

195 SOUTH BROADWAY AVENUE BARTOW, FLORIDA 33830



12,089 SF Office Building
Land size: .68 Acre | 53 Parking spaces

Amenities include 65+ offices Large lobby/reception, several conference rooms, breakroom and many extras. Spring 2025 renovation includes new roof, flooring, paint and many extras.

Building sits in the heart of Downtown Bartow, two blocks South of Polk County's Courthouse, Government Offices and Business District.

Sale/Purchase Price: \$1,550,000.00



◇ **FOR SALE** ◇ **12,000 SF OFFICE BUILDING** ◇ **BARTOW, FLORIDA**

Property Address: 195 S. Broadway Avenue, Bartow, FL 33830

Location: Downtown Bartow, SWC W. Main Street/Carpenter Ave. and fronting on W. Summerlin Street with parking at the NWC of S. Broadway Ave. and W. Summerlin St. Two blocks South of Polk County Courthouse and County Government/Administrative offices.

Property Type: Free-standing professional office building.

Size Building: 12,089 Gross SF.

Size Land: .68 Acres (29,620.80 $\pm$ SF on 2 lots): 80 LF on W. Main Street x 208.70 LF on S. Carpenter Avenue. Parking 104.35 LF on W. Summerlin x 78.35 LF on S. Broadway

Description: CB building Year 1957 with addition Year 2000 and renovation Spring 2025, new TPO roof, new paint (walls), new carpet throughout, 300+ new ceiling tiles, upgraded landscaping and more. Floor plan consists of 65+ offices, large lobby/reception, several conference rooms, storage, breakroom, 2 sets of RR and server room. Eight (8) HVAC units replaced Year 2021 with partial ductwork replacement. Hard wired-offices – auto-closure in most doors – security cameras – 53 parking spaces (4.4/1,000) with potential 4 more and free City on-street spaces.

Zoning: Professional/Medical - City of Bartow, Florida

Utilities: Municipal Electric, water and sewer, City of Bartow

Ad Valorem taxes: \$21,173.21 (Year 2025) - Property Folio: 25-30-05-372500-017021 and 017031, Polk County

Sale/Purchase Price: \$1,550,000.00 (\$128.22/SF), cash to Seller.

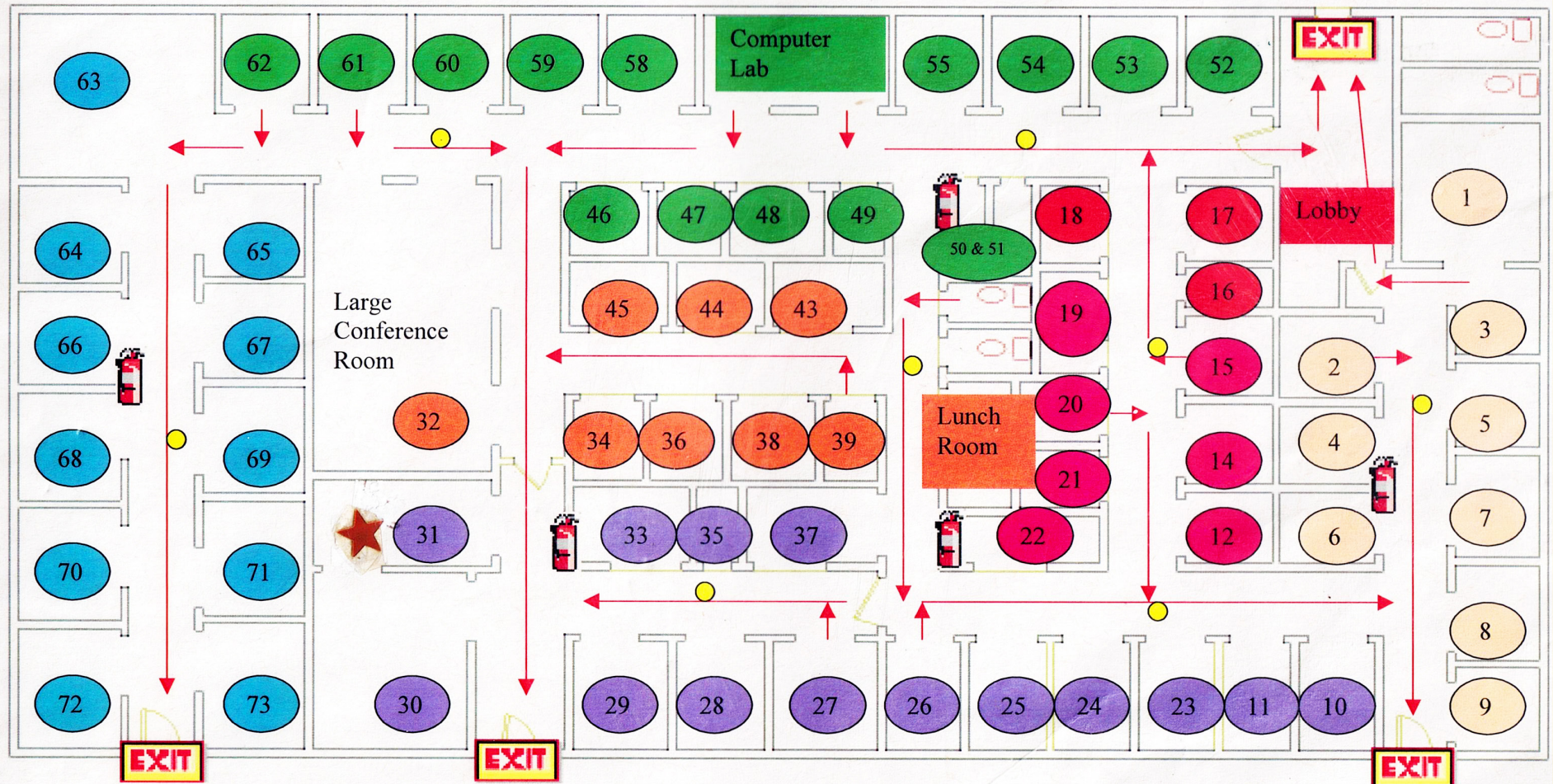
Comments: This property is a unique offering in the heart of Bartow's Business District and ideal for Owner/User or Investor who sees the potential to divide the building into multiple office suites. Great quality building with multiple amenities and immediate access to Lakeland and Central Florida via SR 60 and SR 570 (Polk Parkway).

Exclusive Agent: Maria Mahoney, Licensed Florida R.E. Broker 863 640-0445

Disclaimer: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective or tenants are encouraged to verify, independently, all pertinent data.

The Mahoney Group, Inc. 3825 South Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the property's Owners/Sellers.

FLOOR PLAN



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813

PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

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BARTOW MAP



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BARTOW, FLORIDA

STRATEGIC CENTRAL LOCATION:

Located at the intersection of U.S. Highway 98 and State Road 60, Bartow provides efficient logistics access between Tampa, Orlando, and the Port of Tampa—boosting industrial and distribution interest.

WORKFORCE AVAILABILITY:

With a growing labor pool from surrounding communities, Bartow supports a range of commercial uses from logistics to healthcare services.

RISING DEMAND FOR MEDICAL OFFICE SPACE:

The expansion of BayCare and Watson Clinic operations in and near Bartow has increased demand for MOB's and healthcare-adjacent commercial properties.

1. Prime Downtown Location – Central Business District, Historic Commercial Core
2. Located just one block from the Polk County Courthouse and county administrative offices, the site attracts steady foot traffic from legal professionals, public servants, and visitors; has a Walk Score of approximately 77 (Very Walkable)
3. The immediate area has seen over \$7 million in recent public investments, including street beautification, signage, and pedestrian infrastructure
4. Ample municipal surface lots and street parking exist within 1-2 blocks.
5. Downtown area benefits from a daytime population driven by city employees, legal services, healthcare workers, and nearby schools.



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