kitchen, laminate waterproof flooring, bathroom,) New onsite laundry 2026, and so much more.

Annual income is based on (3)- 2Bed/2bath units, (1) 1Bed/Bath unit, and (1) studio w full bath. Total income is \$6,600 Month \$79,000.00 annual. Utilities are included water and electric are a cost to Landlord at approximately \$9,000 a year total. This investment is a solid 8 year gross \$ on \$ return on purchase.

Location is very close to Downtown and offers favorable appreciation potential as Bartow continues to grow, and attract more small business, local shopping, restaurants, night options, coffee cafes, and more.

Polk County's government offices like Clerk of Courts, Comptroller, Tax Collector office, Court House, Planning Department, Building Division, Property Appraiser offices are all here a few blocks from your investment.

When you come to Bartow you will see why this is a great attraction for entrepreneurs, professionals, artists, and corporate growth.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



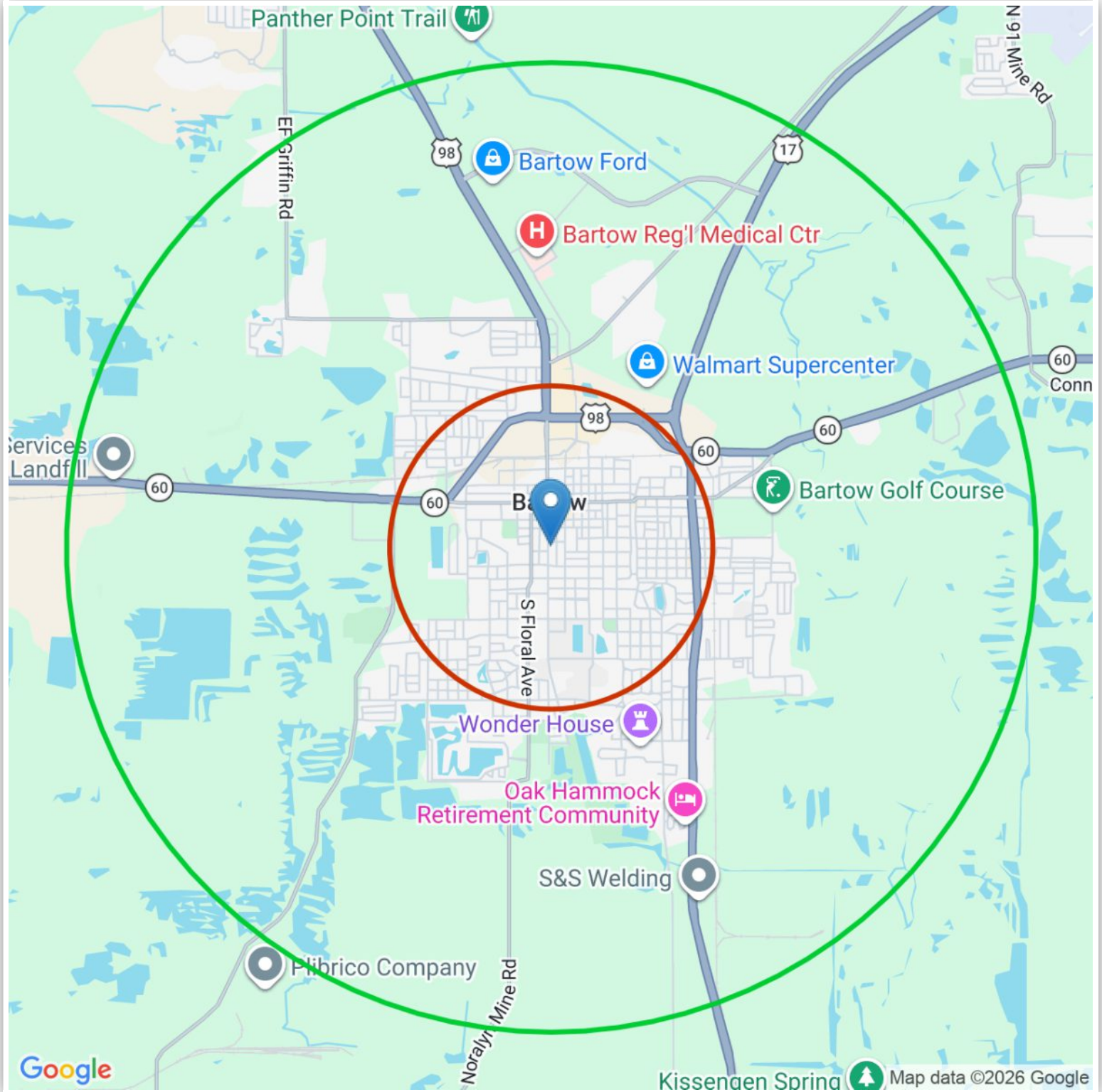
PROPERTY PHOTOS



520 BROADWAY

520 Broadway Ave South, Bartow, FL, 33830

LOCATION/STUDY AREA MAP (RINGS: 1, 3 MILE RADIUS)



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520 BROADWAY

520 Broadway Ave South, Bartow, FL, 33830

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



KEY FACTS

7,475
Population

37.2 Median Age



2.54
Average Household Size

2,862
Total Households

EDUCATION

5.25%

No High
School
Diploma

6.53%

High School
Graduate

17.72%

Some College

13.76%

Bachelor's/
Grad

BUSINESS



564

Total Businesses



8,132

Total Employees

EMPLOYMENT

769

Retail Trade
Employees

390

Manufacturing
Employees

338

Eating &
Drinking
Employees

175

Finance/Ins/Real
Estate Emp

2.8%

Unemployment Rate

INCOME



\$66,223

Median Household Income



\$30,385

Per Capita Income



\$146,218

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (23.61%) ■

The smallest group : \$200,000+ (3.53%) ■

Indicator	Value(%)	
< \$15,000	9.61	■
\$15,000 - \$24,999	5.34	■
\$25,000 - \$34,999	10.72	■
\$35,000 - \$49,999	14.63	■
\$50,000 - \$74,999	14.39	■
\$75,000 - \$99,999	11.18	■
\$100,000 - \$149,999	23.61	■
\$150,000 - \$199,999	6.95	■
\$200,000+	3.53	■



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520 BROADWAY

520 Broadway Ave South, Bartow, FL, 33830

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



KEY FACTS

20,771

Population

38.3

Median Age



2.58

Average Household Size

7,692

Total Households

EDUCATION



8.68%

No High School Diploma



6.48%

High School Graduate



19.79%

Some College

16.24%

Bachelor's/ Grad

BUSINESS



1,004

Total Businesses



14,410

Total Employees

EMPLOYMENT

1,611

Retail Trade Employees

1,176

Manufacturing Employees

909

Eating & Drinking Employees

274

Finance/Ins/Real Estate Emp

4.5%

Unemployment Rate

INCOME



\$74,408

Median Household Income



\$33,900

Per Capita Income



\$220,535

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.53%) ■

The smallest group : \$15,000 - \$24,999 (5.68%) ■

Indicator	Value(%)	
< \$15,000	9.45	■
\$15,000 - \$24,999	5.68	■
\$25,000 - \$34,999	7.7	■
\$35,000 - \$49,999	12.06	■
\$50,000 - \$74,999	15.37	■
\$75,000 - \$99,999	13.55	■
\$100,000 - \$149,999	21.53	■
\$150,000 - \$199,999	7.75	■
\$200,000+	6.89	■



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520 BROADWAY

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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

7,475

Population

2,862

Households

37.2

Median Age

2.54

Avg Size Household

\$66,223

Median Household
Income

\$307,653

Median Home Value

50

Wealth Index

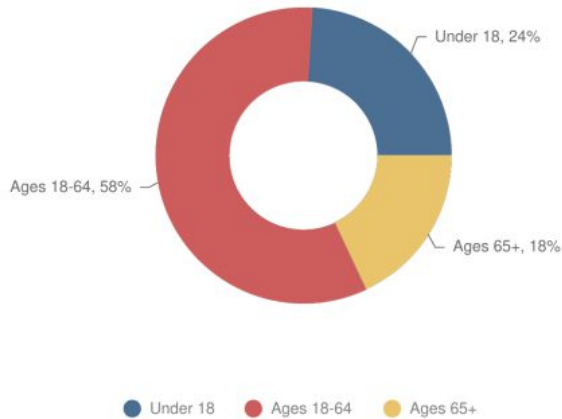
82

Housing Affordability

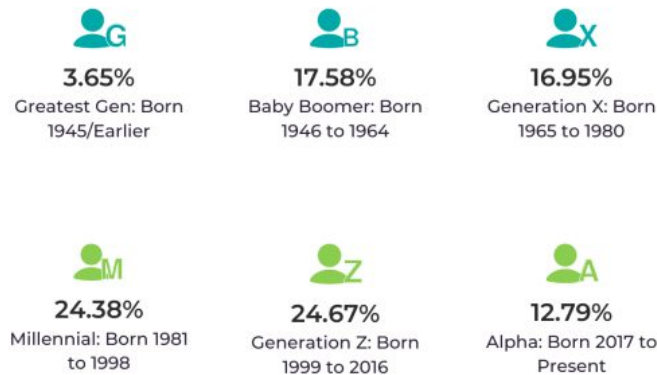
77.1

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

0.57%

2026-2031
Forecasted
Growth Rate

1.47%



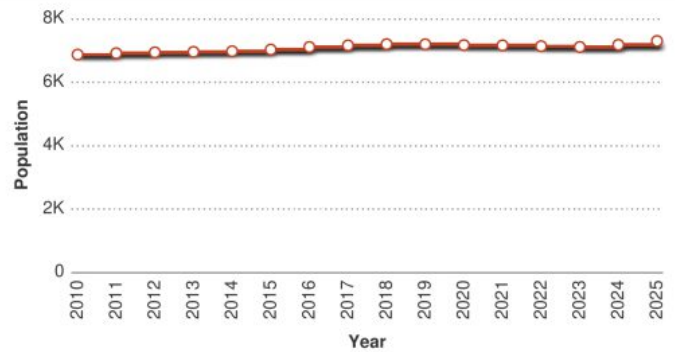
Household
Population

7,822



Population
Density

2,641



DAYTIME POPULATION



14,342

2026 Total Daytime Population



4,106

2026 Daytime Pop: Residents



10,236

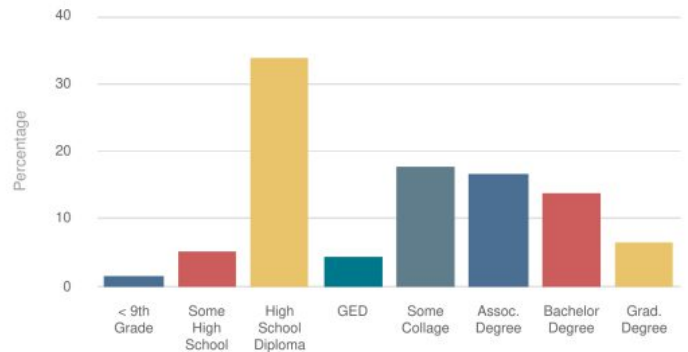
2026 Daytime Pop: Workers



4,712

2026 Daytime Pop Density

POPULATION BY EDUCATION



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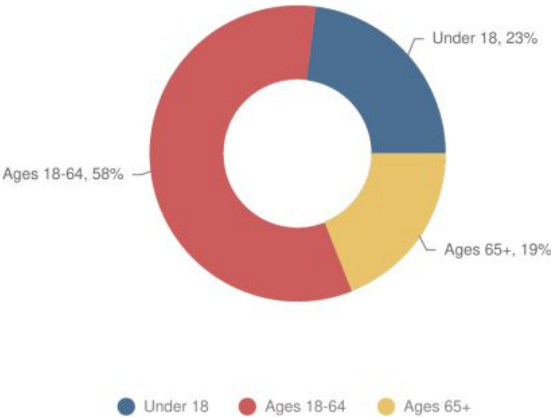
INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



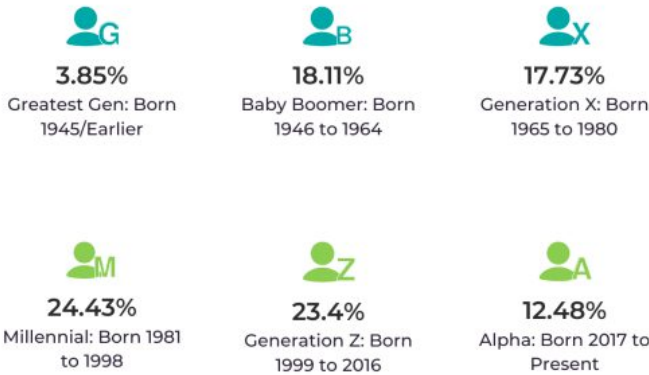
POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

20,771 Population	7,692 Households	38.3 Median Age
2.58 Avg Size Household	\$74,408 Median Household Income	\$320,897 Median Home Value
67 Wealth Index	89 Housing Affordability	74.8 Diversity Index

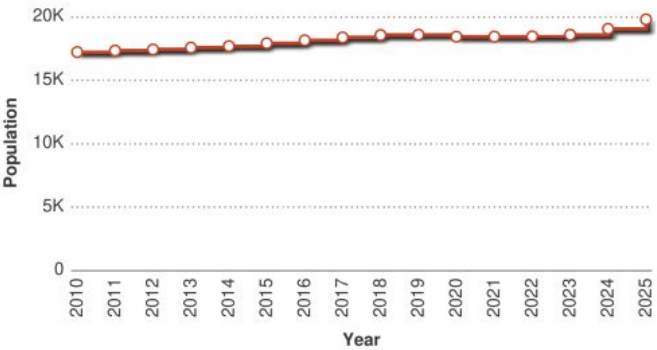
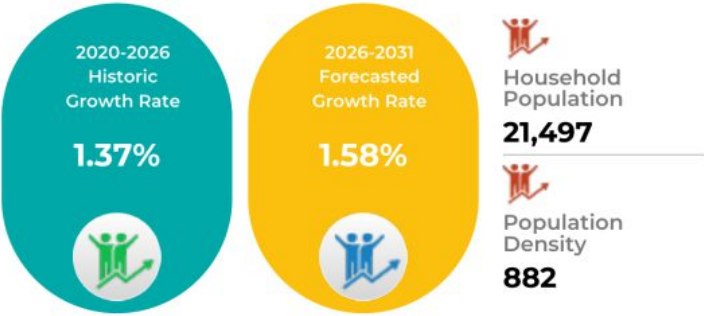
POPULATION BY AGE



POPULATION BY GENERATION



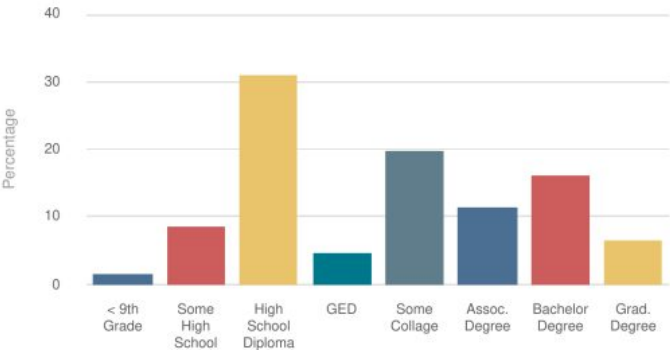
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



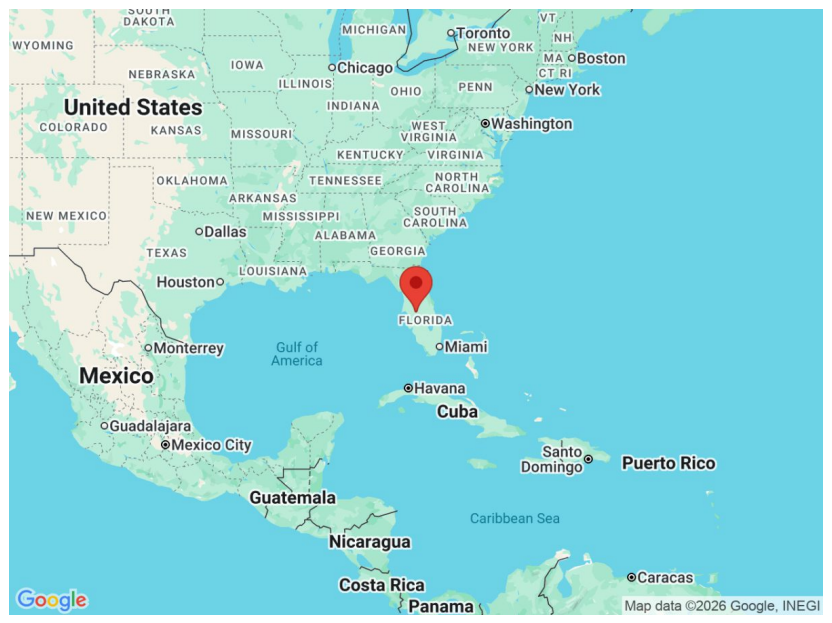
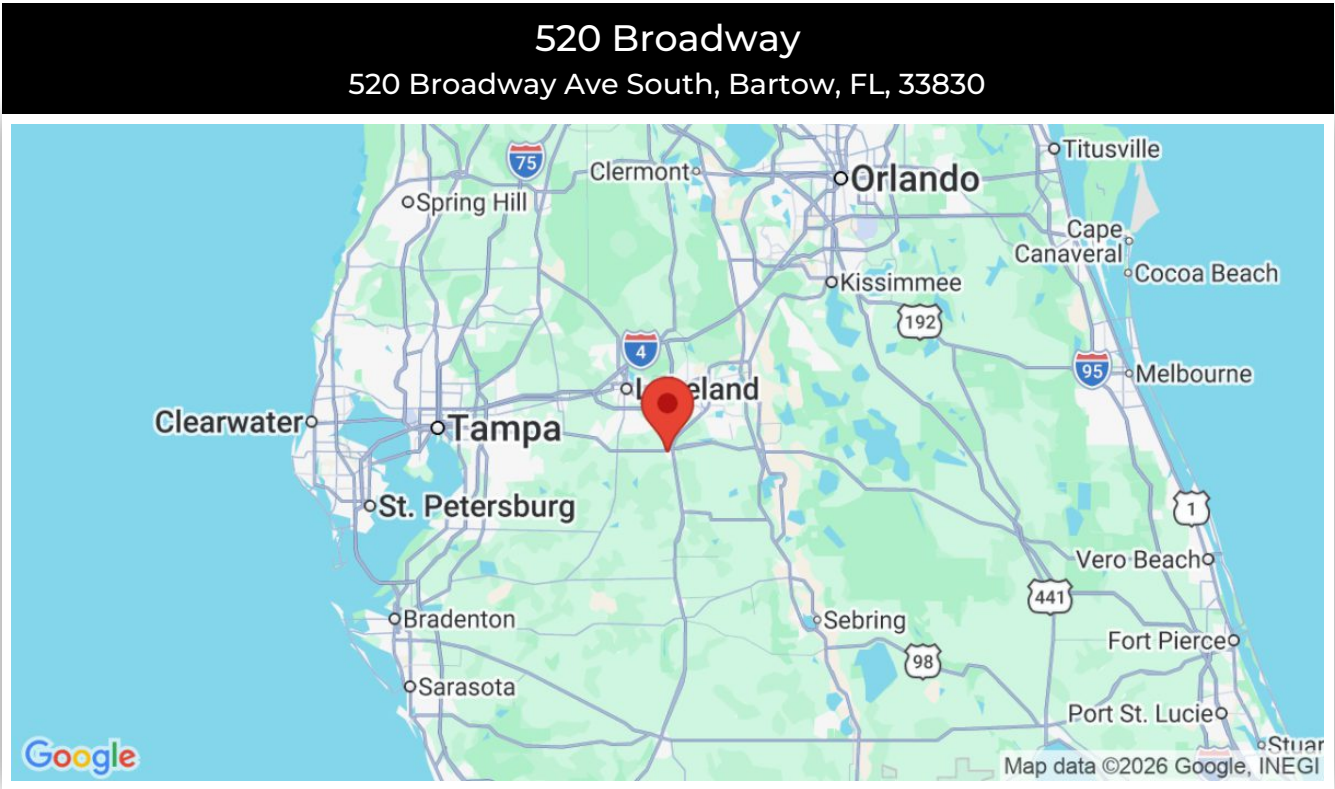
POPULATION BY EDUCATION



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