

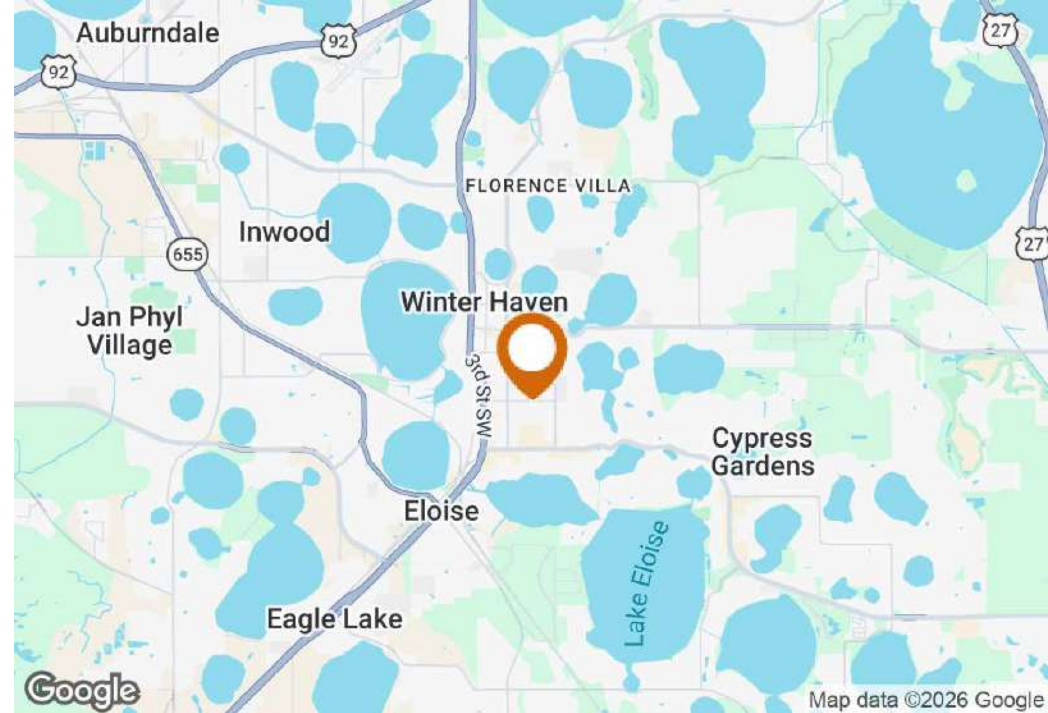
Building 6

Building 11

Winter Haven Medical Offices

400 Ave K, SE, Winter Haven, Florida 33880

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PROPERTY SUMMARY

Lease Rate:	\$20.00 SF/yr
CAM:	\$6.35 SF/yr

Spaces Available

Bldg 6:	2,417 ± SF
Bldg 11:	5,220 ± SF
Year/Renovated:	1968/1981
Zoning:	Professional Activity Center
Market:	Winter Haven

Property Overview

400 Avenue K is a well-known and established 14-building ground level medical office complex in the heart of Winter Haven. The property serves a variety of medical tenants, has ample parking, a beautifully landscaped courtyard, and well maintained grounds. There are a range of sizes that are uniquely suited for almost any medical use.

Located a 1/2 mi from Winter Haven's main artery: 3rd St SW, 1.8 ± mi from downtown Winter Haven, and 1.5 ± mi from the Baycare Winter Haven Hospital Campus.

Owned and managed by a local team who is attentive to the needs of each tenant.

Property Highlights

- Bldg #6 (Available 5/1) | Bldg #11 (Available 10/1)
- Well-recognized medical address in Winter Haven
- Variety of spaces available to accommodate future growth
- Locally owned and managed
- Ample parking for the complex



Building #6

Size (SF)

Lease Type

Lease Rate

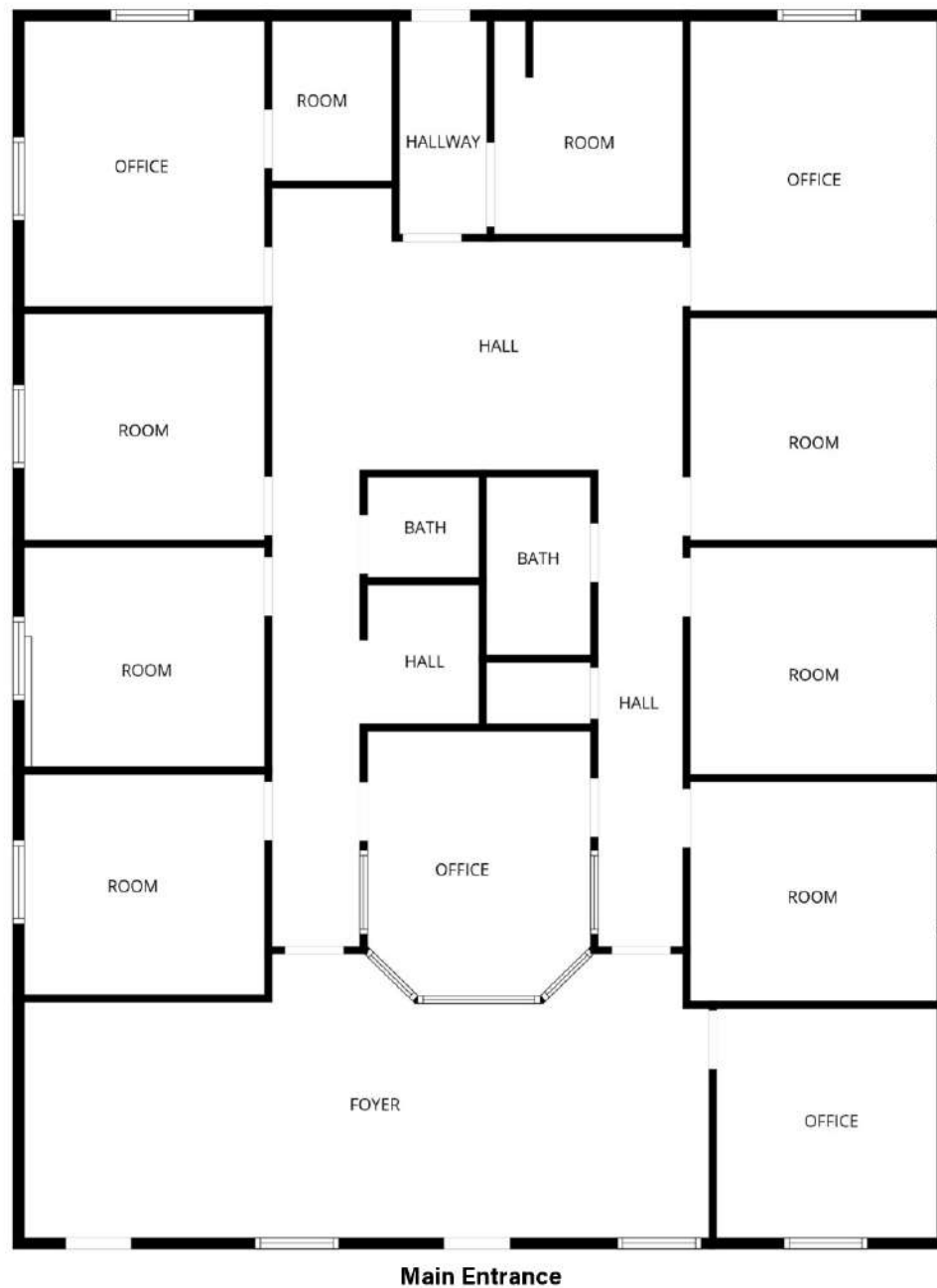
Description

Bldg #6 (Available 5/1)	2,417 SF	NNN	\$20.00 SF/yr	Building 6 is a space formerly occupied by a pediatric practice. This office is very well maintained, is located on the south side of this medical complex and has its main, patient entrance off the courtyard. Each exam room has existing sinks. Occupancy is May 1, 2026. Contains: Six exam rooms with sinks, two physicians' offices, nurses station and staff break room, private physician/staff entry, and a large waiting room.
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BUILDING #6 PHOTOS



BUILDING #6 FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Building #11

Size (SF)

Lease Type

Lease Rate

Description

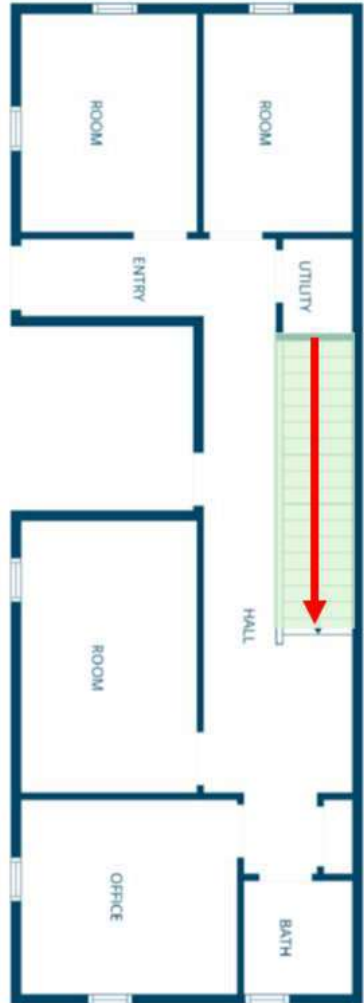
Bldg 11 (Available 10/1)	5,220 SF	NNN	\$20.00 SF/yr	Building 11 is currently occupied by BayCare with primary care physician practice. It has an upstairs area for back office support, an over sized waiting room, large nurses station, and a check-in area. Each exam room has existing sinks. Occupancy is October 1, 2026. Downstairs: 12 exam rooms with sinks, five physician/nurses' private offices, large waiting room, small lab room, and a janitor's closet. Upstairs: Kitchen/break room, private staff bath, three private offices, insurance room, and a utility/ IT room.
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BUILDING #11 PHOTOS

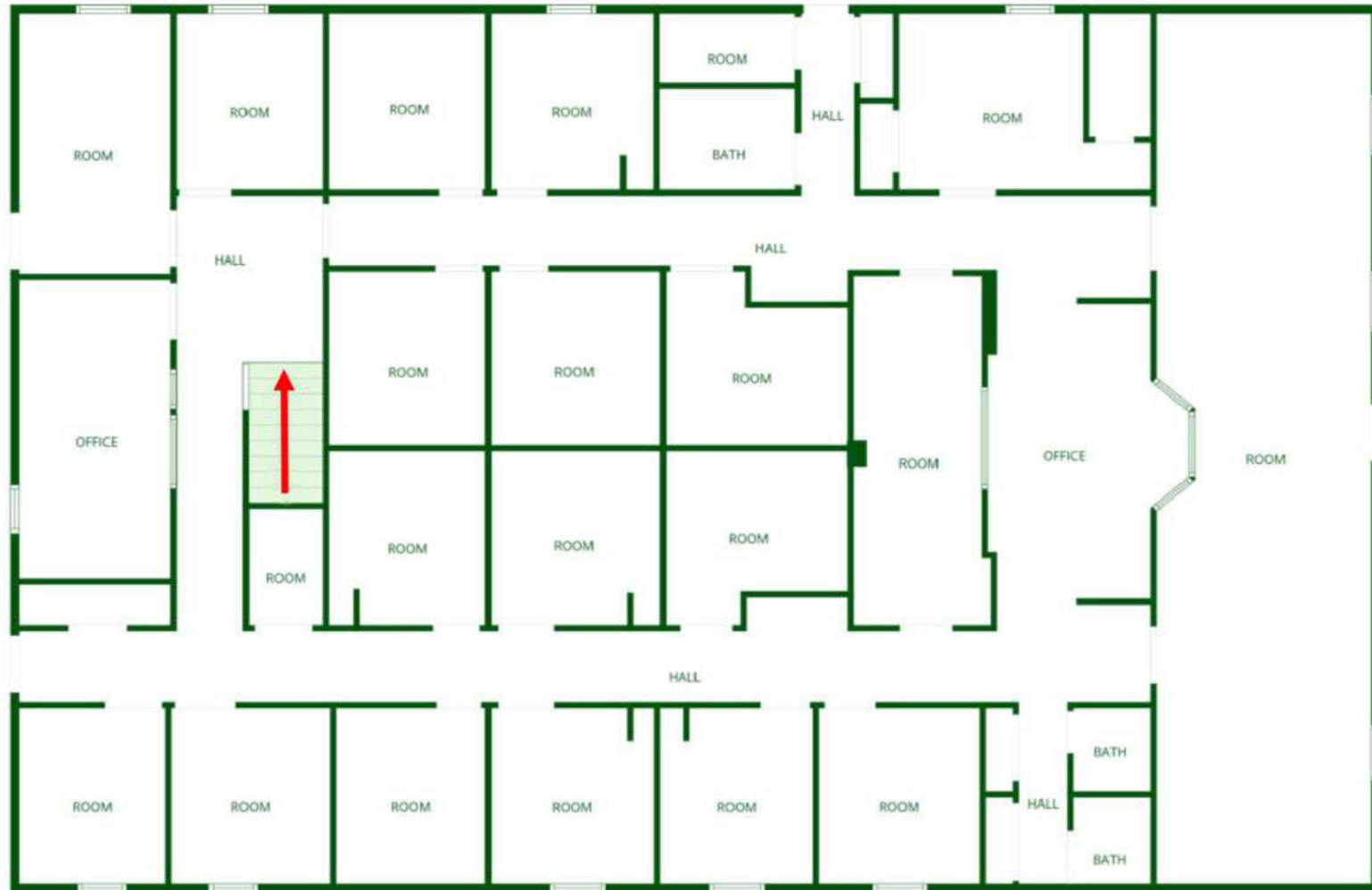


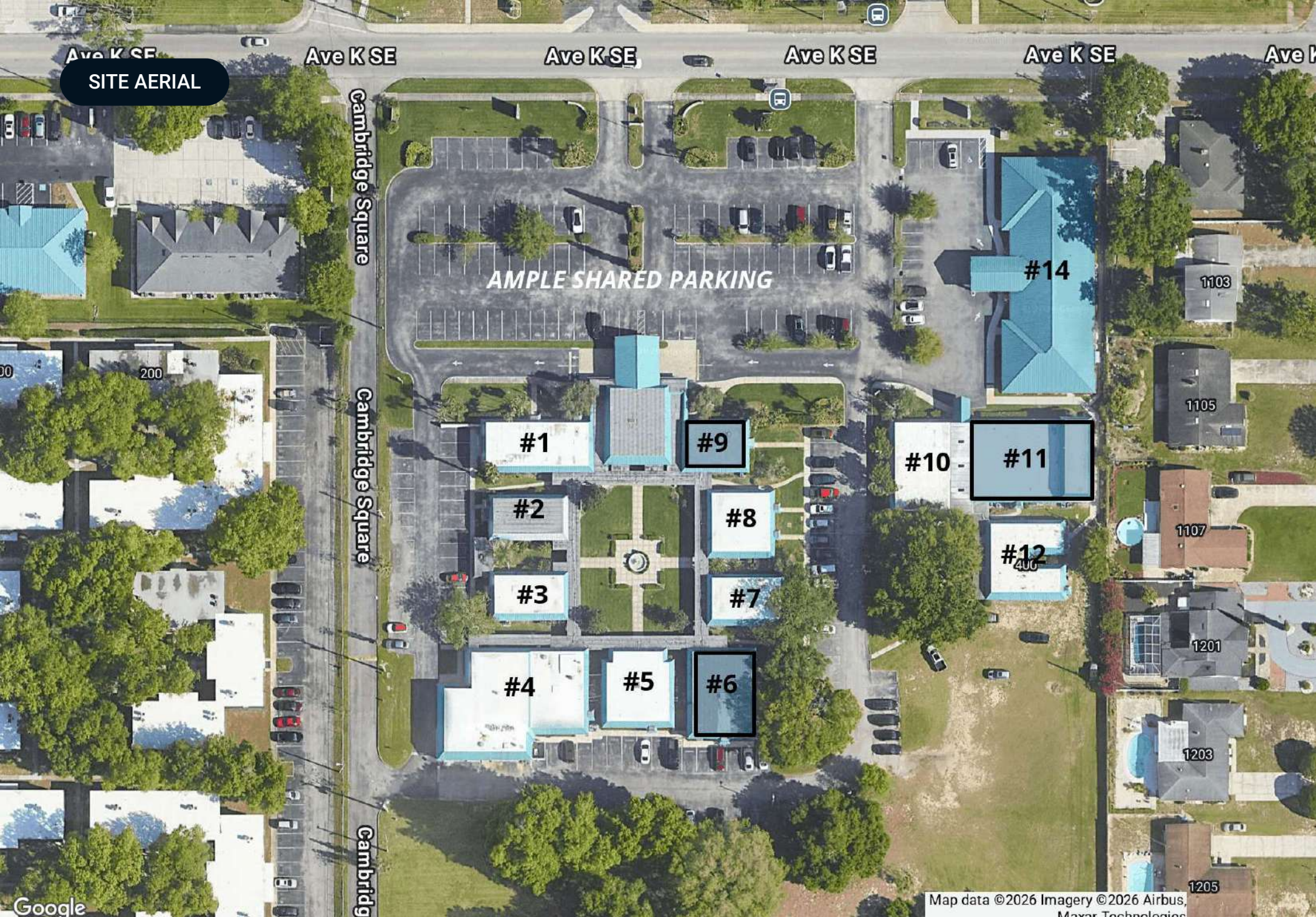
BUILDING #11 FLOOR PLAN

SECOND FLOOR



FIRST FLOOR



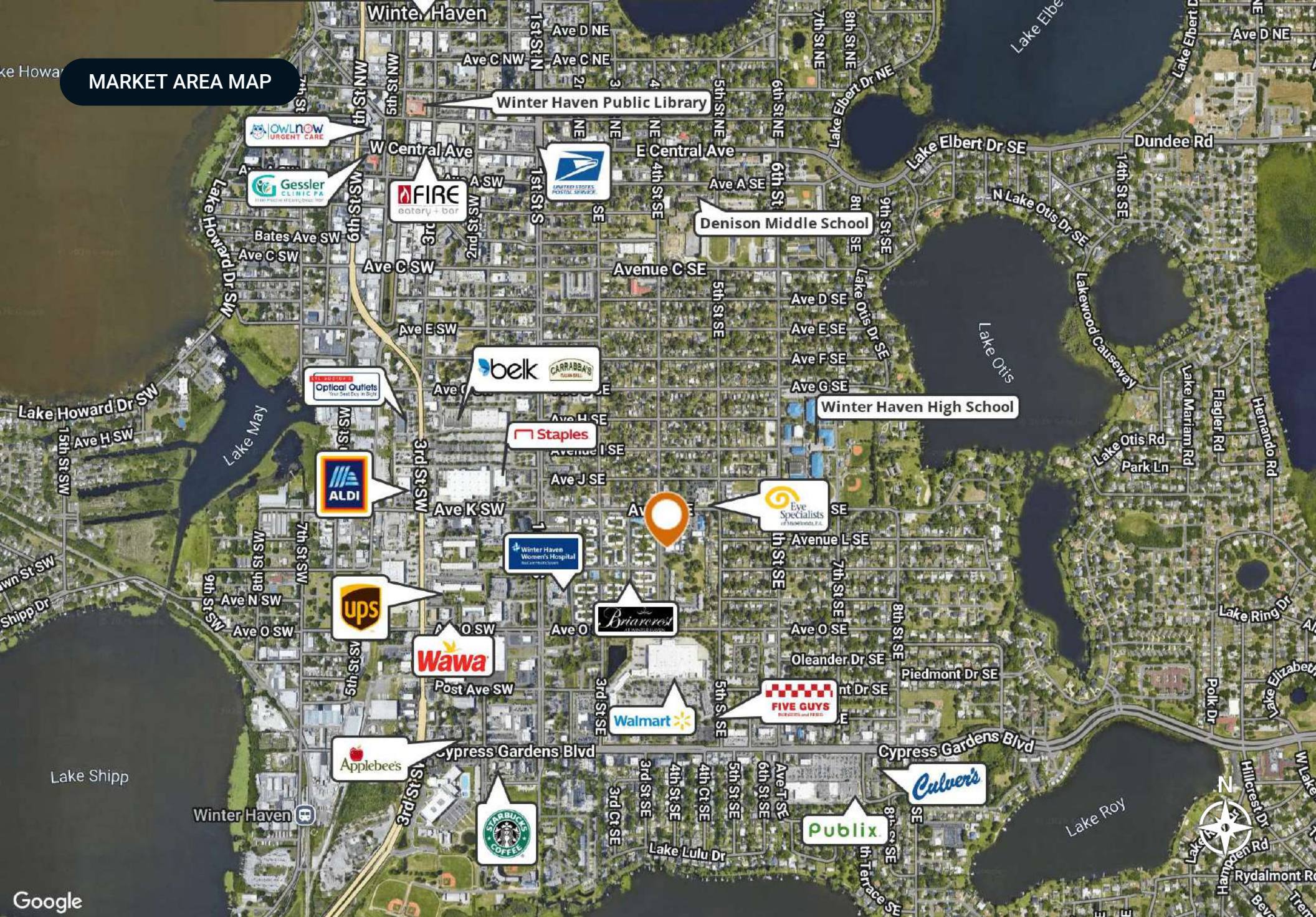




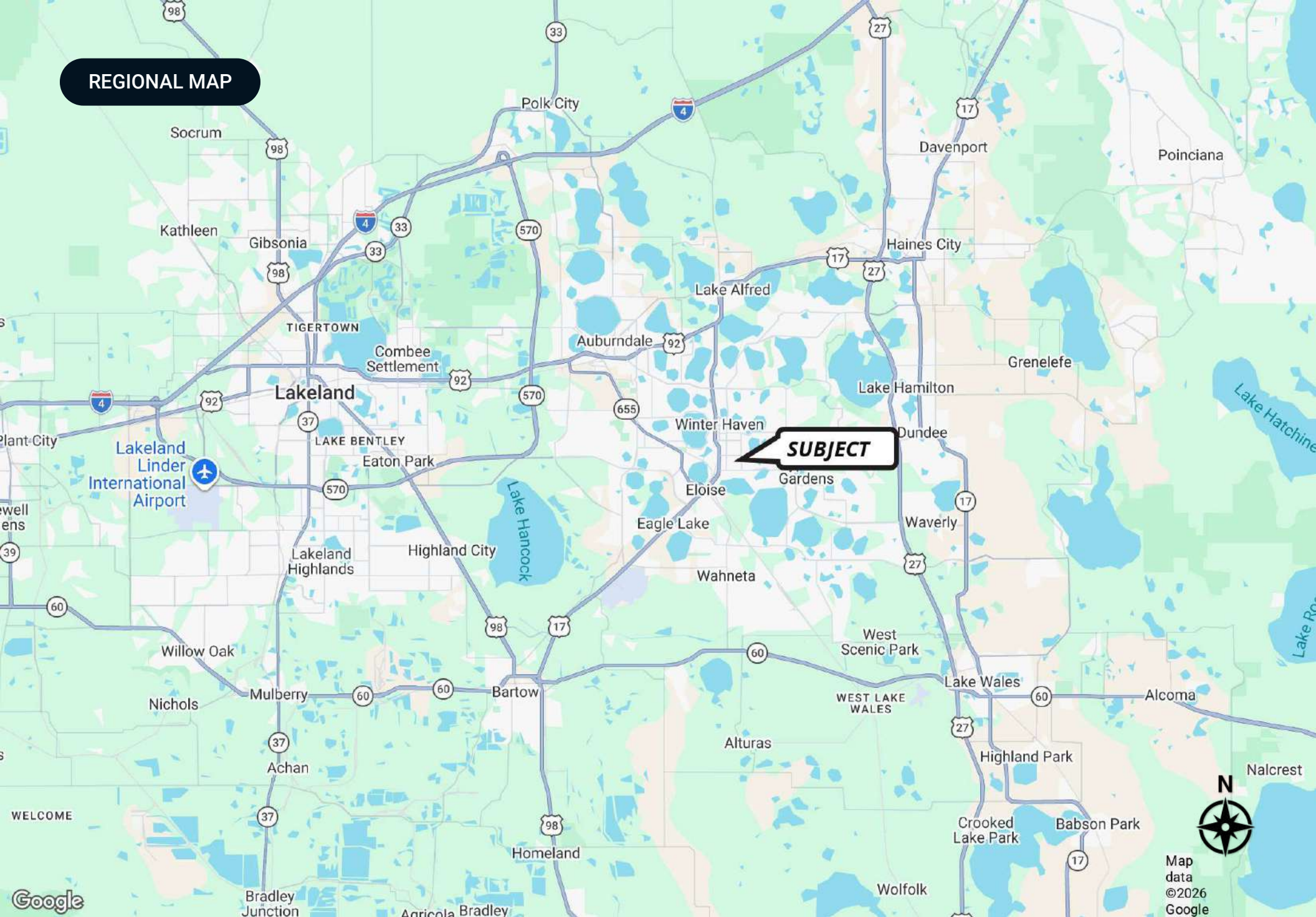
NEIGHBORHOOD MAP



MARKET AREA MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

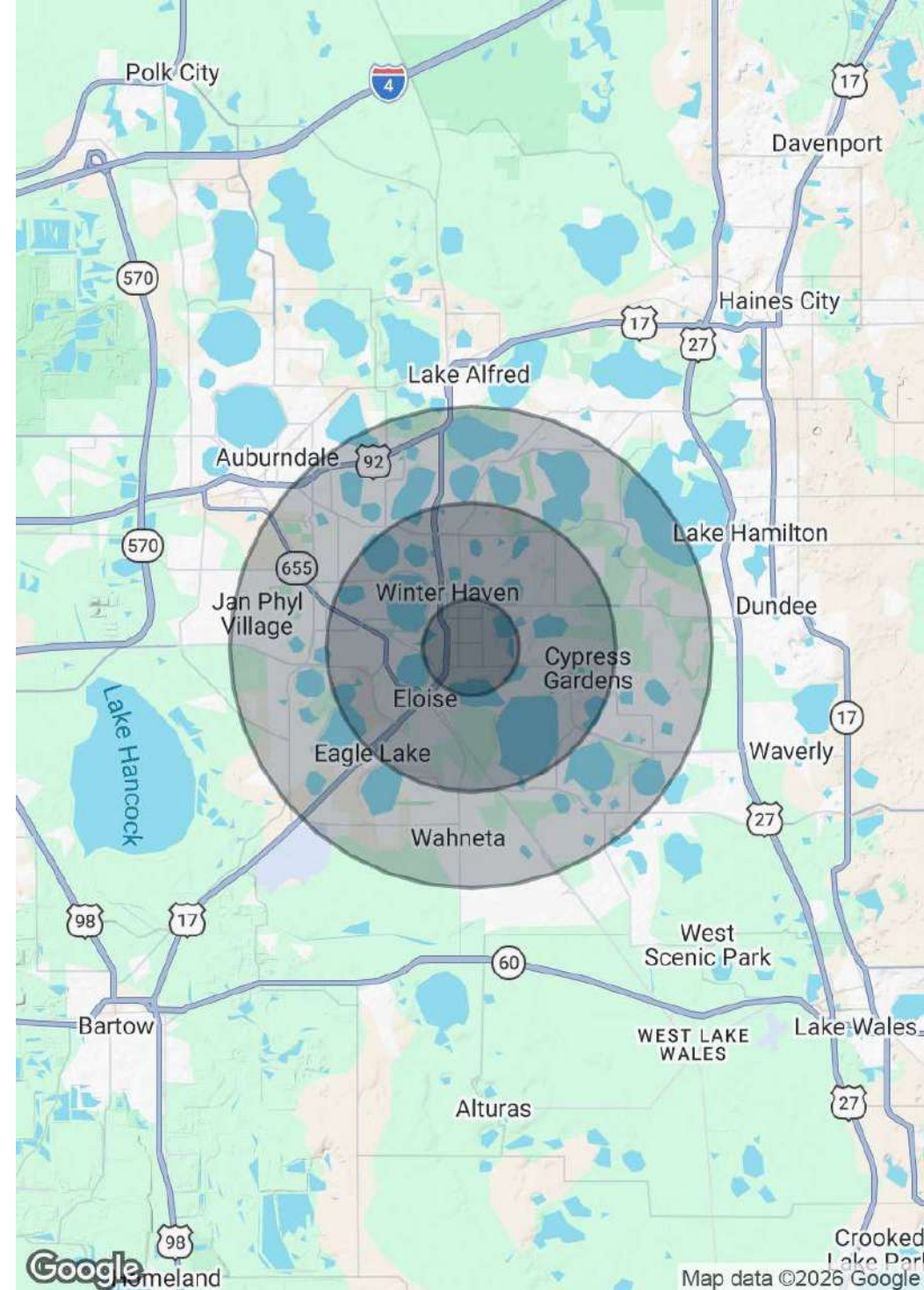
Population

	1 Mile	3 Miles	5 Miles
Total Population	6,492	40,151	87,245
Average Age	35.6	38.6	39
Average Age (Male)	37.4	38.4	38.6
Average Age (Female)	36	39.7	39.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,641	15,917	34,172
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$50,260	\$55,774	\$53,978
Average House Value	\$200,026	\$181,976	\$170,829

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIOGRAPHY



R. Todd Dantzler, CCIM

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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 42 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 '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®. This would make 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.

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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