



For Lease
Office Building

Office Building

301 S Woodlawn Ave., Bartow, FL 33830
FOR LEASE

2023/09
12:17

Property Summary



Property Description

This 3,840 square foot contemporary designed office building includes a reception area, break area, large conference room, 3 private offices and a 1,500 square foot multi-purpose space for either meetings, training or open plan work stations.

Located in a quiet suburban setting yet close to the Polk County courthouse and government center plus easy access to Hwy 60 & US 98 which gets you to the Florida Heartland counties of Polk, Lake, Sumter, Highlands and Hardee counties.

NN expenses are \$3.44/s.f.

Available for immediate occupancy.

Offering Summary

Lease Rate:	\$12.50 SF/yr (NNN)
Number of Units:	1
Available SF:	3,840 SF
Lot Size:	13,499 SF
Building Size:	3,840 SF

Additional Photos



Property Details & Highlights

Building Name	301 S Woodlawn
Property Type	Office
Property Subtype	Office Building
APN	253006389000000251
Building Size	3,840 SF
Lot Size	13,499 SF
Building Class	C
Year Built	2002
Number of Floors	1
Number of Buildings	1

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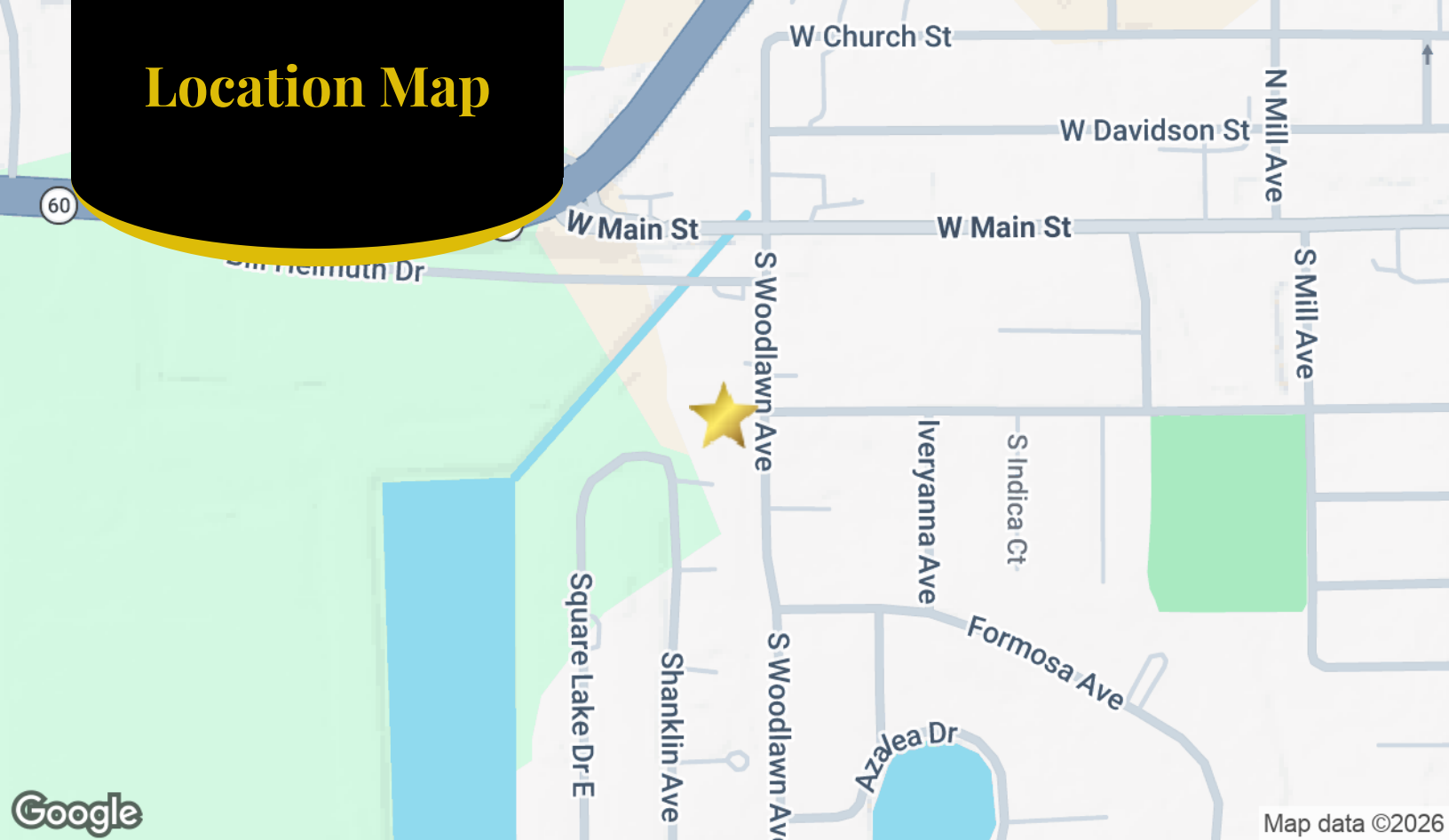
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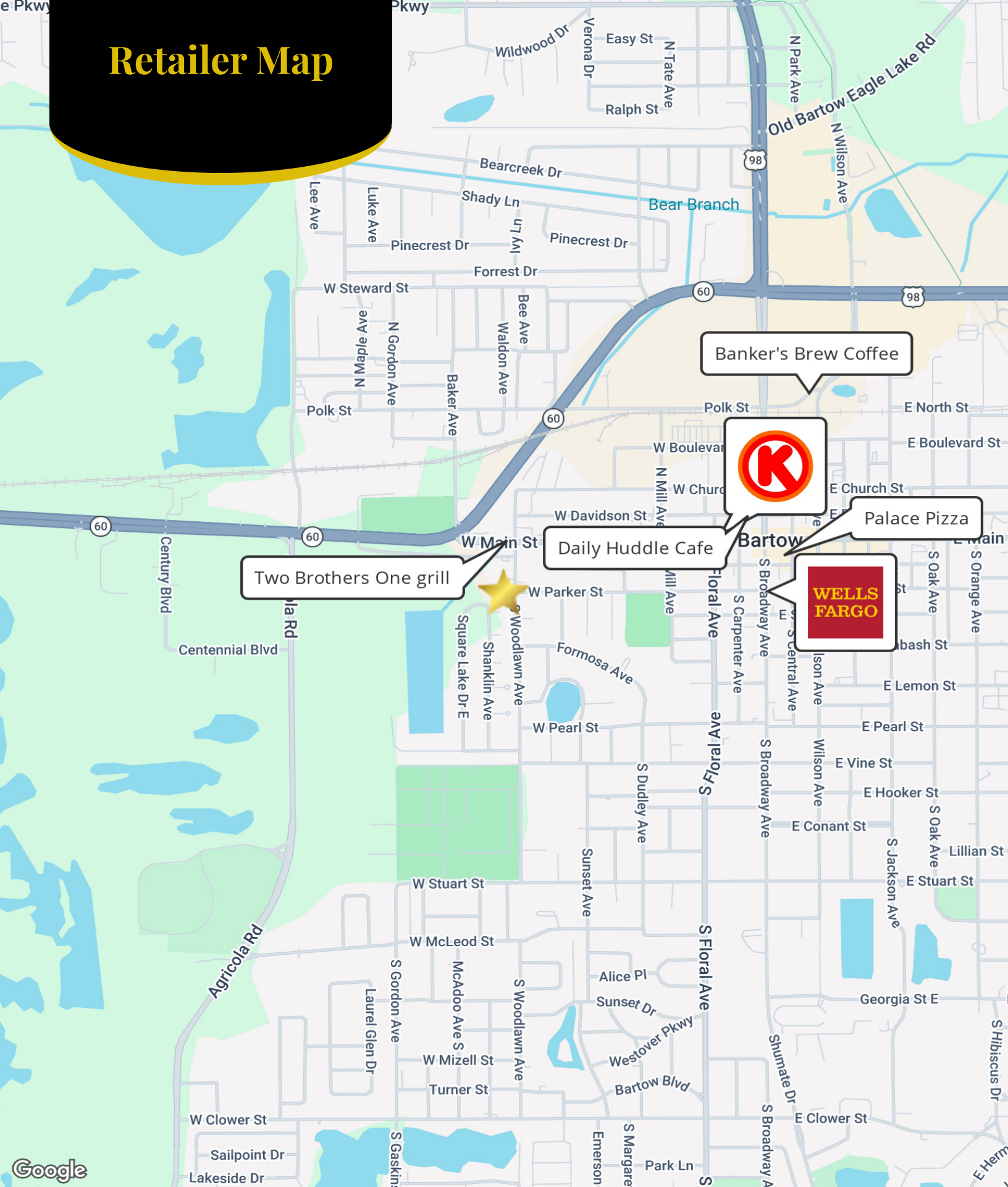
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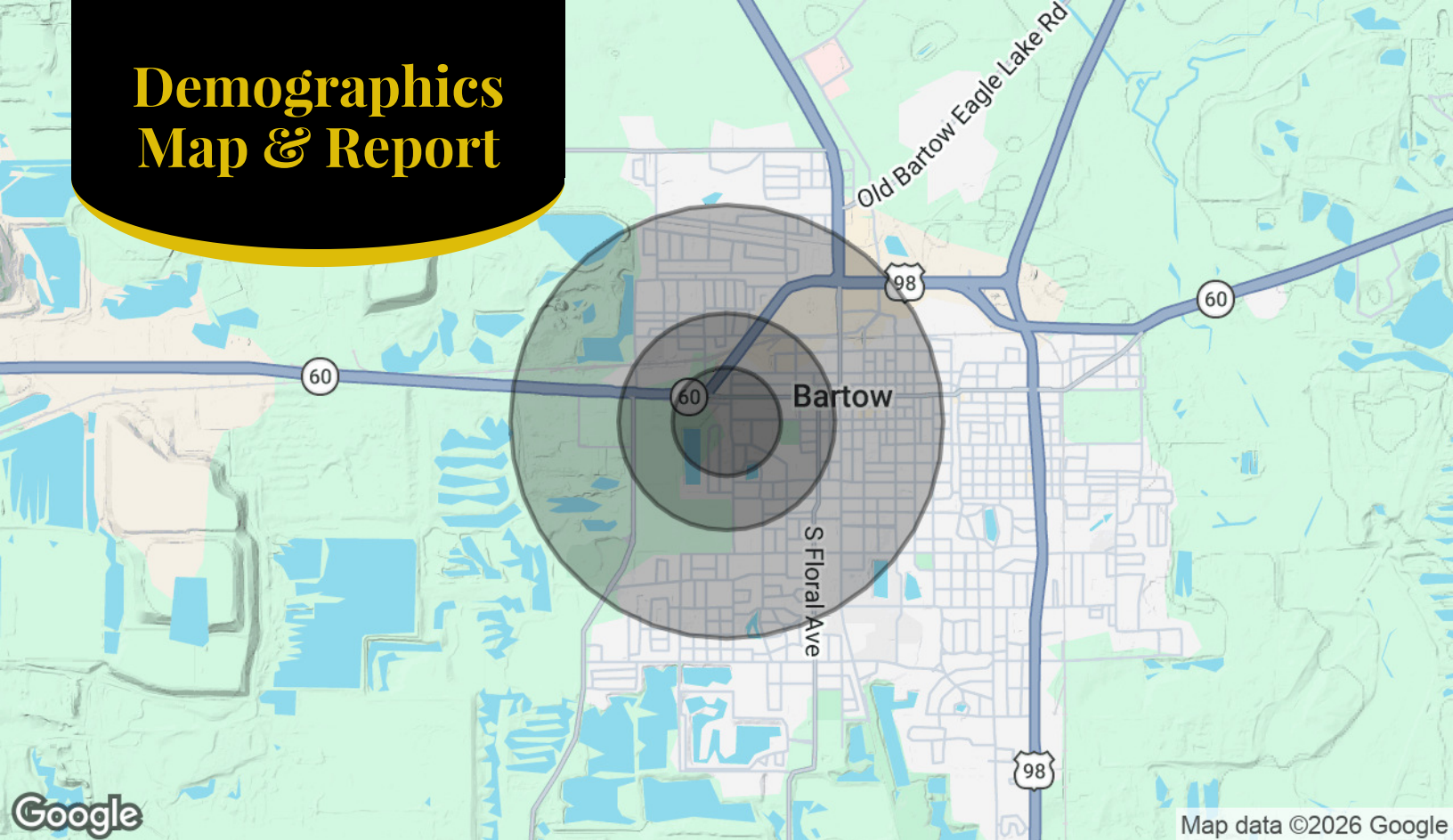
Location Map



Retailer Map



Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	503	2,004	6,470
Average Age	40.0	39.0	37.5
Average Age (Male)	43.9	40.4	36.1
Average Age (Female)	30.0	34.1	38.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	165	686	2,291
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$89,055	\$82,361	\$79,608
Average House Value	\$211,272	\$215,814	\$222,366

2023 American Community Survey (ACS)