



### PROPERTY DESCRIPTION

This 1.77 acres IOS (industrial outdoor storage) site has 2 buildings for a total of 2,712 SF. Fully fenced, with a mix of stabilized gravel, concrete and grass, the zoning is C-3 (Highway Commercial) within the city of Bartow. This site is 0.50 mile (2 minutes) from US Hwy 60 and centrally located to service Central Florida.

The office building of 1,112 SF with reception, 4 offices, breakroom and restroom. The warehouse is 1,600 SF with 16' clear height, 3 phase, and 2 bay door.

The zoning is C-3 (Highway Commercial) will permit Warehouses, Wholesale distributors, Contractor storage yards, Plant nurseries, Outdoor commercial recreation, Heavy equipment sales and repair, Auto sales, Boat sales, Minor automotive repair, Auto and boat repair facilities, Churches, Brewpubs, Junkyards (Conditional Use), and more.

### VIDEO

### OFFERING SUMMARY

Sale Price:	Call for pricing
Lot Size:	1.77 Acres
Building Size:	2,712 SF
Warehouse Size:	1,600 SF
Office Size:	1,112 SF
Year Built:	1948-1987
Zoning:	C-3 (Commercial)

DEMOGRAPHICS	15 MILES	30 MILES	45 MILES
Total Households	145,699	442,109	1,174,629
Total Population	398,293	1,229,364	3,193,486
Average HH Income	\$84,507	\$90,719	\$98,914

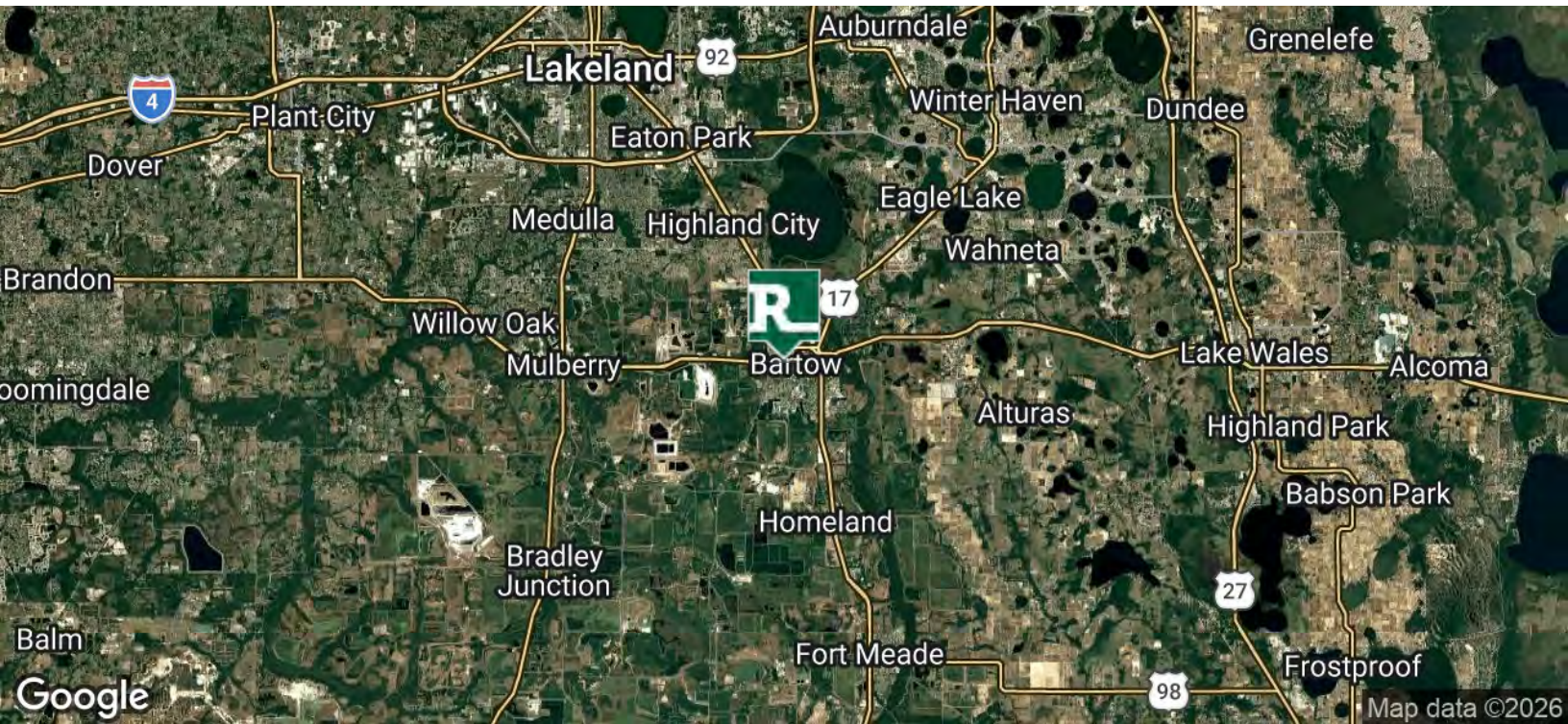
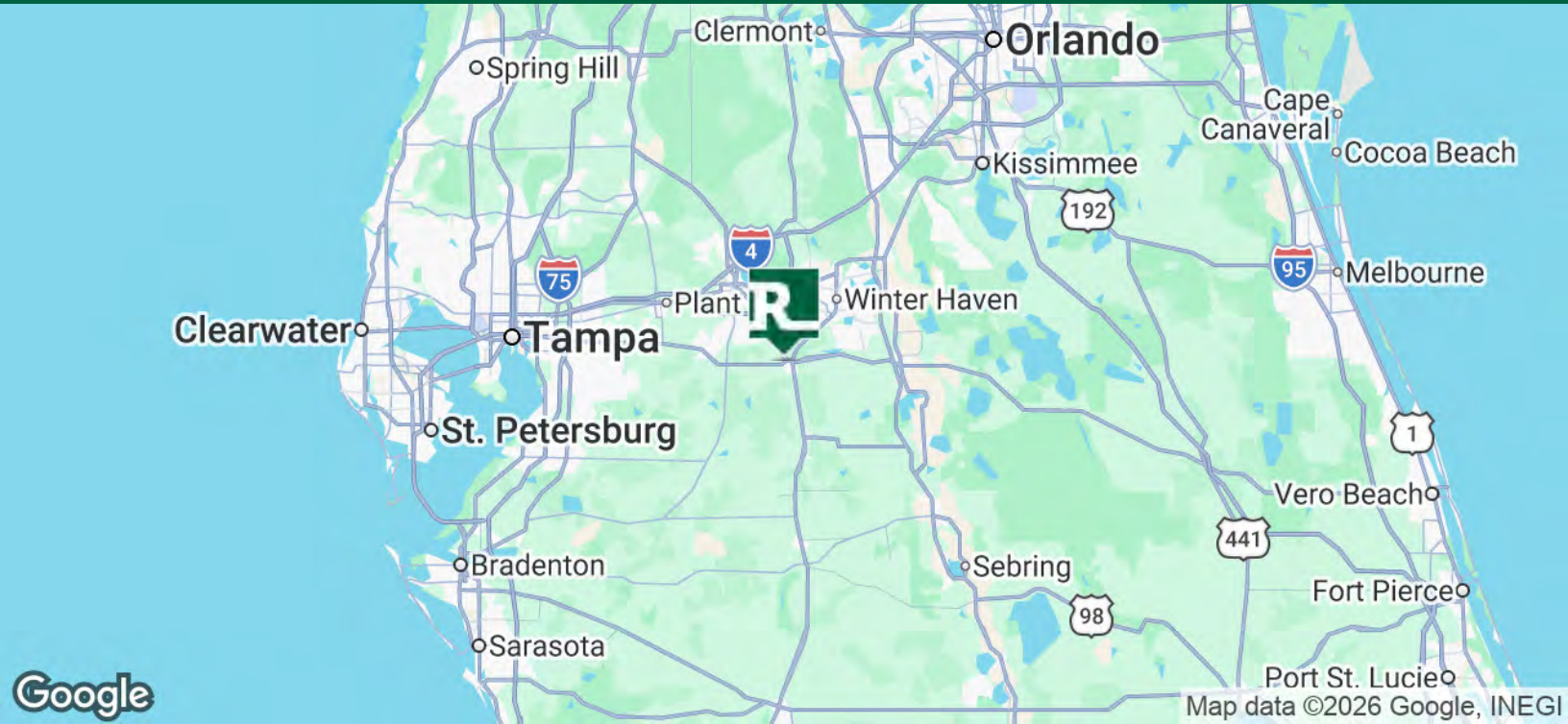
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### POLK COUNTY OVERVIEW

Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Legoland Florida Resorts and Florida's Natural all call Polk County home. Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. With more rail miles than any other community in Florida and access to four major roadways and four general aviation airport with two major international airports within an hour's drive, Polk County truly is one of the most connected locations in the Southeast.

Our 3.5 million-strong talent pool is supported by world-class educational institutions like Florida Polytechnic University and the Polk State Clear Springs Advanced Technology Center. Both institutions offer rigorous, industry-focused courses of study that leave students fully prepped for career success before their graduation caps hit the ground. Add to that attractive incentive packages, business-friendly legislation, no personal income tax and one of the best business climates in the country. The result? A brilliant mixture of resources and talent guaranteed to help your business succeed.

### BARTOW OVERVIEW

Location, location, location. Bartow is just seven miles south of the Polk Parkway, with its direct connection to Interstate 4. State Road 60, Florida's Coast to Coast Highway, travels directly through Bartow connecting Florida's Gulf and Atlantic coasts. The transportation system provides a conduit to all markets in the state and beyond.

The availability of land continues to drive residential, commercial and industrial development. In addition, Polk County has more rail than any other location in Florida. Bartow is located within one of the highest growth metro markets in the southeast United States and one of the most attractive areas in which to operate a business. With an available labor force backed by numerous training programs, the area provides the precision, technical and service skills a company may require.

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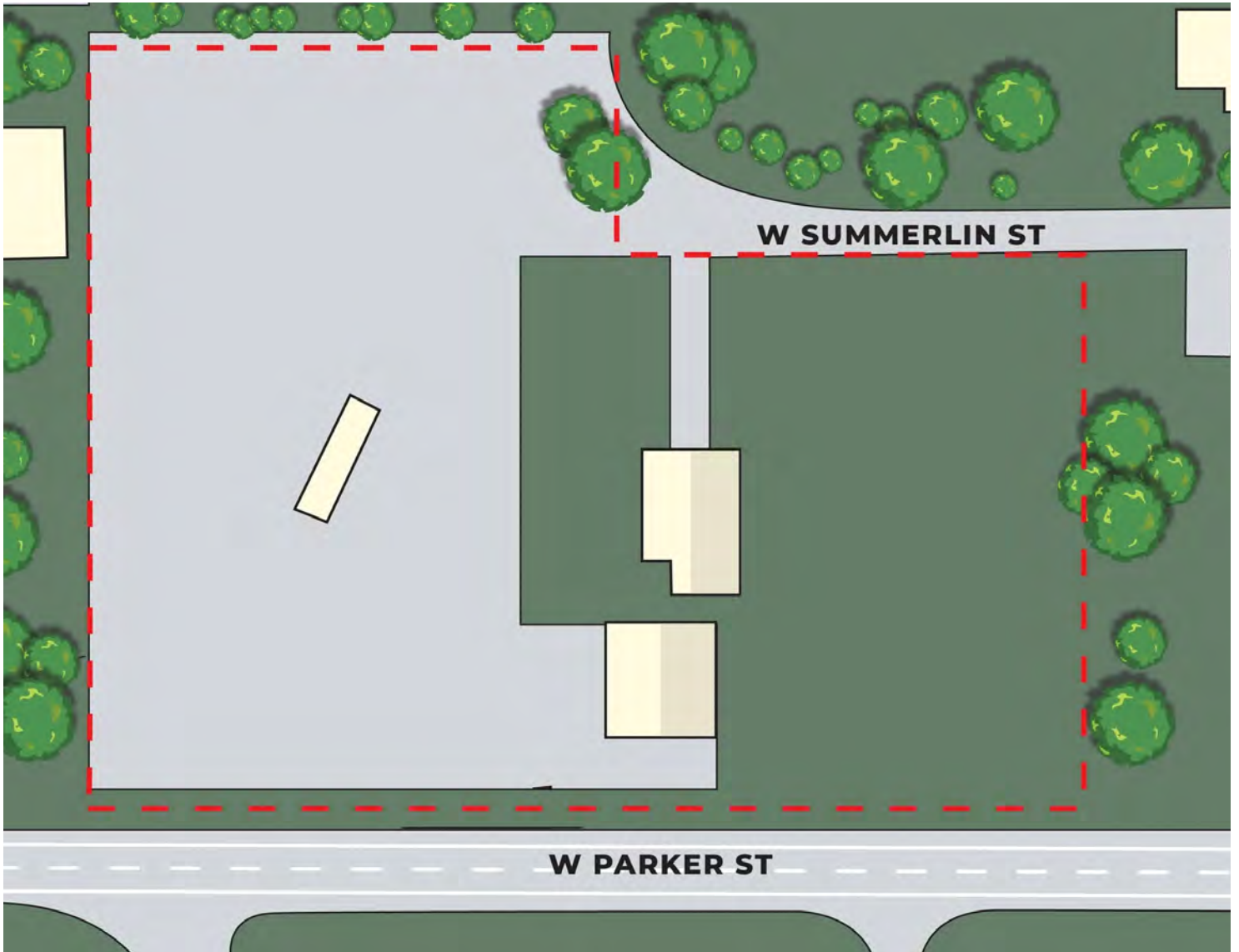


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### Bartow Zoning

-  R-4 - Mobile/Manufacturing Home
-  R-5 - High Density Residential
-  PD - Planned Development
-  P-1 - Professional Office
-  P-2 - Professional Office
-  C-1 - Downtown Commercial
-  C-2 - Community Commercial
-  **C-3 - Highway Commercial**
-  C-4 - Neighborhood Commercial
-  I-1 - Light Industrial
-  I-2 - Heavy Industrial
-  PI - Public Institutional
-  PR - Public Recreational
-  CV - Conservation



### C-3 HIGHWAY COMMERCIAL DISTRICT DEFINITION

The district is intended for larger-scale commercial activities located along arterial roadways and major traffic corridors where visibility and automobile access are important.

"The C-3 highway business district is intended to apply to arterial streets and traffic-ways where business establishments primarily not of a neighborhood or community service type, may properly be located to serve large sections of the city.

Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists."

The C-3 District permits a broad range of commercial uses, including but not limited to the adjacent uses.

### PERMITTED USES

- Warehouses
- Wholesale distributors
- Contractor storage yards
- Plant nurseries
- Outdoor commercial recreation
- Heavy equipment sales and repair
- Auto sales
- Boat sales
- Minor automotive repair
- Auto and boat repair facilities
- Churches
- Brewpubs
- Junkyards (Conditional Use)

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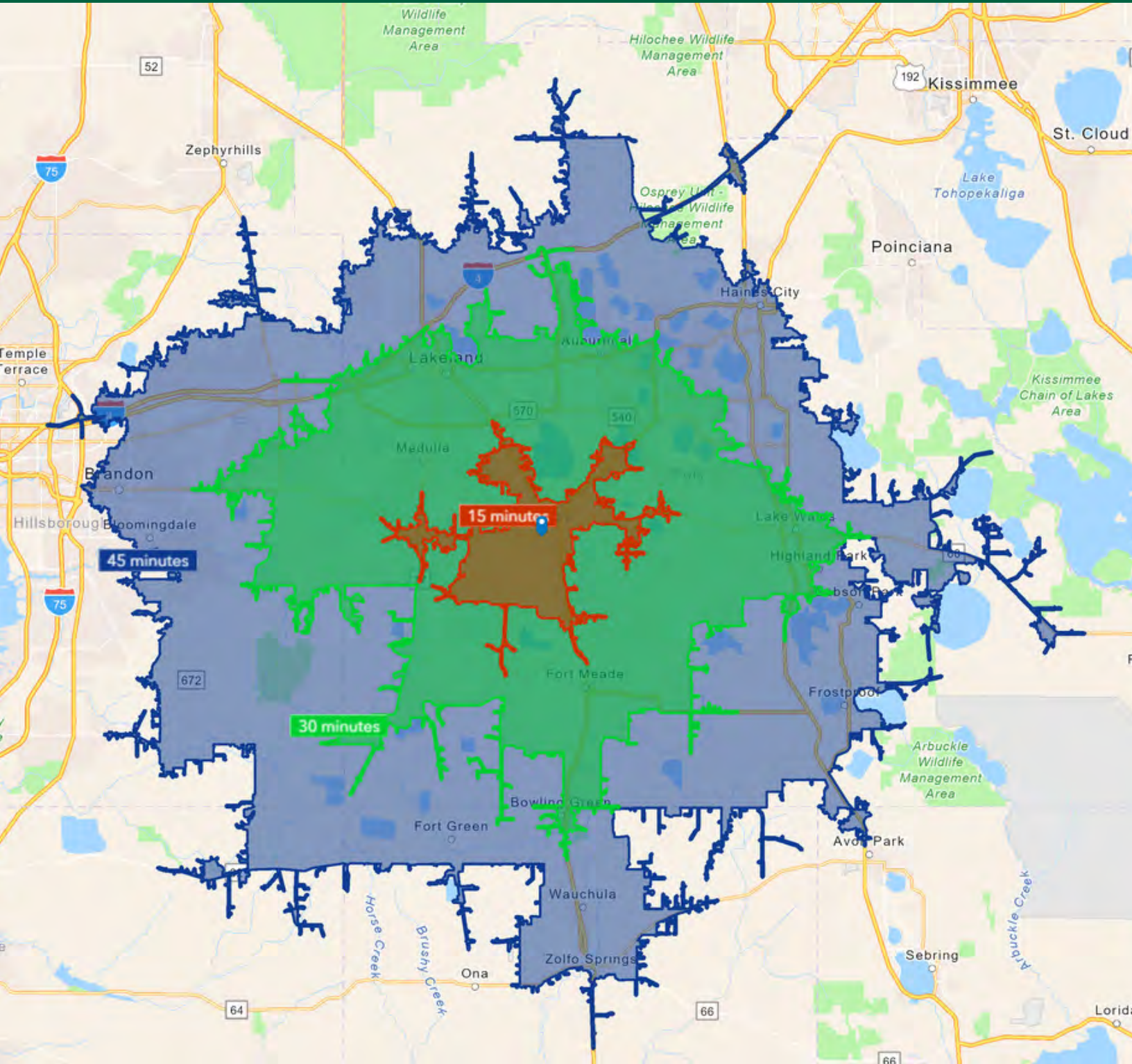


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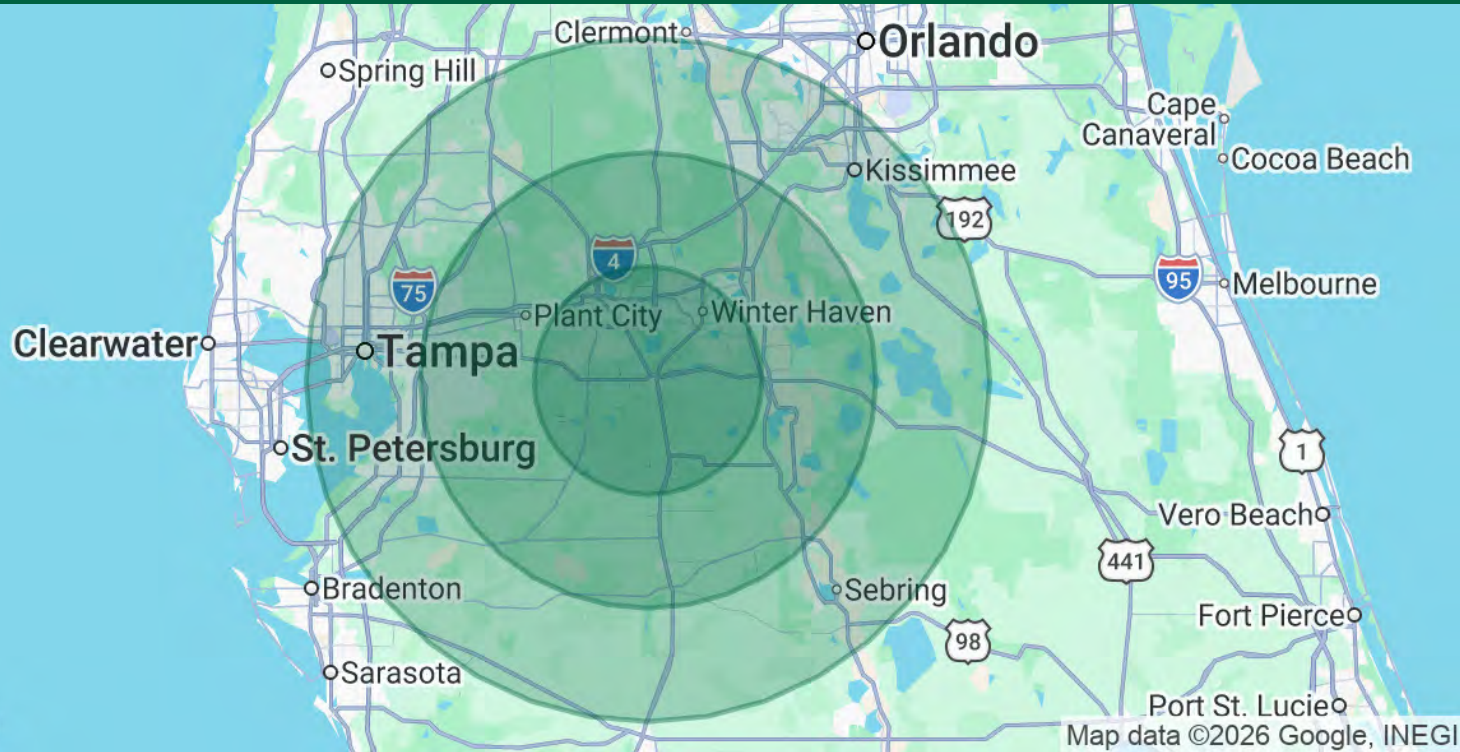
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### POPULATION

	15 MILES	30 MILES	45 MILES
Total Population	398,293	1,229,364	3,193,486
Average Age	39.8	40.3	39.9
Average Age (Male)	38.4	39.2	39.0
Average Age (Female)	40.8	41.3	40.7

### HOUSEHOLDS & INCOME

	15 MILES	30 MILES	45 MILES
Total Households	145,699	442,109	1,174,629
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$84,507	\$90,719	\$98,914
Average House Value	\$240,677	\$276,235	\$340,195

2023 American Community Survey (ACS)

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### ALEX DELANNOY, SIOR

Vice President of Brokerage

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### PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

### EDUCATION

FGCAR Commercial Real Estate University Courses

Lipsey School of Real Estate - Commercial MICP Designation

### MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair

Certified Commercial Investment Member Institute (CCIM), Candidate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

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