

**210 S Orange Avenue
Bartow FL 33830**



PREMIER
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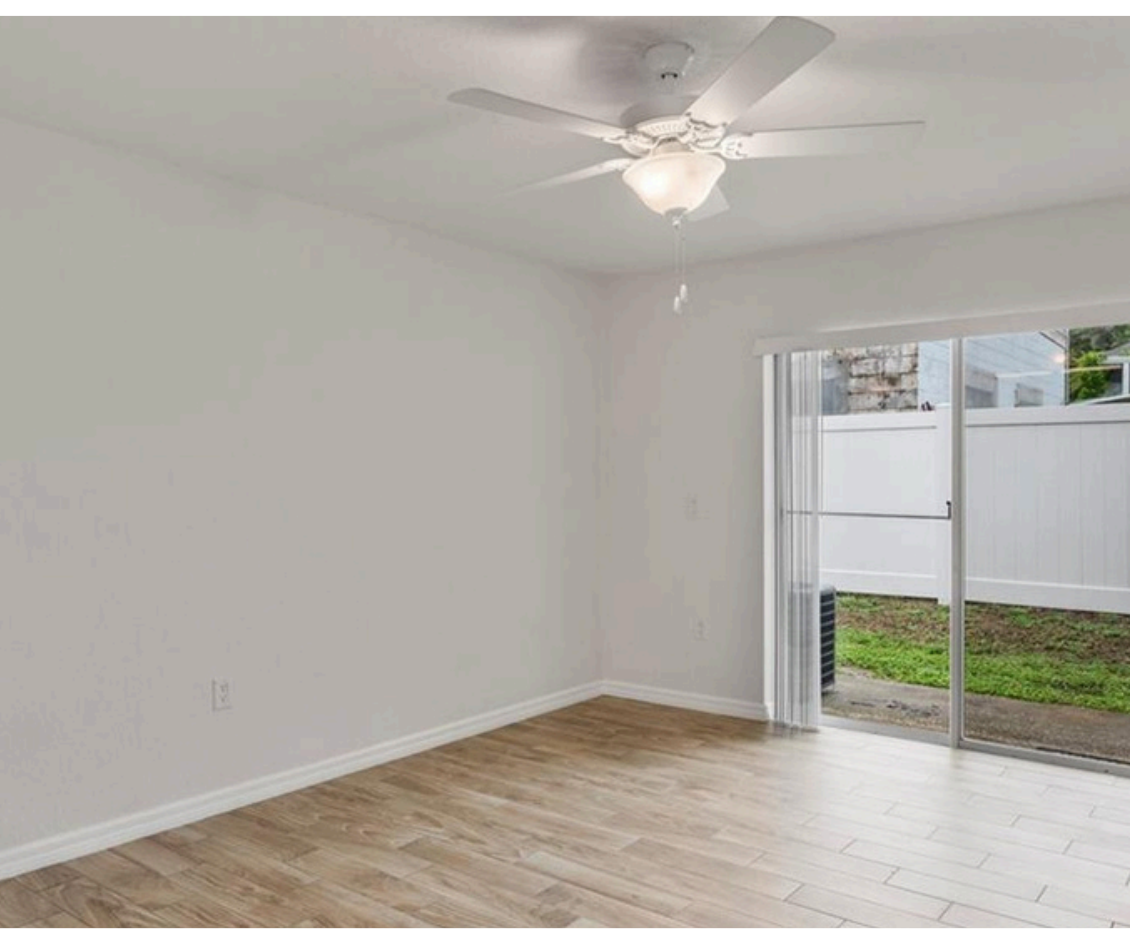
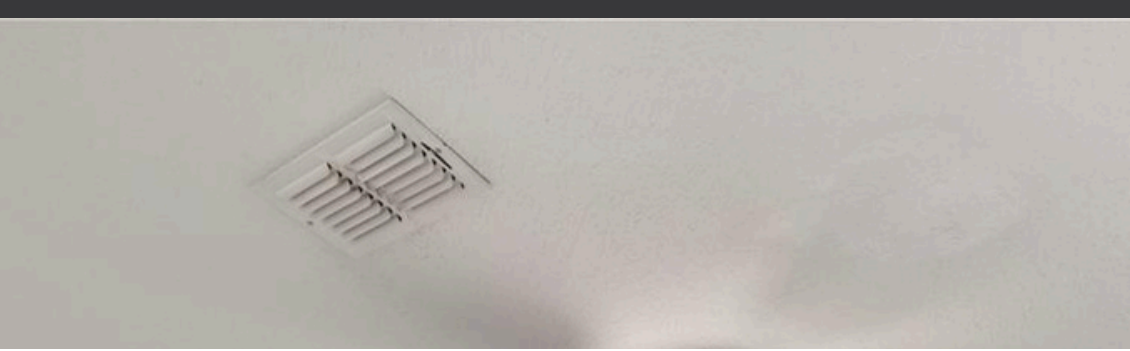
OFFERING MEMORANDUM

210 S ORANGE AVE
BARTOW FL
33830

OVERVIEW

Positioned for immediate returns, this income-producing 100% OCCUPIED- 10 UNIT complex offers a turnkey opportunity for investors looking to step into cash flow from day one. With tenants already in place, each unit AVERAGES- \$1440.00 per month, creating a strong and consistent revenue stream. Each unit is a well- designed 2 bedroom, 2 full baths (4 units) OR 3 bedroom -2 full baths (6 units) space featuring an open floor plan that maximizes space and functionality. Ceramic wood look tile flooring runs throughout many of the units- some with carpet & tile. Many kitchens include breakfast bar seating along with a refrigerator, range, dishwasher, & disposal all included in the sale. The age of the roof's range from 2017 to 2019- Ac's newer. Tenants are responsible for all utilities, with only lawn care & exterior lighting covered by the owner, helping keep operating costs low and predictable. Located in THE CHARMING CITY of Bartow, this property provides quick access to local dining, shopping, and everyday conveniences, making it an attractive rental option that supports strong occupancy.





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OFFERING SUMMARY

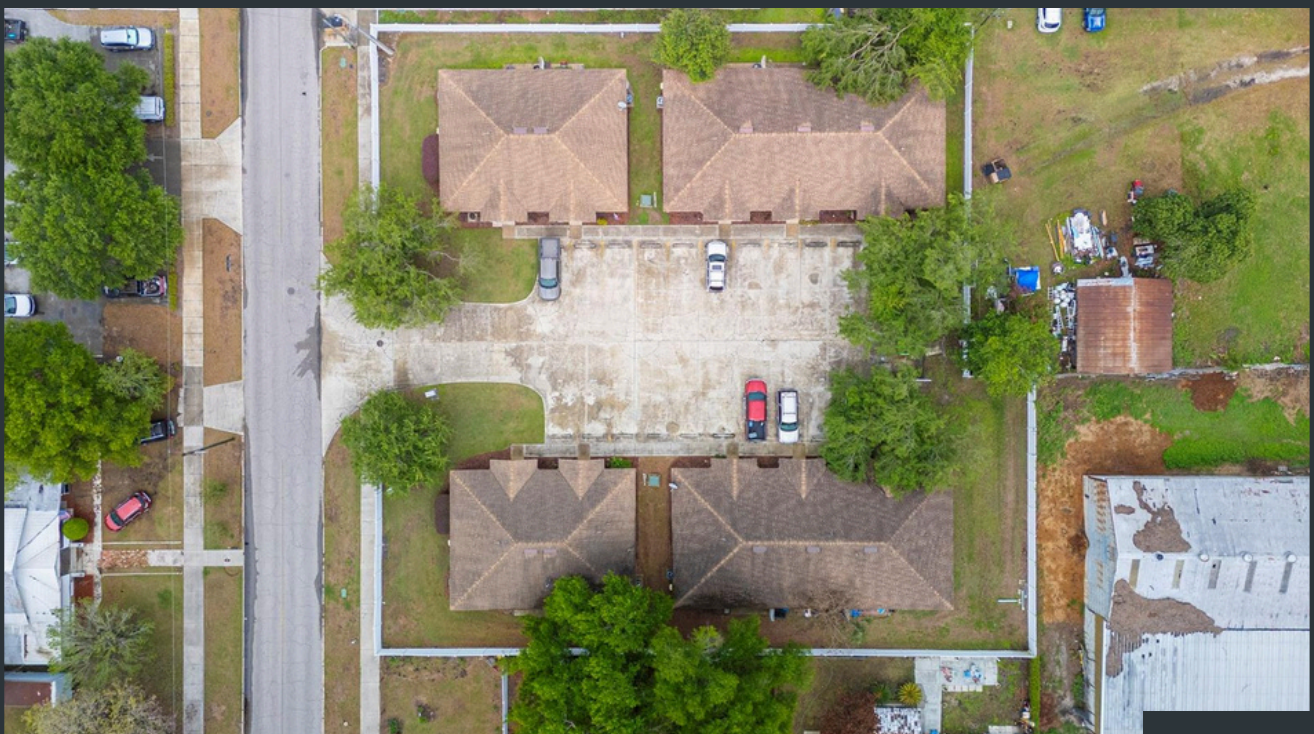
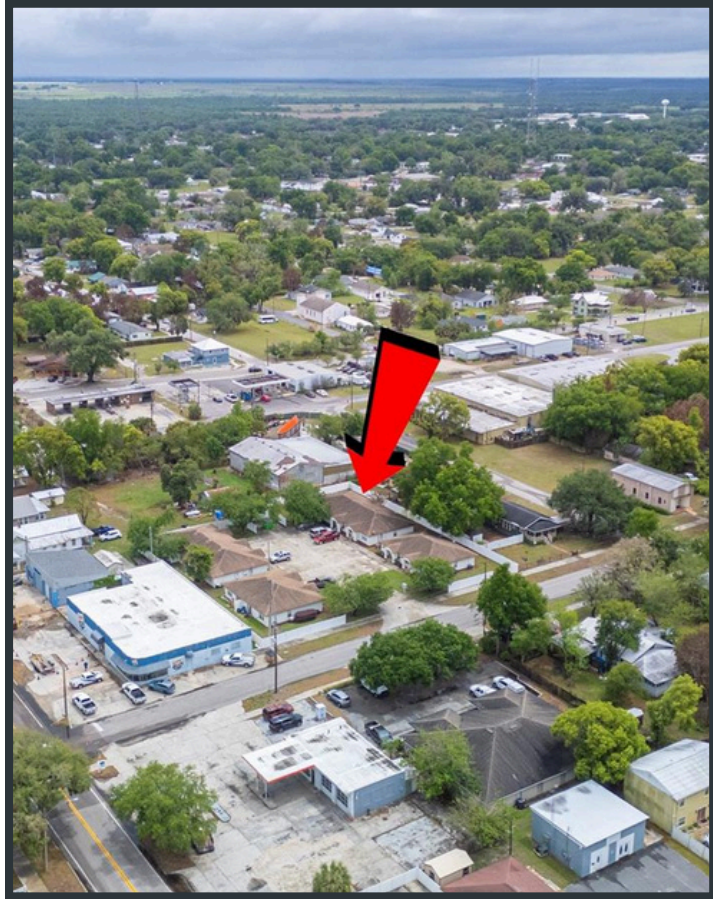
\$
Listing Price
\$1,850,000


Lot Size
0.82 Acres

Listing Price	\$1,850,000
Lot Size	0.82 Acres (35,536 SF)
Building Size	9,994 Sq Ft
Zoning	R-3
Parcel ID	25-30-05-369000-000150
Occupancy	Occupied
Utilities	Public

ADDITIONAL FEATURES

- 6 3-Bedroom 2-Bath Units
- 4 2-Bedroom 2-Bath Units
- Roof Ages Range from 2017-2019
- A/C's are Newer

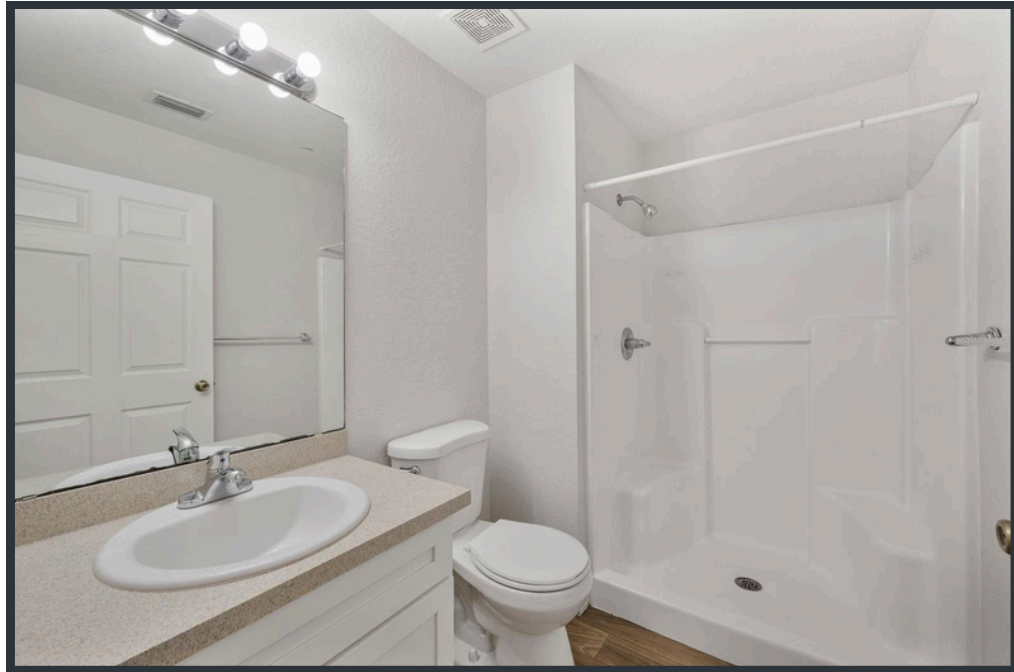


- Located in the city limits of Bartow
- Quick access to local dining, shopping, and everyday conveniences

AERIAL PHOTOS

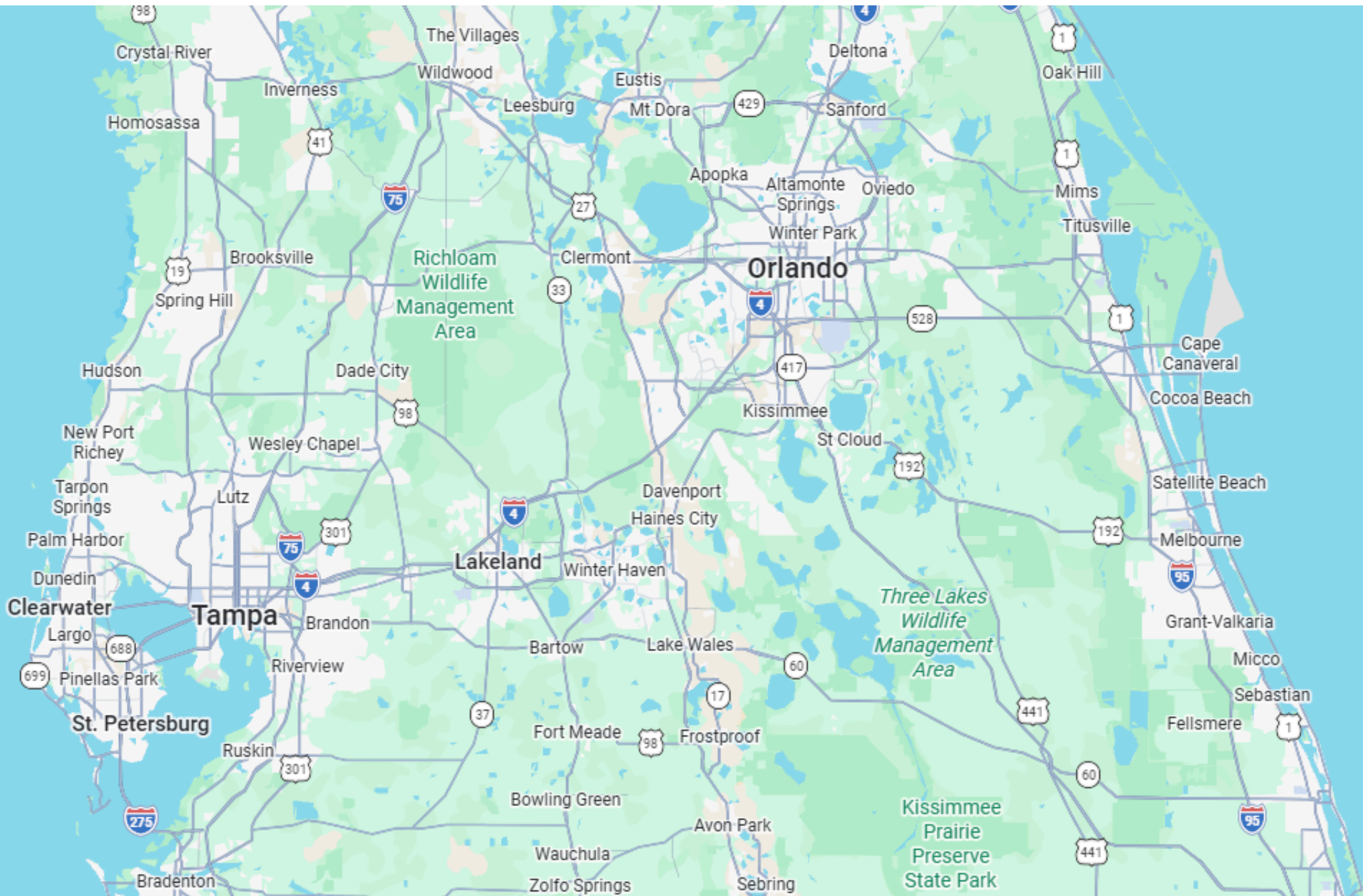


INTERIOR PHOTOS



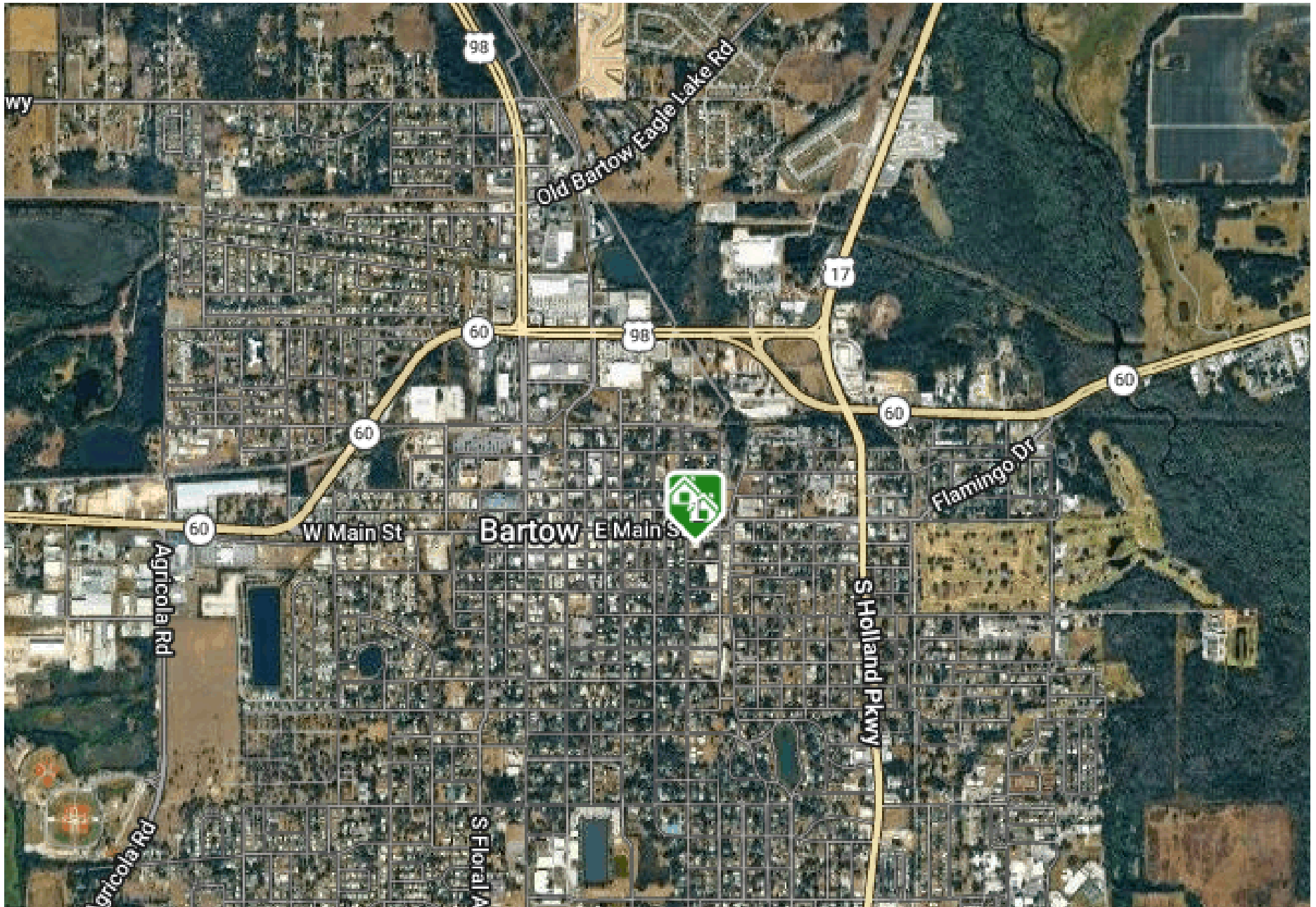
INTERIOR PHOTOS

Regional Map



210 S Orange Ave

Local Map



210 S Orange Ave

Parcel Map



210 S Orange Ave

Revitalization Through Infrastructure

Major investments in infrastructure and downtown redevelopment are shaping Bartow's next chapter. Streetscape improvements, business facade grants, and new civic projects are revitalizing the historic core, attracting both private capital and public interest. The city's focus on walkability and small business development reflects a broader strategy to retain talent and encourage entrepreneurship.

Strategic Location with Regional Impact

Situated at the intersection of U.S. Highway 98 and State Road 60, Bartow offers seamless access to Tampa, Orlando, and coastal ports. Its central location, combined with proximity to the CSX rail line and Bartow Executive Airport, enhances its appeal for distribution, manufacturing, and agribusiness sectors.

Source: City of Bartow Community Redevelopment Agency

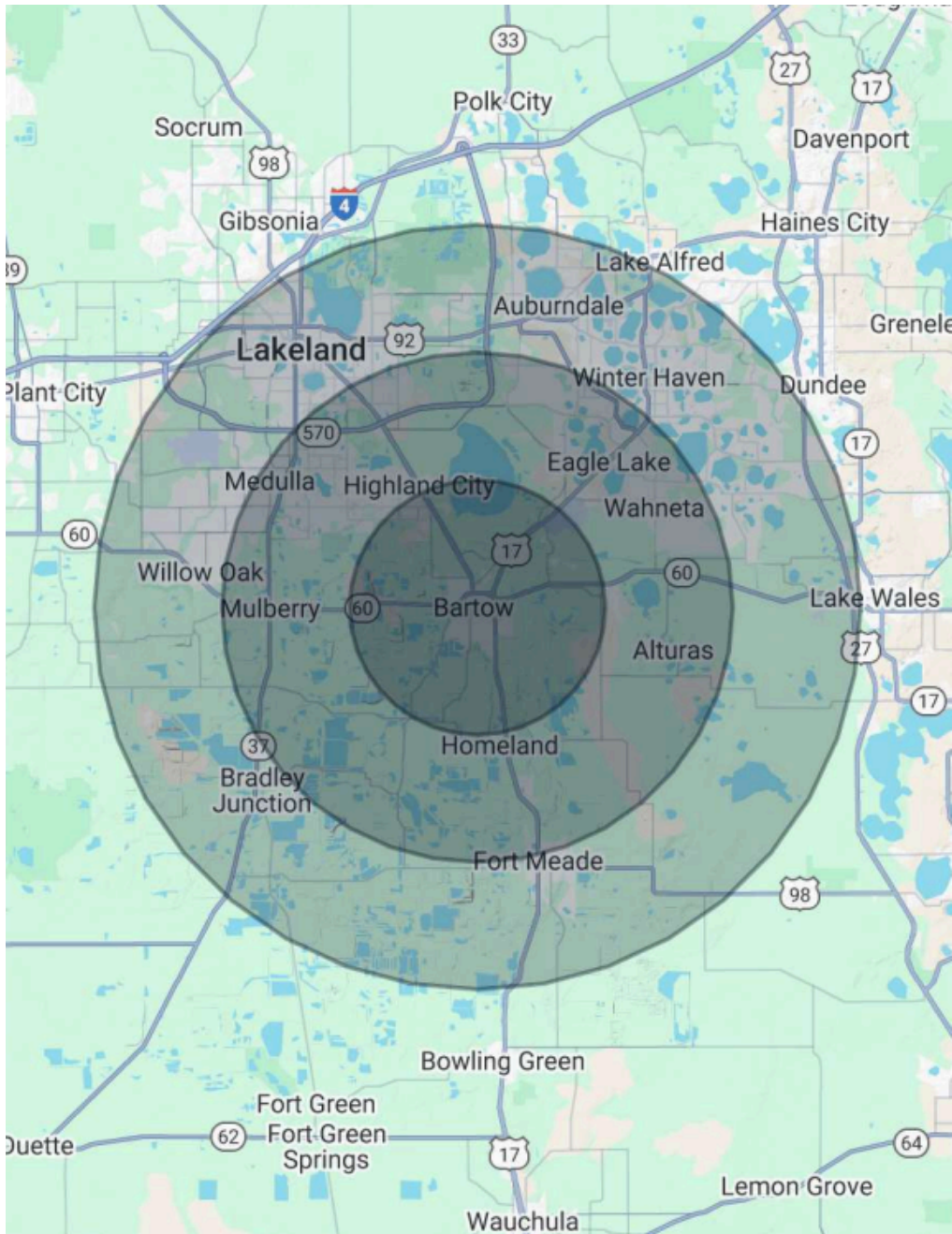


Bartow's Growing Economy

Bartow continues to strengthen its position as a major government and industry hub in Central Florida. As the county seat of Polk County, it hosts major public employers, including the Polk County Courthouse, School Board, and Sheriff's Office, while also supporting nearby phosphate, agriculture, & logistics operations. This blend of public and private sector activity drives consistent job growth and economic stability.

Source: Central Florida Development Council

Demographics



Population

	5 Miles	10 Miles	15 Miles
Total Population	29,574	167,718	412,162
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

Households & Income

	5 Miles	10 Miles	15 Miles
Total Households	10,681	61,783	157,012
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$85,944	\$95,085	\$85,268
Average House Value	\$289,557	\$306,558	\$281,008

Demographics data derived from AlphaMap

210 S Orange Ave

LISTED BY

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