

# *Single Tenant Medical Investment*



**1190 East Church Street, Bartow, FL. 33830**

4,400 Square Feet; Modified Gross

Primary Care Tenant with Long Term Lease

**FOR SALE: \$1,390,000.00**

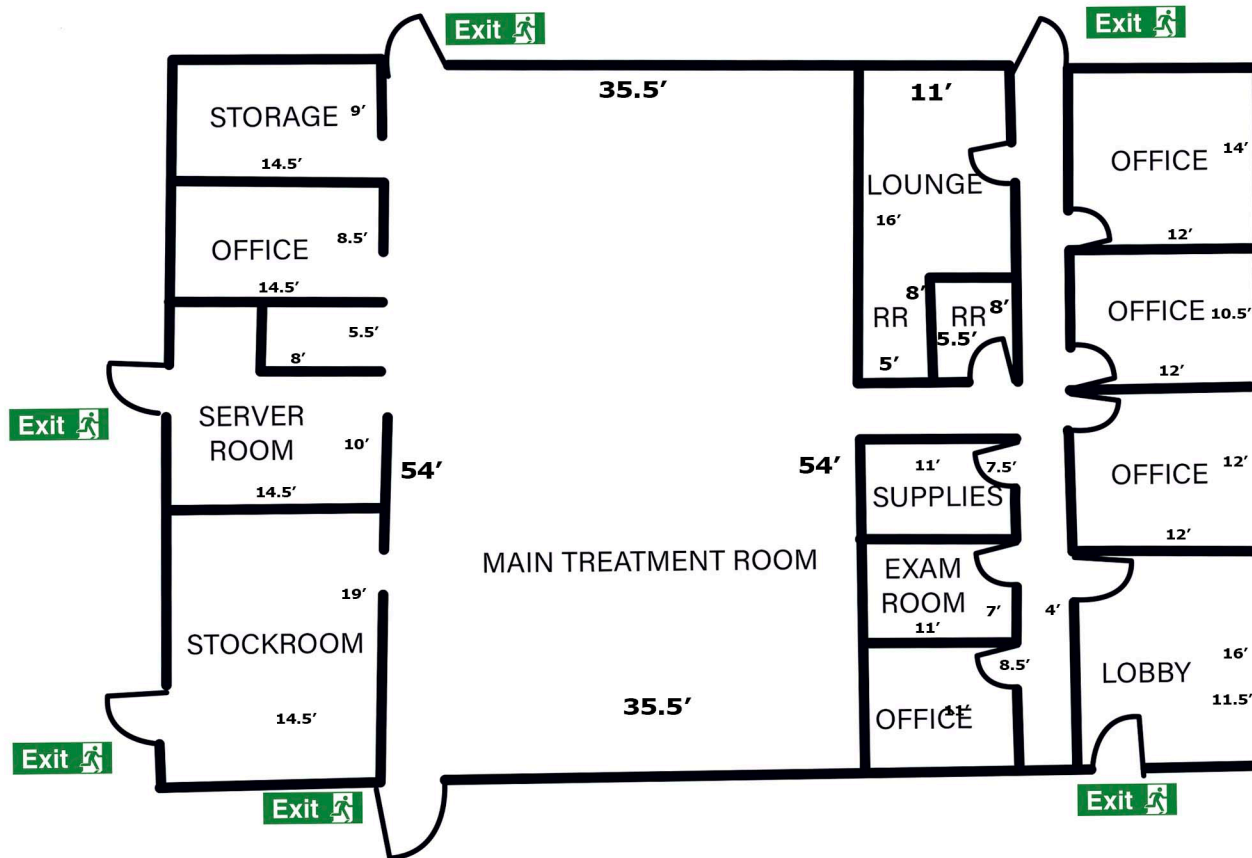
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PROPERTY ADDRESS	1190 E. Church Street, Bartow, FL 33830
PROPERTY LOCATION	Corner of Church Street and Hobart Avenue, 2 blocks West of US HWY 17, 1 block South of Van Fleet Drive, 2 blocks North of Main Street.
BUILDING SIZE	±4,400 Square Feet on 0.60 Acre
AVAILABLE SPACE	100% Leased by Single Tenant Medical practice
FEATURES	New flooring and interior paint 2020. New roof and parking lot asphalt, exterior paint 2021. Layout includes reception lobby, 2,000 SF of open floor area, multiple Offices, conference room, break area, 2 ADA restrooms.
LEASE RATE	Pro-Forma can be reviewed with executed NDA
OPERATING EXPENSES	Modified Gross
ZONING/ LAND USE	C-2 Community zoning and R-3. Medical use.
UTILITIES	City of Bartow, water, sewer, electric.
PARKING	20 spaces with 1 ADA space (4/1000)
COMMENTS	Corner lot with ample parking. Less than 1.5 Miles from Bartow Regional Medical Center.
OTHER	Tenant will be conducting further improvements.
<b>Contact:</b>	<b>Will Daniel, Commercial Realtor: 813-695-7371</b>



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***FLOOR PLAN***



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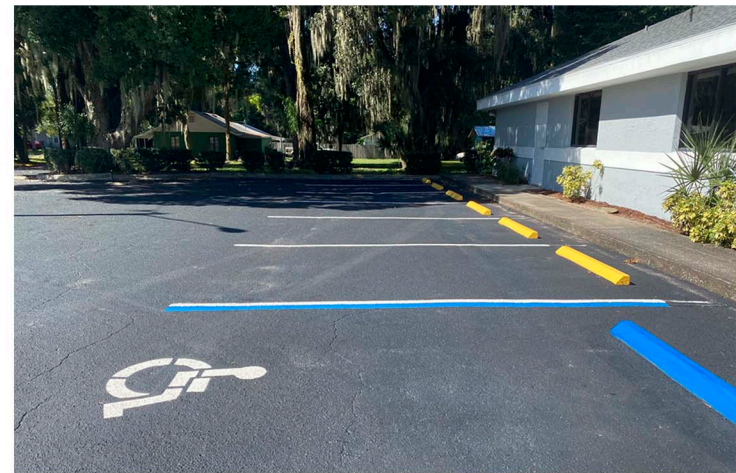
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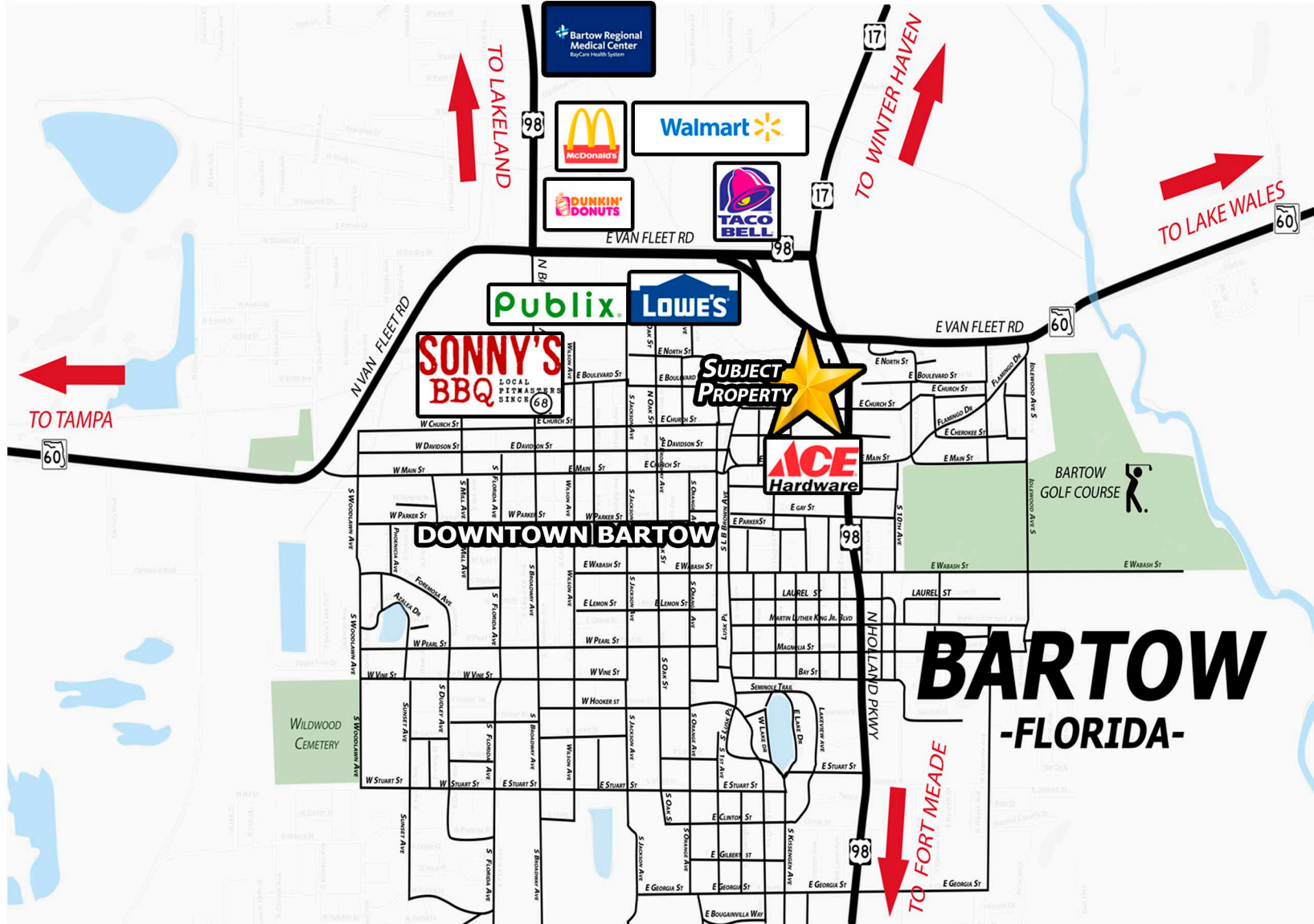


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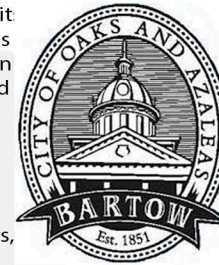


# BARTOW, FLORIDA

## - *County Seat of Polk County* -

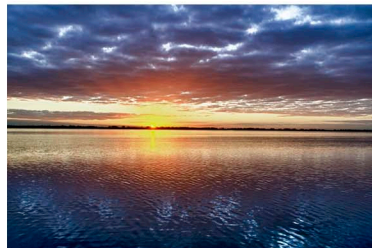
**Location, location, location.** Bartow is just seven miles south of the Polk Parkway, with its direct connection to Interstate 4. State Road 60, Florida's Coast to Coast Highway, travels directly through Bartow connecting Florida's Gulf and Atlantic coasts. The transportation system provides a conduit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



**The Bartow Municipal Golf Course** at 150 North Idlewood is open to the public. Home to the Florida Sheriffs Youth Villa Classic, one of Central Florida's top amateur tournaments, the 175-acre 18-hole course offers a driving range and practice putting green. The par 72, 6,300-yard course also offers an enclosed pavilion with barbecue pit, a pro shop and the popular Mulligan's Restaurant.

**Polk County Historical Museum:** Part of Bartow's charm is its position as the history center for a county steeped in a rich, unique and awe-inspiring past. The Polk County History Center is located in one of Florida's most iconic historic courthouses. There, you will experience Florida's heritage from Native American life to Cracker culture. Highlights include a completely restored 1908 courtroom, along with exhibits on cattle ranching, citrus and phosphate mining.



### Fishing and Boating

Polk County is known as Central Florida's Lakes Country. Those who like to fish, boat and canoe have access to more than 550 freshwater lakes and numerous rivers and streams throughout Polk County. Large-mouth bass, speckled perch, catfish, shellcrackers and bream abound. Central Florida's aquatic recreation ranges from bamboo pole fishing to airboating.



All information above can be found the following website: <https://bartowchamber.com/>