



Drive-Thru Restaurant Building

.56 Acre

**1595 N Broadway Ave
Bartow, FL 33830**

PRESENTED BY:



BINGHAM
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

Drive-Thru Restauarnt
1595 N Broadway Ave
Bartow, FL 33830

Drive-Thru Restaurant Opportunity on US Highway 98 – Bartow, Florida

Excellent opportunity to acquire a freestanding drive-thru restaurant property located at 1595 N. Broadway Avenue (US Highway 98) in Bartow, Florida. Situated on a highly visible .56-acre corner parcel, the property offers approximately 120 feet of frontage along US Highway 98, along with access from two roadways.

The 704 SF restaurant building is designed for efficient drive-thru operations and is being offered with the existing restaurant equipment, creating an excellent opportunity for a new operator to quickly establish a presence in the Bartow market. The property may be rebranded for a new restaurant concept.

Site improvements include 20 parking spaces, monument signage, municipal water and sewer, a 750-gallon grease trap, and an outdoor patio area with 10 tables and seating for approximately 40 guests.

The property is positioned along one of Bartow's primary commercial corridors and is surrounded by a strong mix of national retailers, restaurants, hotels, convenience stores, and service businesses. The surrounding trade area includes major national brands and established commercial development, reinforcing the site's position within an active retail corridor.

With its corner location, US Highway 98 frontage, existing drive-thru infrastructure, two points of roadway access, and restaurant improvements already in place, this property provides an attractive opportunity for quick-service restaurants, coffee concepts, beverage operators, or other drive-thru users seeking an established location in the Bartow market.

Details:

Price: \$999,000

Land: .56 MOL Acres

Utilities: City Water/ Sewer

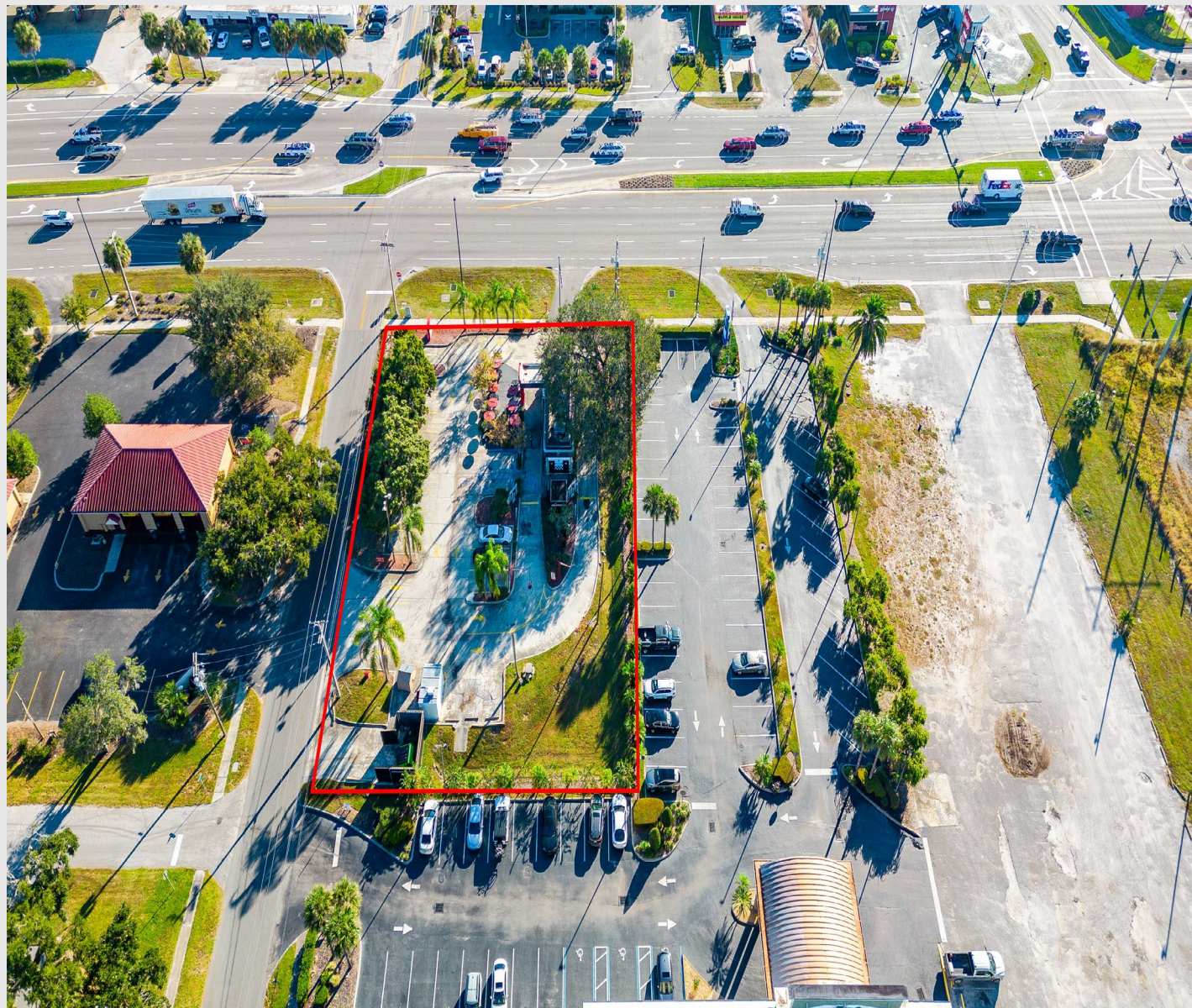
Ideal Uses

- **Drive-thru coffee concept**
- **Quick-service restaurant**
- **Fast-casual restaurant**
- **Retail redevelopment pad**



Property Highlights

- 704 SF Freestanding Drive-Thru Restaurant
- .56-Acre Corner Parcel
- 120' Frontage on US Highway 98
- Access from Two Roadways
- 20 Parking Spaces
- Municipal Water & Sewer
- 750-Gallon Grease Trap
- Monument Signage
- Outdoor Patio – 10 Tables / Approximately 40 Seats
- Existing Restaurant Equipment Included
- Opportunity to Rebrand for a New Concept
- Established Commercial Corridor
- Surrounded by National Retailers and Restaurants
- Excellent Visibility and Drive-Thru Configuration



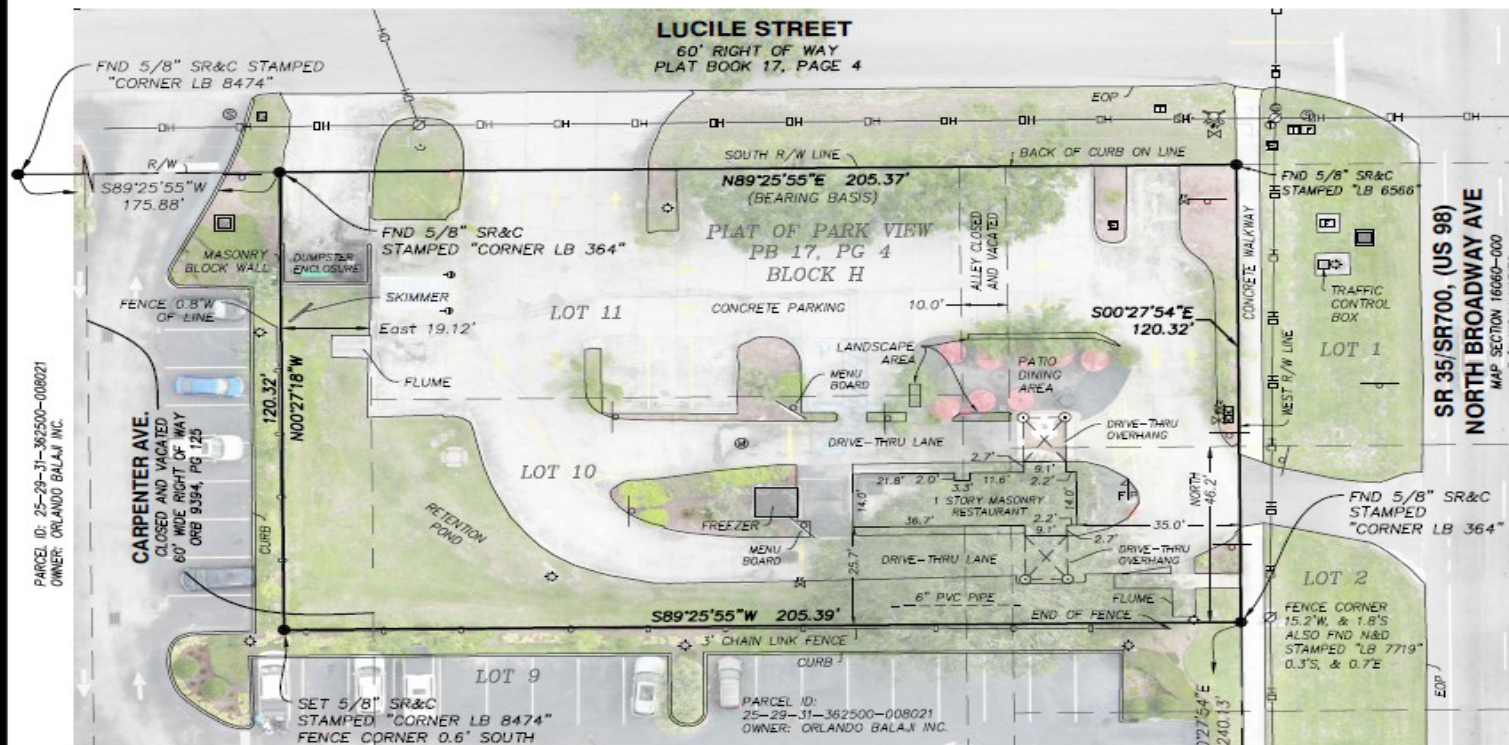


FOR SALE
Drive-Thru Restaurant
Building
.56 Acre Corner Lot
1595 N Broadway Ave
Bartow, Florida 33830

Current Survey

LEGAL DESCRIPTION:

That part of Lot 1 and that part of the North 46.20 feet of Lot 2, in Block H, of PARKVIEW, a subdivision recorded in Plat Book 17, Page 4, of the public records of Polk County, Florida, lying West of the West right-of-way line of U.S. Highway 98 (North Broadway Avenue), AND all of Lots 10 and 11, in said Block H, AND all of the alley 10 feet wide in said Block H, lying East of and adjacent to said Lots 10 and 11, AND the East 19.12 feet of Carpenter Avenue closed by City of Bartow Ordinance No. 1198-A, lying West of and adjacent to said Lots 10 and 11 in said Block H.



LEGEND

EOP	FOUND
FND	LICENSED BUSINESS
ID	IDENTIFYING NUMBR
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
ORB	OFFICIAL RECORDS BOOK
ORD	ORDINANCE
PG	PAGE
PB	PLAT BOOK
PVC	POLYVNYL CHLORIDE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY
SR&C	STEEL ROD AND CAP

	ELECTRIC RISER
	TELEPHONE RISER
	GAS RISER
	LIGHT POLE
	UTILITY POLE
	GUY ANCHOR
	WATER VALVE
	GAS MARKER
	IRRIGATION VALVE
	FIBER—OPTIC PULLBOX
	MANHOLE

	4" STEEL COLUMN
	CATCH BASIN
	CONCRETE BOLLARD
	TELEPHONE MARKER
	SANITARY MANHOLE
	SIGN POST
	FLAG POLE
	WATER METER
	FIRE HYDRANT
	OVERHEAD WIRE



Sherry A. Kirkland

SHERRY A. KIRKLAND, P.S.M.
FLORIDA REGISTRATION No. 6648
30 SOUTH, LLC.
FLORIDA REGISTRATION No. LB 8474

SURVEYOR's NOTES:

1. North, and the Bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of North 89°29'55" East along the South right of way line of Lucile Street as shown hereon is held as a bearing reference.
2. All measurements are in U.S. Survey Feet.
3. Underground improvements, encroachments, foundations and/or utilities were not located as a part of this survey.
4. A Title Search was not ordered by or furnished to 30 South, LLC. Easements or encumbrances, if any, that may be made known by a Title Search are not shown on this survey.
5. Legal description shown is recorded in Instrument Number 2022189295, Public Records of Polk County, Florida.
6. The subject property falls in Flood Zone "X - area determined to be outside of the 0.2% annual chance floodplain" according to FEMA Flood Insurance Rate Map 12105C0515G with an effective date of December 22, 2016.
7. The property as surveyed contains 0.57 acres.
8. The parcel information shown hereon was taken from the Polk County Property Appraiser website and is shown for informational purposes only.
9. Aerial photography for this project is digital ortho-rectified imagery dated 06/26/2025 prepared by 30 South, LLC.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BOUNDARY SURVEY

LOCATED IN SECTION 31,
TOWNSHIP 29 SOUTH, RANGE 25 EAST
POLK COUNTY, FLORIDA

PREPARED FOR: GAIL GREENFELDER
FOLK COUNTY, FLORIDA

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 SURVEYING
30 SOUTH, LLC
425 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (883)-800-3539
LICENSED BUSINESS No. LB 8474

Sheet No. 1 OF 1	Project No.: 526	Horiz. Scales: 1" = 30'	Drawing Name: 526-GREENWELDER
Drawn by: KRP	Drawing No.: SD 899	Field Book 21, Page 140	

ADDITIONAL PHOTOS





What's in My Community?

Places that make your life richer and community better

1595 N Broadway Ave, Bartow, Florida, 33830 2

10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2026 Esri

DEMOGRAPHIC SUMMARY

1595 N Broadway Ave, Bartow, Florida, 33830

Drive time of 10 minutes

KEY FACTS

32,898

Population



12,074

Households

38.3

Median Age

\$54,907

Median Disposable Income

EDUCATION

8.4%

No High School Diploma



36.2%

High School Graduate



28.3%

Some College/
Associate's Degree



27.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$64,905

Median Household Income



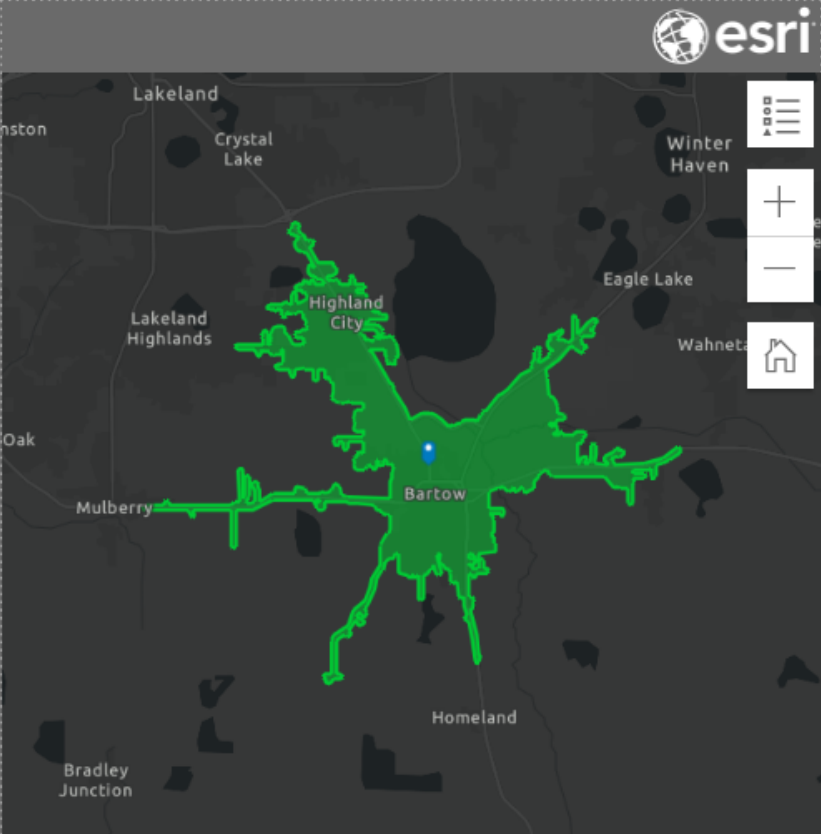
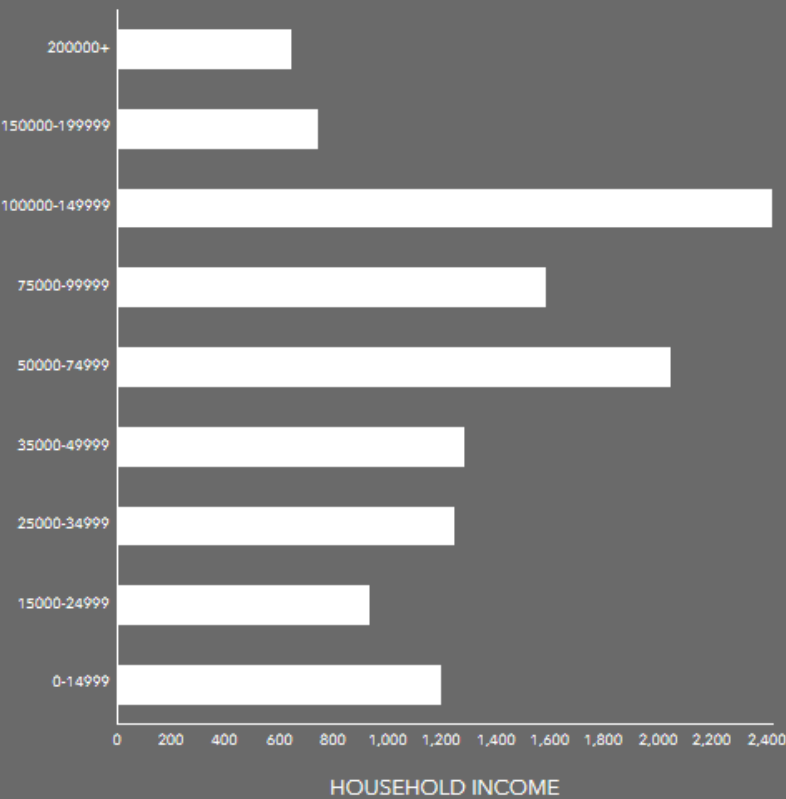
\$31,755

Per Capita Income



\$120,296

Median Net Worth



EMPLOYMENT



59.3%

White Collar



25.7%

Blue Collar



17.6%

Services

2.6%

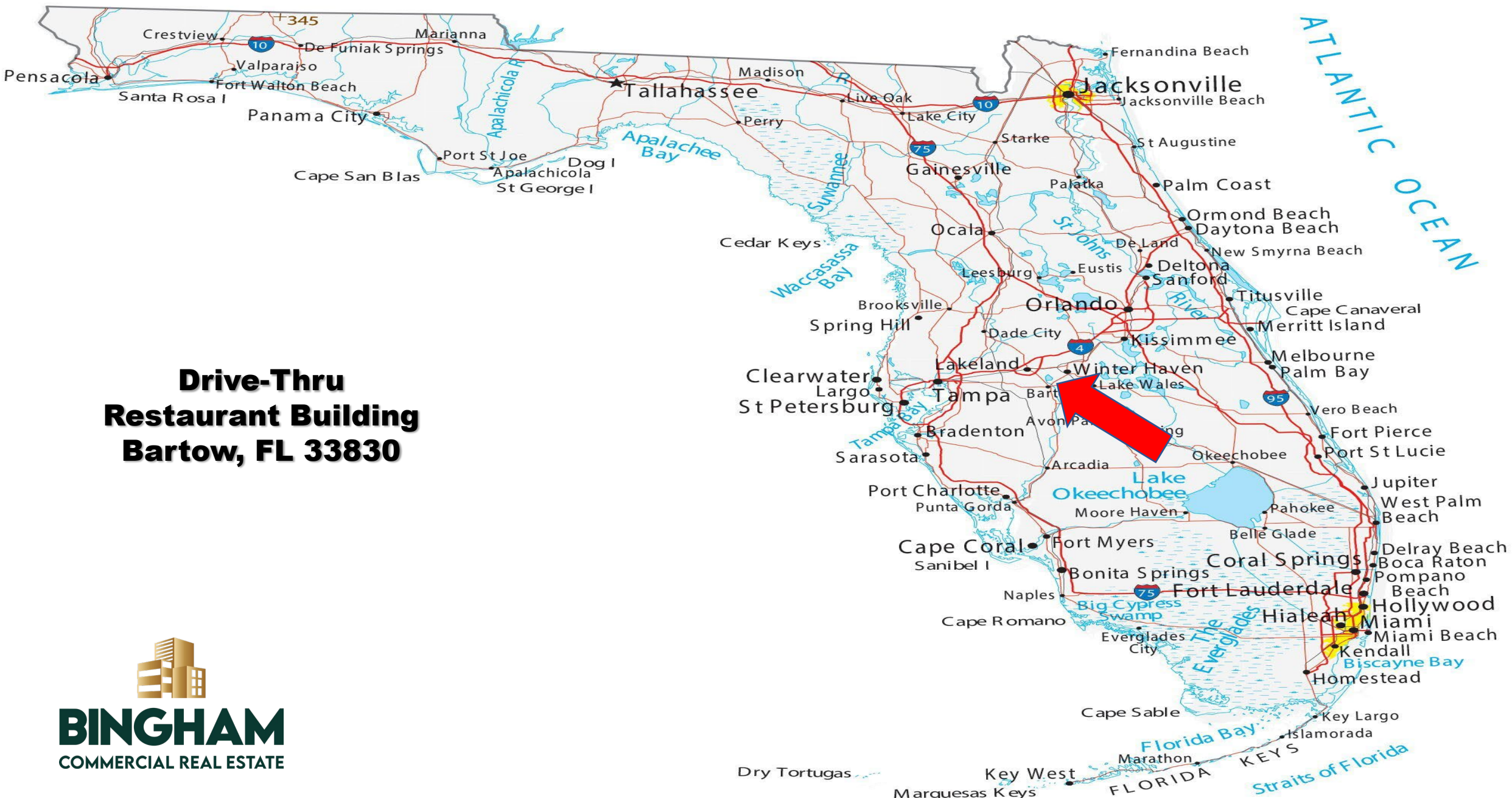
Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

BINGHAM REALTY, INC. 813-788-2759

WILL BINGHAM, CCIM 813-713-3974

will@binghamrealtyinc.com



**Drive-Thru
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Meet Will Bingham, CCIM: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham, CCIM stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

Professional Expertise: For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

Client-Centric Approach: At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

Leadership and Vision: In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

A Rich Career Journey: Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O' Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry.

With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.