

POLK CITY CENTER

 **KREATIVE**
DENTAL CARE
863.984-0000

Polk City Center

120 Carter Blvd, Polk City, Florida 33868

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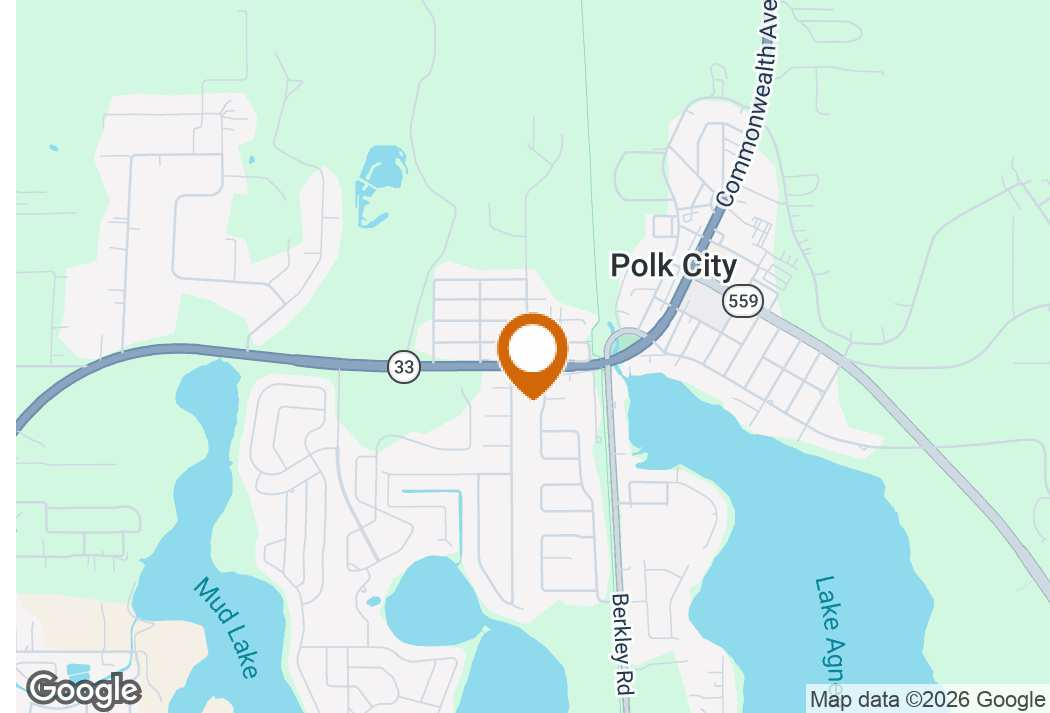
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$12.00/SF/Yr (NNN)
CAM Expenses:	\$7.75/SF
Available SF:	1,019-2,038 SF
Lot Size:	0.88 Acres
Year Built:	2007
Parking Spaces:	31
Zoning:	C-2 General Commercial
PIN:	252632000000023210

Property Overview

Polk City Center is a well established, stabilized, neighborhood shopping center near I-4 in Polk City, FL. This 10,192 SF center stays well occupied with a diverse set of tenants offering a mix of office and retail. The property is well-located in one of the upcoming cities of Polk County. Strategically positioned in one of Polk County's rapidly developing areas, it benefits from the significant growth driven by the nearby Florida Polytechnic University, located just a few miles to the south.

LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,019 - 2,038 SF	Lease Rate:	\$12.00 SF/yr

Available Spaces

Suite Tenant Size (SF) Lease Type Lease Rate Description

Suite 9 - 10	Available	2,038 SF	NNN	\$12.00 SF/yr	Units 9&10 although are separate units, can be combined together equaling 2,038 SF. Consisting of 2 bathrooms.
Suite 3	Available	1,019 SF	NNN	\$12.00 SF/yr	1019 SF, 1-bathroom, offering a compact yet convenient space.

amazon
fulfillment



DOLLAR GENERAL
market

bp



Chevron



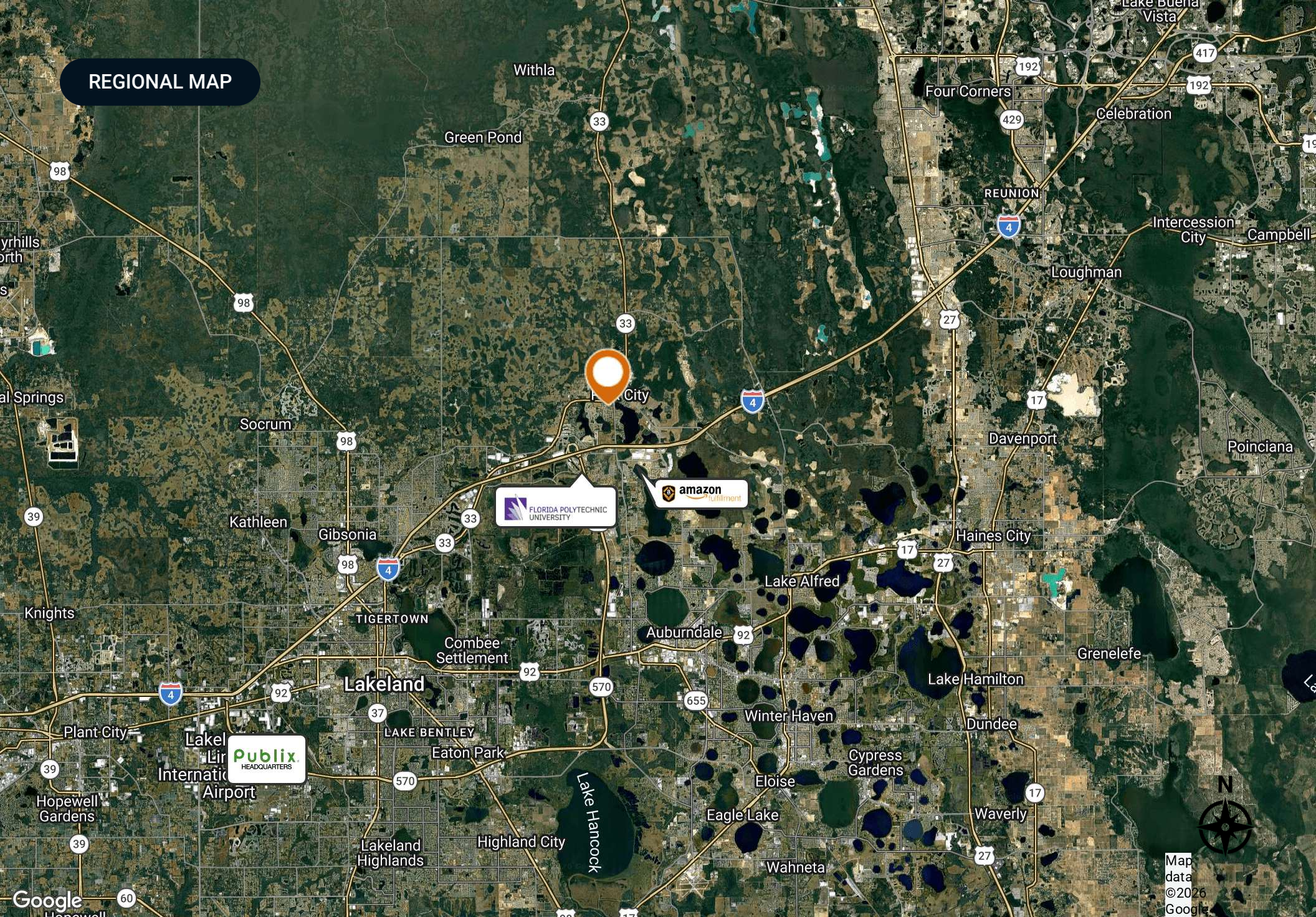
Carter Blvd

SECTION 2

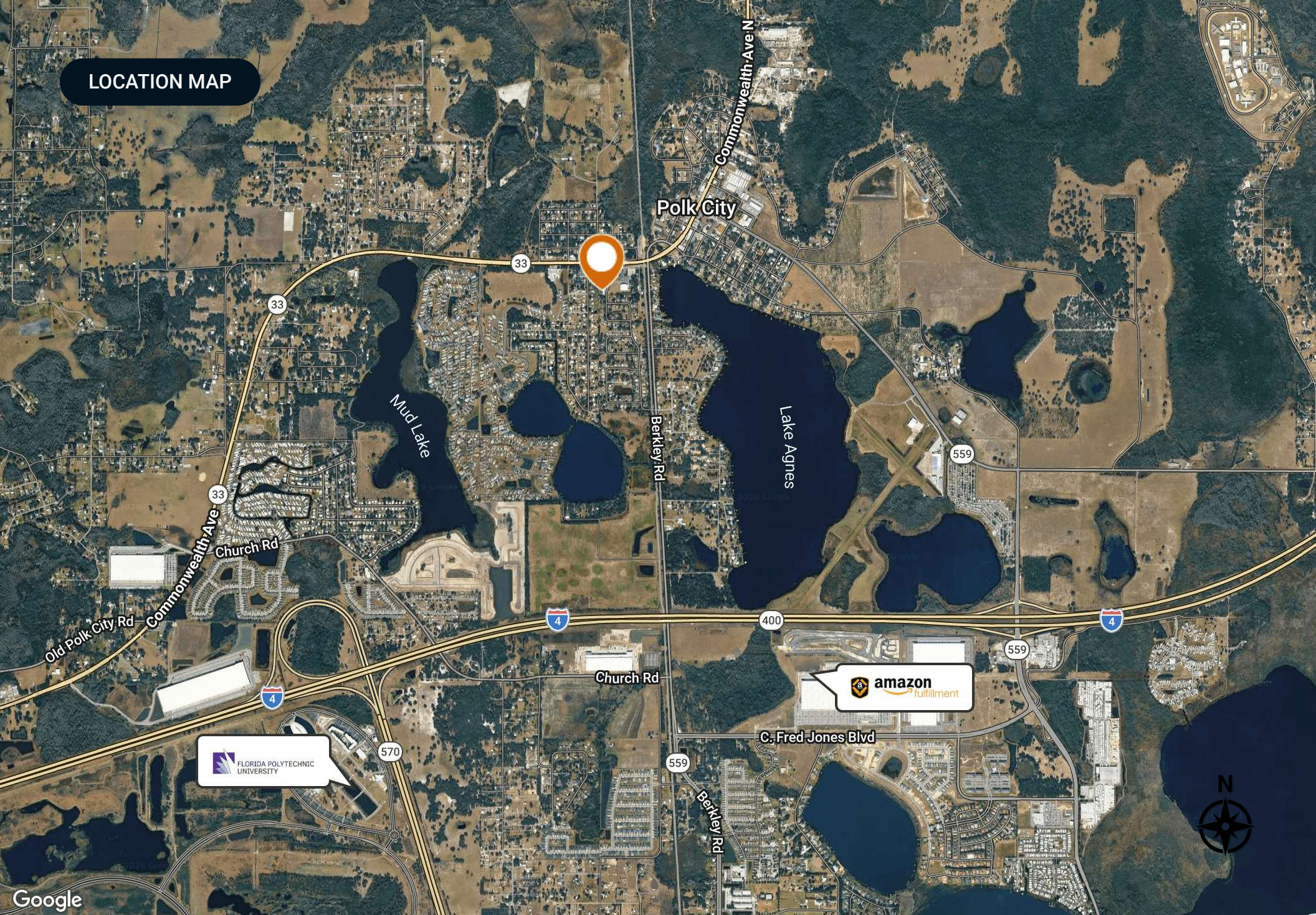
Location Information

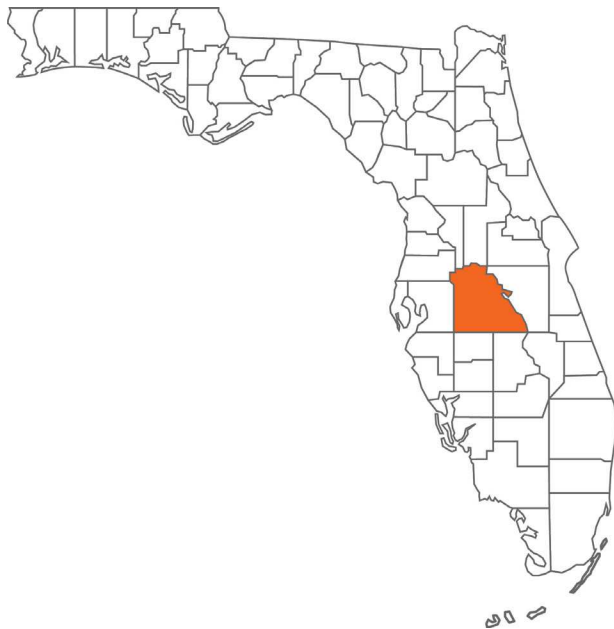


REGIONAL MAP



LOCATION MAP





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	703,886 [2020]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

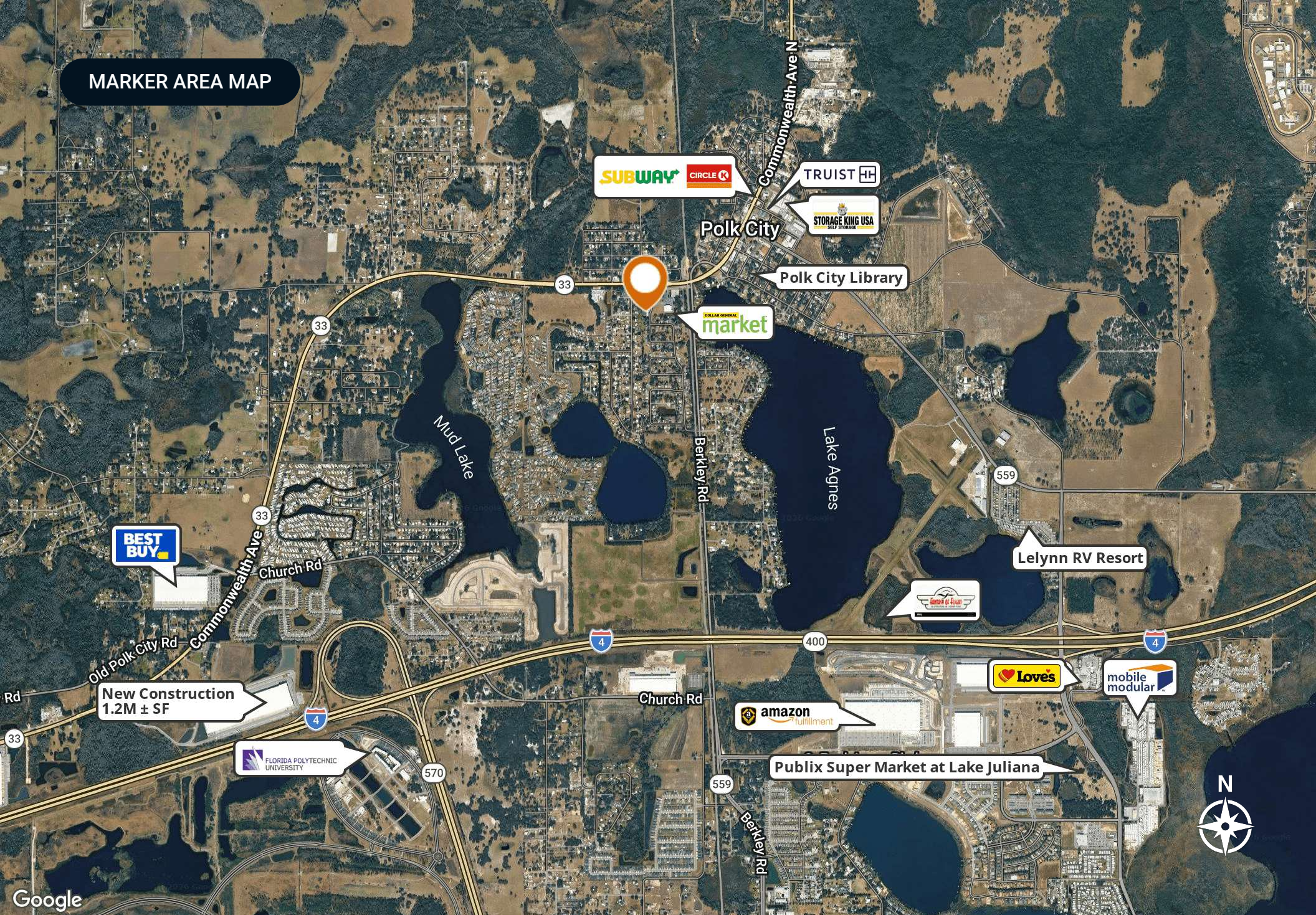
Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



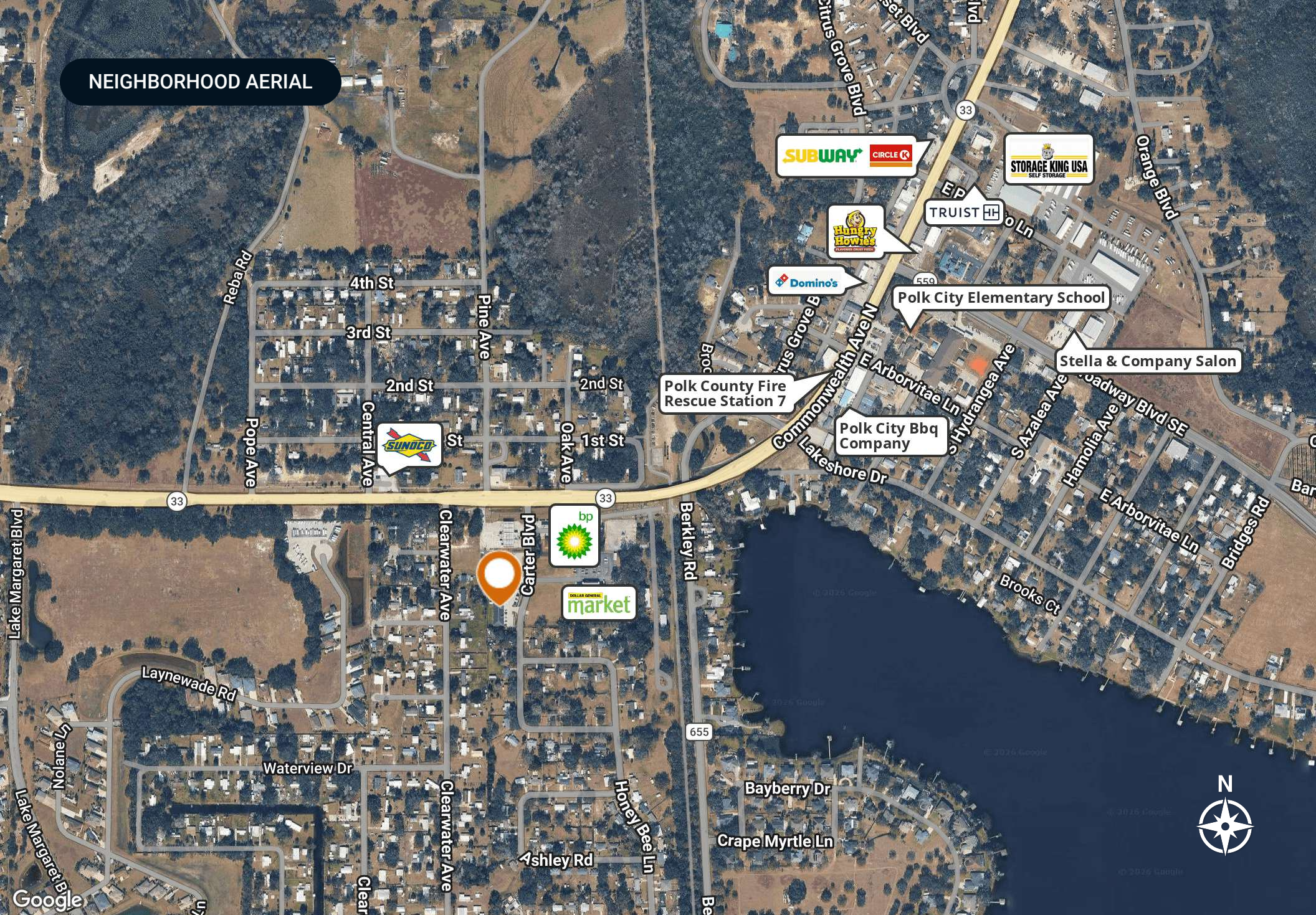
SECTION 3

Maps And Photos

MARKER AREA MAP



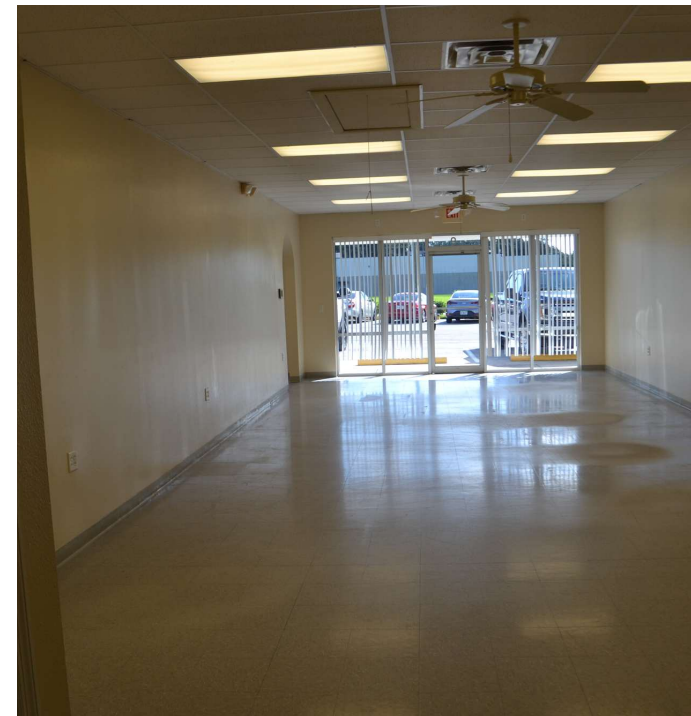
NEIGHBORHOOD AERIAL



ADDITIONAL PHOTOS: UNIT 3



ADDITIONAL PHOTOS: UNITS 9&10





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Michael Mutz

Advisor

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Professional Background

Michael Mutz is a commercial and land real estate advisor with Saunders Real Estate, specializing in investment properties throughout Florida. Based in Lakeland, Michael works closely with private investors and owner-operators, providing advisory services across multifamily, mobile home park, and land assets.

Michael brings an operator-focused mindset to brokerage, informed by extensive experience as an active real estate investor. He has completed over 170 transactions, invested in more than 80 properties personally, and underwritten hundreds of deals. His strengths include structuring creative transactions, navigating complex negotiations, and bringing people together to move deals from initial discussions to the closing table.

Michael is known for his ability to extract critical deal intelligence, align parties with differing objectives, and guide transactions with professionalism, discretion, and strategic clarity.

Michael specializes in:

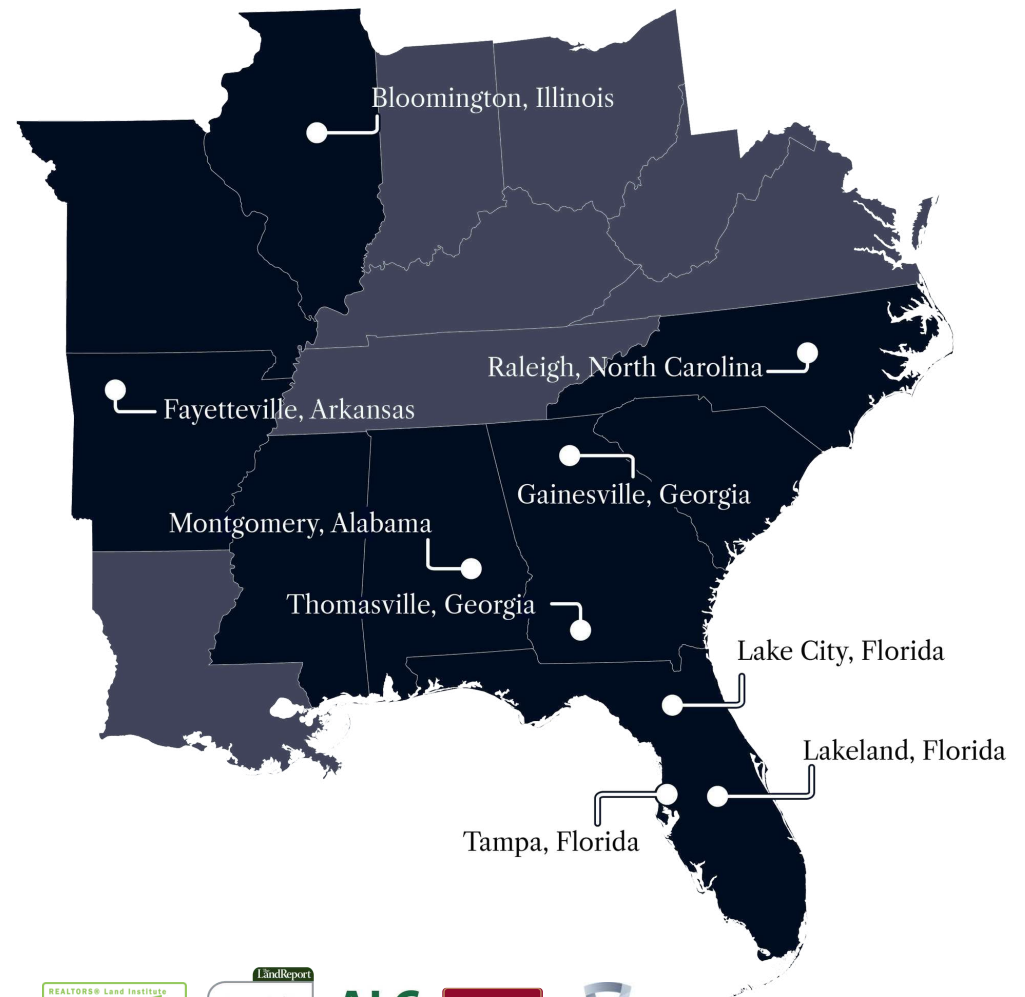
- Acreage and Estates
- Multifamily
- Office
- Residential Development
- Retail



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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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