



Former Bartow Memorial Hospital

1239 East Main Street, Bartow, Florida 33830

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E Church St

SECTION 1

Property Information

PROPERTY SUMMARY

NE



Main St

Offering Summary

Sale Price:	\$5,900,000
Combined Building Size:	83,897 ± SF
Net Leasable Area:	75,657 ± SF
Lot Size:	11 Acres
Number of Buildings:	6
Price / Leasable SF:	\$77.98
Year Built:	1950 -1995
Zoning:	Institutional and C-2 City of Bartow
Utilities:	City of Bartow Water and Sewer
Market:	Polk County
Submarket:	Bartow
Traffic Count:	29,500 Cars/Day (Hwy 17)

Property Overview

Introducing a prime investment opportunity at 1239 East Main Street, Bartow, FL! This impressive 83,897 ± SF office campus, featuring 6 buildings with multiple units and built in 1959, offers a rare chance to own a fully occupied property in the thriving Bartow area. With 100% occupancy, this well maintained building and campus is a secure and lucrative asset for the savvy investor. Explore the potential of this well-established property and seize the opportunity for long-term returns. Three outparcels included. 2025 AADT of 29,500.

Property Highlights

- 83,897 ± SF office campus
- Six buildings with multiple tenants
- Built in 1950 -1995
- Located in Bartow's downtown corridor
- 100% occupancy as of August 2026
- Three potential commercial outparcels included

PROPERTY DETAILS



Location Description

The subject is located on the corner of US 17 and Main Street in Bartow, Florida. It is in the downtown Bartow corridor. Neighbors include other commercial businesses, retail and office users along with some multi family projects. It enjoys a "hard" corner at Main and US 17 with exceptional traffic counts.

Site Description

The site is rectangular in shape with frontage on four separate roads. The topography is flat with approximately 3 acres of excess land. It enjoys easy ingress and egress and good signage. A small retention pond is on the SE corner of the subject. Large oaks dot the subject.

Six buildings in total with one building being the dominate structure on the site. More than adequate paved and grassed parking and landscaping. The site is at the eastern end of the downtown core area of Bartow.

Parking Description

There is ample surface parking near and adjacent to each structure.

BUILDING DESCRIPTIONS

Building 1

Typical office construction with wide hallways and other fixtures typical of hospitals. There are 13 restrooms on the first floor and two large multi-fixture restrooms on the second floor. The first floor is in multiple sections most of which are office space, classrooms and training rooms. One unit is occupied by a local catering service with a fulling functioning kitchen and dining room. Interior finishes consist mainly of vinyl tile and carpeted flooring, painted drywall walls, suspended ceilings with acoustical tiles and fluorescent lighting. The entire building has central heating and air conditioning and the building is in average condition. The main building is serviced by two passenger elevators and four separate stairways.

Building 2

Located south of the former hospital building is a 1-story office building currently occupied by a single tenant. This building was originally built in 1950 and later expanded. The building contains 5,136 square feet (5,007 sq.ft. of leasable area), and is of masonry block construction on a concrete slab. The original building section has a flat roof with built up composition covering and the addition has a hip roof with fiberglass shingle covering. Interior finish consists of carpeted and vinyl tile flooring, painted drywall walls, suspended ceilings with acoustical tile and fluorescent lighting. The entire building has central air conditioning and heating and typical electric and lighting for office use. This building is currently in average condition with no known deferred maintenance.

Buildings 3, 4, & 5

There are three 2-story buildings which are utilized as multi-tenant professional/medical office suites. All three buildings were built in 1995 and are identical in size at 8,884 square feet each with 8,000 square feet of leasable area each or 24,000 ± square feet of combined leasable area. The three buildings are of masonry block construction on a concrete slab with wood framed gable roofs with fiberglass shingle covering. Each building is demised into 8 suites and each suite has its own restroom(s). All three buildings have covered walkways and there is a central walkway between buildings with a canvas awning covering that needs replacement. Interior finish consists primarily of vinyl tile flooring, painted drywall walls, suspended ceilings with acoustical tile and fluorescent lighting. The building has central air-conditioning and heating and typical electric and lighting for office use. These buildings are currently in average condition with no known deferred maintenance other than the canvas awning.

Building 6

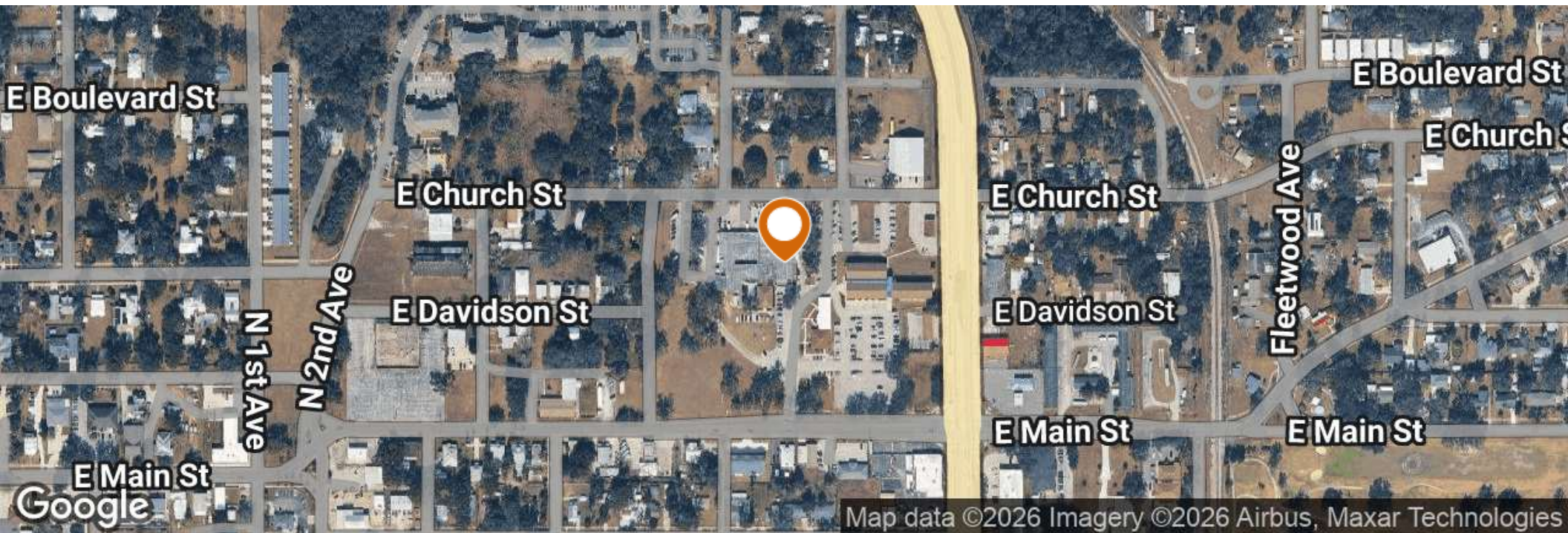
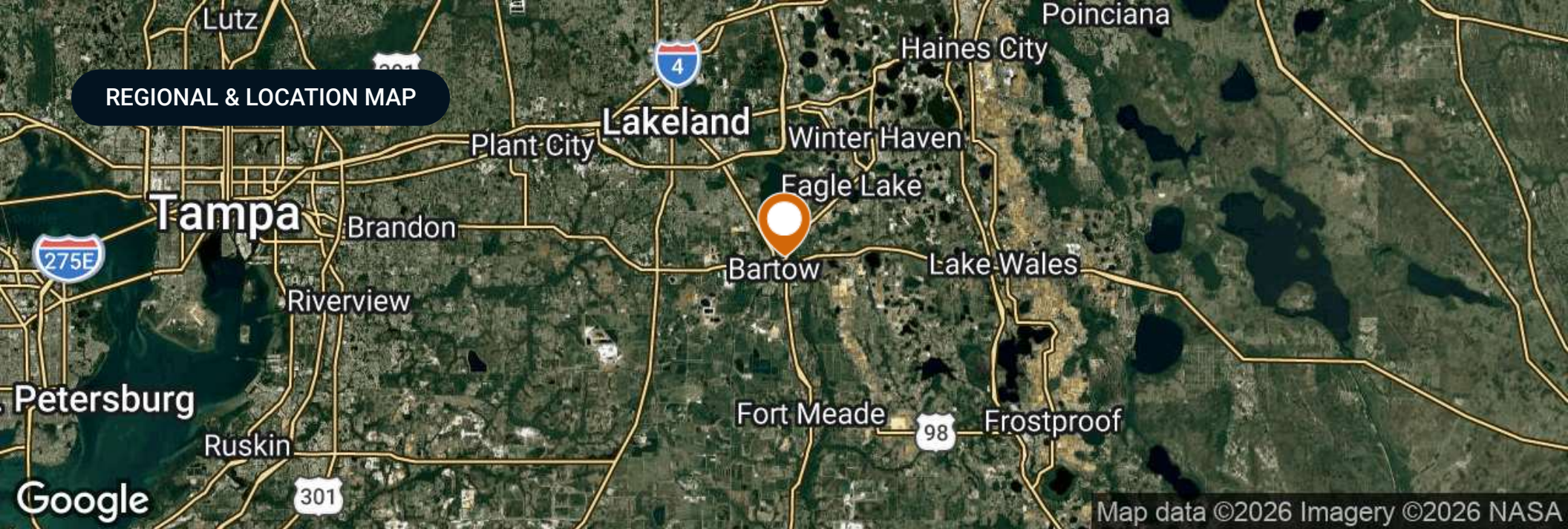
This building is located at the southwest corner of U.S. Highway 17 and E. Church Street. The building is designed for single tenant occupancy and contains 1,104 square feet. The building is of masonry block construction on a concrete slab with sloped roof and mansard roof on three sides. Interior finish consists of carpeted and vinyl tile flooring, painted drywall walls, suspended ceilings with acoustical tile and fluorescent lighting. The entire building has central air conditioning and heating and typical electric and lighting for office use. This building is currently in average condition. This building sits on one of the parcels identified as excess commercial land.





SECTION 2

Location Information

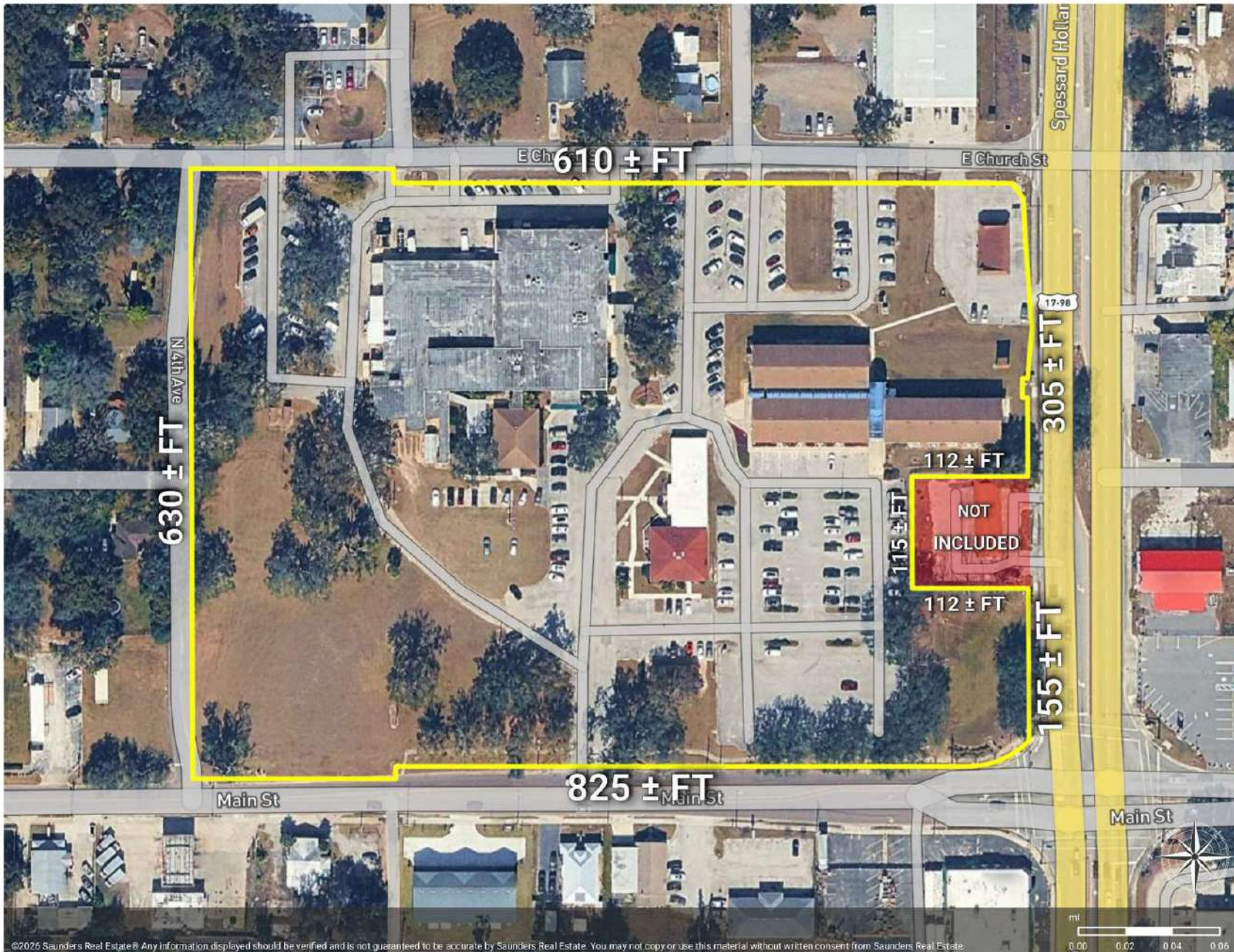


PROPERTY OUTLINE



Old Bartow Community Hospital

Polygon



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CAMPUS MAP



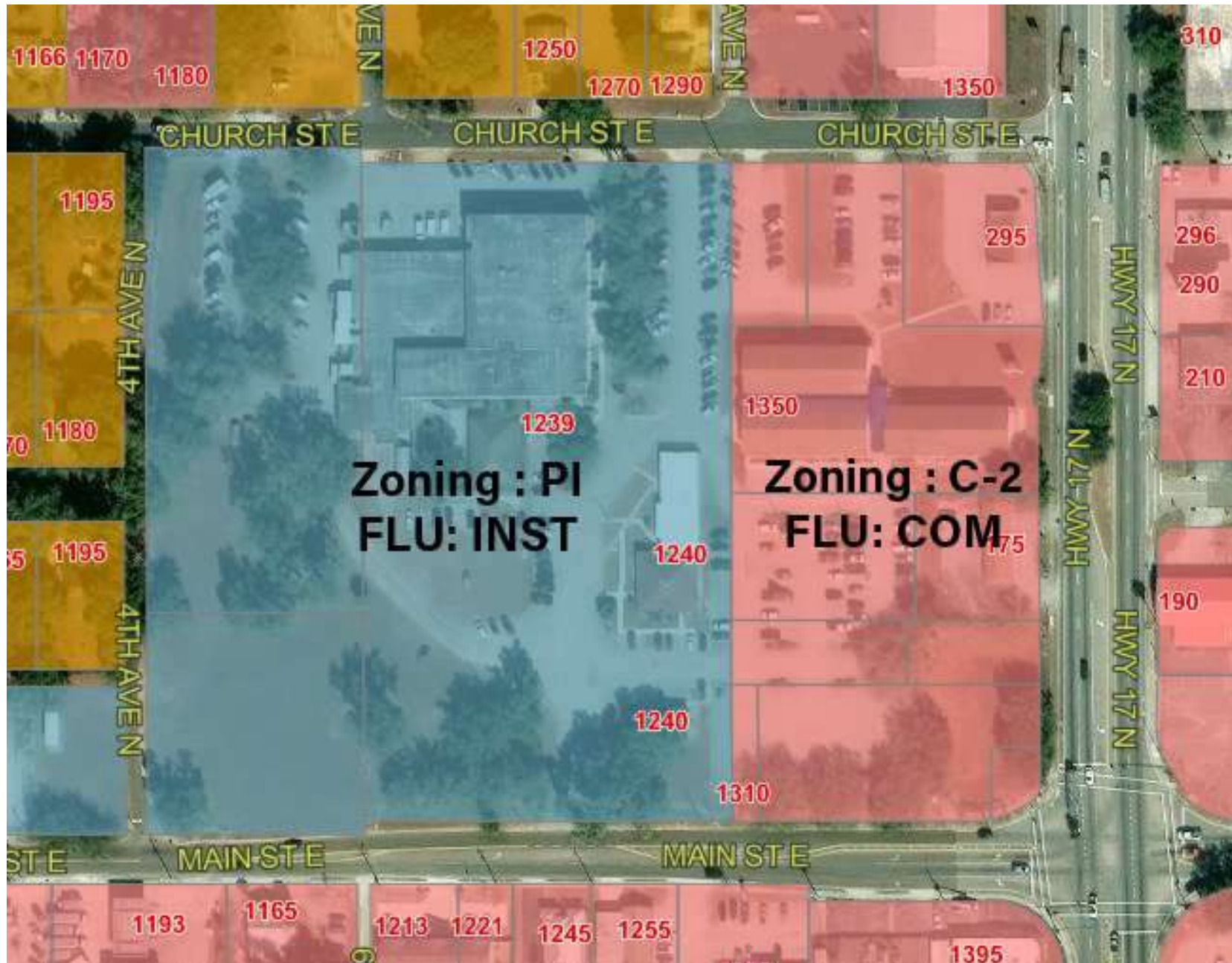
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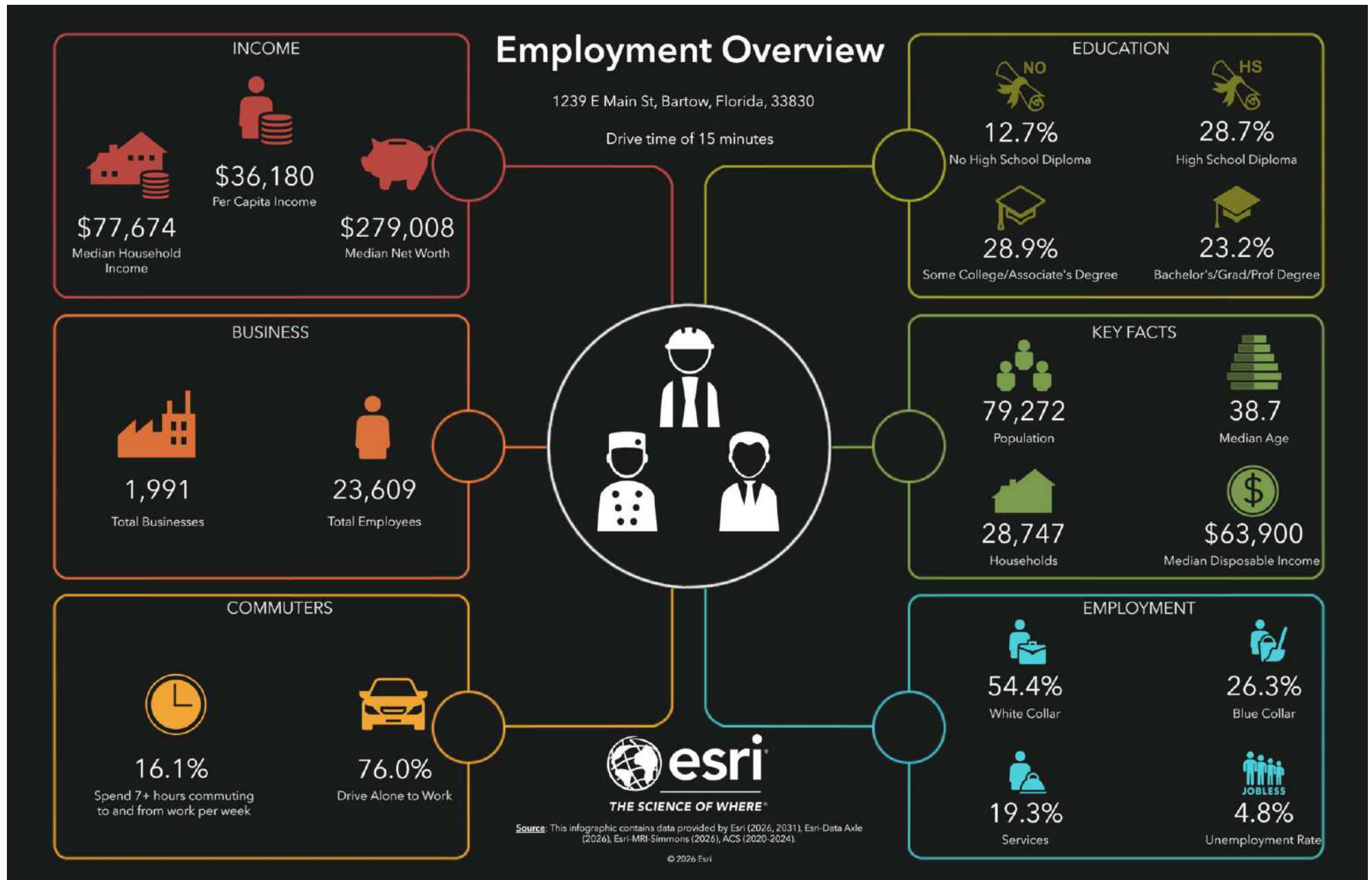
ZONING MAP



OUTPARCELS MAP



EMPLOYMENT OVERVIEW





SECTION 3

Maps And Photos

RETAILER MAP



LOCATION MAP



ADDITIONAL PHOTOS

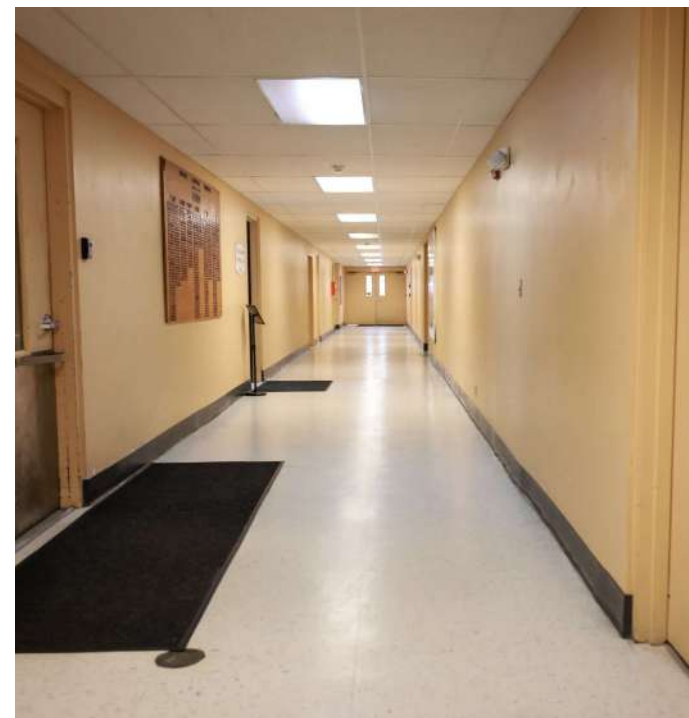


ADDITIONAL PHOTOS

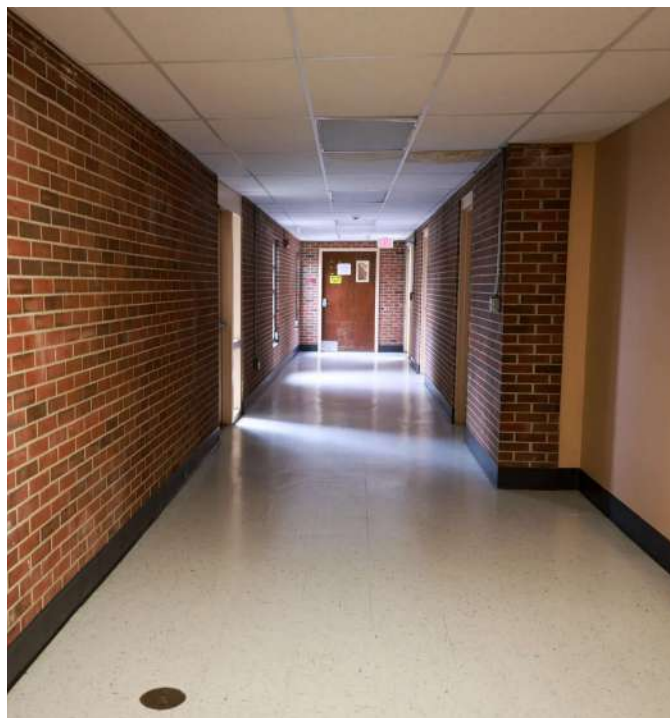


ADDITIONAL PHOTOS





MAIN BUILDING PHOTOS



MAIN BUILDING PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



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Professional Background

R. Todd Dantzler, CCIM is a Managing Partner and Senior Advisor at Saunders Real Estate.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 44 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early 1980's.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®, making him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer for '79-'80.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.



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