

# COMMERCIAL CATALOG

SVN | SAUNDERS RALSTON DANTZLER

SUMMER 2023







## TABLE OF CONTENTS

Investment.....	3
Industrial.....	4
Multifamily.....	7
Commercial Development Land.....	10
Property Management.....	15
Retail.....	16
Office Medical.....	20
Office.....	22
Special Purpose & Businesses for Sale.....	24
Georgia.....	25
Advisor Contacts.....	27

## ABOUT US

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4.5 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are active in commercial real estate brokerage and property management with a focus on the I-4 Corridor. Our team includes 16 CCIMs [Certified Commercial Investment Member], 14 ALCs [Accredited Land Consultant]; 2 CPMs [Certified Property Manager]; 2 SIORs [Society of Industrial and Office Realtors], one CRE [Counselor of Real Estate] and a CRRP [Certified Retail Real Estate Professional]. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](http://SVNsaunders.com).



# INVESTMENT LISTINGS



## POINCIANA BLVD RESIDENTIAL DEVELOPMENT TRACT

1,720 Acres • Kissimmee • Call for Pricing

- Legacy property in the Central Florida Tourism Corridor
- Premier, large acreage tract features 1.5 ± miles of road frontage along Poinciana Boulevard

Dusty Calderon & Dean Saunders



## US 192 AND FLORIDA TURNPIKE DEVELOPMENT

57.8 Acres • Kissimmee • \$16,500,000

- Excellent development opportunity
- Immense growth within the surrounding market
- Less than 30 minutes away from Disney World
- 52.9 ± upland acres

Dusty Calderon, Dean Saunders & Augie Schmidt



## HWY 27 S AT SR 48 LEESBURG 43 AC

43 Acres • Leesburg • \$7,500,000

- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- High traffic market area

Marvin Puryear



## POINCIANA MULTIFAMILY DEVELOPMENT OPPORTUNITY

11.6 Acres • Poinciana • \$4,999,900

- Located in the path of development
- In Village 7, neighborhood 3 of the Poinciana PUD
- Approved for 232 units of senior housing
- Serviced by TOHO utilities and Duke Energy
- Approved site plan that is included in this sale

R. Todd Dantzler, CCIM



## Business & Real Estate For Sale

## K&T MANUFACTURING

7,440 SF • Apopka • \$2,500,000

- Real estate and business for sale together
- Welding and fabrication established 21 years ago
- 7,440 ± SF (Built in 2008)
- .64 acre - 17 ± parking spaces

Trish Leisner, CCIM & Larry Montanus



## FROSTPROOF HWY 27 MIXED-USE DEVELOPMENT

48 Acres • Frostproof • \$2,400,000

- 800 FT of frontage on US HWY 27
- 41 acres residential & 7 acres of commercial
- Water, sewer, and electric nearby
- Residential density is 4 du/acre

Keat Waldron, ALC



## OSCEOLA POLK LINE ROAD DEVELOPMENTAL ACREAGE

13.75 Acres • Davenport • \$2,200,000

- Conveniently located near Orlando, Disney, I-4, and Four-Corners
- Offers a wealth of possibilities for potential buyers

Dusty Calderon & Dean Saunders

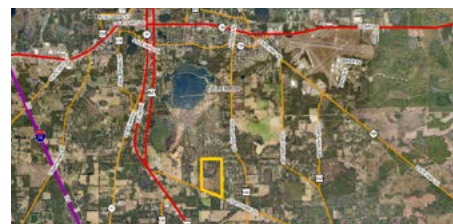


## LEGOLAND CORRIDOR COMMERCIAL SITES

7.25 Acres • \$1,590,000 - \$720,000

- Located in Winter Haven, Florida
- 7 ready to develop commercial sites
- Ranges from 1.00 acre to 1.09 acres
- 1 Mile east of LEGOLAND

Gary Ralston, CCIM & R. Todd Dantzler, CCIM



## 189 ACRE SFR DEVELOPMENT PARCEL

188.8 Acres • Lake City • \$1,250,000

- Great investment or residential development property
- Located southeast of Lake City within the Designated Urban Development Area

Tony Wallace, CF & Marvin Puryear



# INDUSTRIAL LISTINGS



## HISTORIC ORANGE SPRING & COMMERCIAL BOTTLING FACILITY

67 Acres • Orange Springs • \$10,000,000

- 3rd mag spring on site - Orange Springs
- Consumptive use permit in place for 200,000 ± gallons/day
- 25,000 SF industrial space for processing, bottling, filling & distribution
- Bulk water distribution available

Jeremiah Thompson & Tyler Davis, ALC

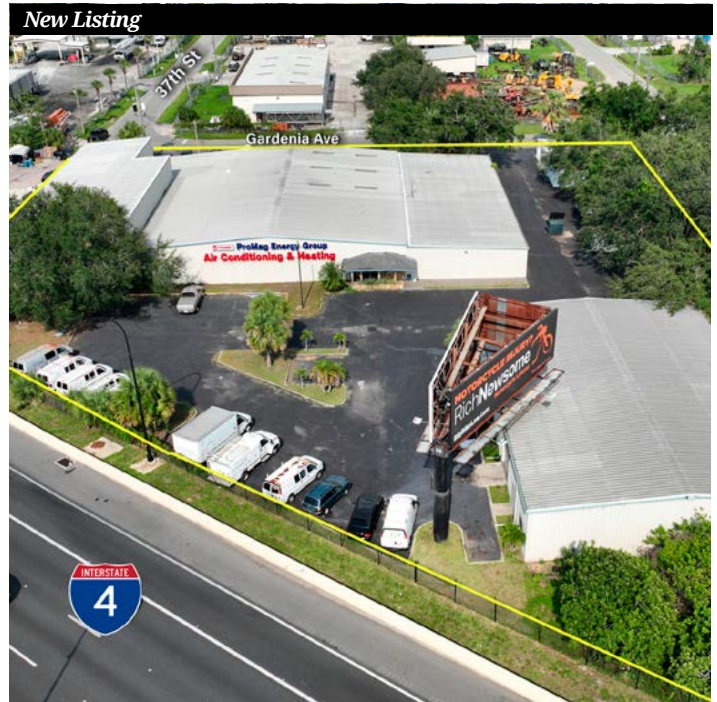


## 111 ACRES NORTH TAMPA BAY COMMERCIAL PARK

111 Acres • Zephyrhills • \$9,730,000

- Utilities to the site; gas nearby
- Pro-development government
- Excellent roadways; just off US HWY 301; access to major distribution routes
- Booming area of residential and commercial development

Steve Toner, MBA



## OPTIMAL I-4 INDUSTRIAL WAREHOUSE

1.96 Acres • \$6,000,000 • Orlando

- Centrally located off I-4 John Young Pkwy exit
- High traffic location featuring increased visibility and brand recognition
- A double side billboard is located on the site providing revenues

Berlinte Hires



# INDUSTRIAL LISTINGS



## DADE CITY INDUSTRIAL DEVELOPMENT LAND

21.61 Acres • \$4,700,000 • Dade City

- Ideal for light industrial development including retail, warehouse, distribution, manufacturing, office, etc.
- Cleared of trees, with a 3,500 sf home and 2,520 sf pole barn
- Less than one mile to US 98 Highway; just 19 miles to I-4 in Tampa. FLU Development will allow light industrial up to 60 feet in building height. Utilities include electric, gas, well and septic

Steve Toner, MBA



## WEST LAKE WALES INDUSTRIAL ACREAGE

193 Acres • Lake Wales • \$4,400,000

- Vacant industrial land located in west Lake Wales
- Located along SR 60 and provides easy access to US 17, US 27, I-4, and I-95
- 4 Miles east of Intermodal Park

Glenn Folsom & Zeb Griffin, ALC

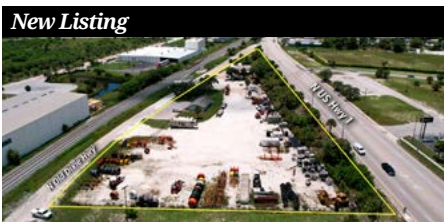


## GAINESVILLE INDUSTRIAL PROPERTY SOUTH

50.7 Acres • Gainesville • \$4,309,500

- Light industrial
- Within the city limits of Gainesville
- 14,500 cars/day and 650 ± FT road frontage
- Excellent industrial market and accessibility to strong markets

David Genho



## US 1 INDUSTRIAL - FT PIERCE

4.23 Acres • \$3,250,000 • Fort Pierce

- US 1 frontage just north of downtown
- FEC rail runs adjacent to the property
- Flexible uses with a commercial future land use

Josh Sheppard & Bo Jahna



## OSCEOLA COUNTY 7.41 ACRES INDUSTRIAL

7.41 Acres • St. Cloud • \$2,500,000

- Just south of Irlo Bronson Memorial Highway
- In the center of a high growth area
- Nearby large scale residential/commercial developments
- Transitional tract

Dusty Calderon



## CENTRAL FLORIDA INDUSTRIAL LAND - 71 ACRES

71.28 Acres • Bartow • \$2,275,000

- Prime industrial development site
- Located directly on US 17/98
- Easy accessibility to Florida's major roadways

Augie Schmidt



## FOREST CITY RD INDUSTRIAL WAREHOUSE

9,809 SF • Orlando • \$2,200,000

- Traffic counts 31,000 AADT (FDOT)
- Industrial site centrally located
- .45 ± acre vacant land parcel included in sale
- Five (5) grade level bays

Rafael Mendez, CCIM



## HIGHWAY 555 INDUSTRIAL LAND

40.6 Acres • Bartow • \$1,421,000

- Can be purchased in bulk or 4 separate parcels
- Located on Highway 555
- South of SR-60
- Ideal for industrial development

Glenn Folsom & Zeb Griffin, ALC



## GAINESVILLE INDUSTRIAL PROPERTY NORTH

17.7 Acres • Gainesville • \$1,593,000

- Heavy Industrial
- Within Gainesville city limit
- Road frontage on 53rd avenue

David Genho



# INDUSTRIAL LISTINGS



## EAST LAKELAND INDUSTRIAL INVESTMENT

11,200 SF • \$1,560,000 • Lakeland

- Industrial Investment Property
- Located south of Polk County's major East/West Corridor known as US Highway 92 E
- Warehouse on approximately 0.66 ± acres
- Facility has four roll-up doors

Tyler Davis, ALC & Augie Schmidt



## BIG TREE INDUSTRIAL CROSSING WAREHOUSE

8,842 SF • Longwood • \$1,600,000

- Located within the heart of Longwood, FL
- Less than 5 minutes from the Ronald Reagan Blvd and US 17 intersection
- Two-story ± warehouse

Rafael Mendez, CCIM



## NE LAKELAND INDUSTRIAL LAND

6.44 Acres • \$1,400,000 S • Lakeland

- Within one of the fastest-growing counties in the country
- High and dry land
- Proximity to I-4

David Hungerford, CCIM



## 2400 AVENUE E SW

14,926 SF • Winter Haven • \$1,300,000

- 14,926 SF, block construction
- Zoned RL-4, LEGAL non-conforming use
- Space split into three different spaces, 7,830 ± SF, 2,880 ± SF, 3,114 ± SF & 1,210 ± SF

Craig Morby & Eric Ammon, CCIM



## CENTRAL FLORIDA INDUSTRIAL LAND

32.91 Acres • Bartow • \$1,200,000

- Easy accessibility to Florida's major roadways
- Located directly on US 17/98
- Prime industrial development site

Augie Schmidt



## LAKE PLACID INDUSTRIAL DEVELOPMENT

10.42 Acres • Lake Placid • \$650,000

- Located on SR 70
- .25 miles west of the SR 70 & US Highway 27 intersection
- 10 miles south of Lake Placid's major shopping

Josh Sheppard



## I-4 VACANT INDUSTRIAL LAND

5.31 Acres • \$531,000 • Lakeland

- Vacant industrial land
- Ideally located near Interstate 4, offers unlimited potential for commercial and industrial endeavors
- Convenient access to major cities

Glenn Folsom

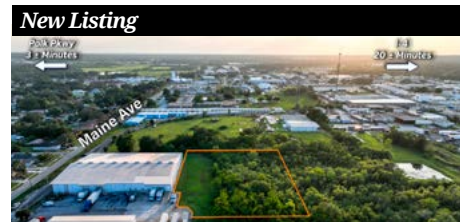


## OLD COMBEE ROAD INDUSTRIAL LAND

2.11 Acres • \$500,000 • Lakeland

- Perfect industrial land property
- Exceptional 2.11-acre parcel located in the heart of Lakeland, FL
- Within one of the fastest-growing counties in the country

David Hungerford, CCIM

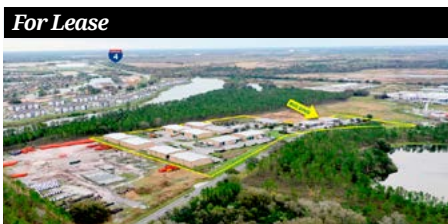


## EAST LAKELAND INDUSTRIAL OUTDOOR STORAGE

2 Acres • Contact the Advisor • Lakeland

- Fenced and graveled yard space
- Secured storage
- 2 ± Acres of lay-down yard

Augie Schmidt



## BRIDGEWATER COMMERCIAL PARK

5,100 - 10,200 SF • \$10.50 - 11.50 SF/yr (NNN)

- Beautifully maintained commercial park
- Located south of one of the fastest-growing industrial corridors in the country, I-4 corridor
- Strategic location provides easy access to many of Florida's major roadways

Augie Schmidt

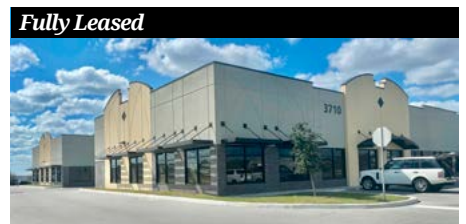


## EPICENTER COMMERCE PARK LAKELAND

1,000 - 5,000 SF • \$12.00 - 14.50 SF/yr (NNN)

- Multi-tenant industrial property
- Less than 3 minutes away from Interstate 4
- Situated in Lakeland between Tampa and Orlando
- Neighbors to Amazon, R+L Carriers

Augie Schmidt



## AIRPORT COMMERCE PARK

3,640 SF • Lease Rate: Negotiable • Lakeland

- This property is a flex space that offers 3,713 ± SF
- Currently includes two single restrooms, however, the landlord is willing to provide spec office space for the new tenant

Lauren Smith, CCIM, CPM



# MULTIFAMILY LISTINGS



## US HIGHWAY 27 S MIXED-USE DEVELOPMENT LAND

205.3 Acres • Leesburg • \$15,000,000

- Great opportunity for single-family, multifamily, and commercial development
- 90.6% uplands
- Over 1,000 estimated net residential units
- Density: 8 DU/AC

Marvin Puryear



## LAKE COUNTY 418 ACRES DEVELOPMENT LAND

418 Acres • Groveland • \$12,000,000

- Development property - 2 ± miles from The Villages
- 5.5 ± miles from the Florida Turnpike entrance at CR 470
- Orlando International Airport is a 1-hour drive

Trish Leisner, CCIM & Marvin Puryear



## SARASOTA COUNTY RESIDENTIAL DEVELOPMENT

13 Acres • Nokomis • \$7,200,000

- 13 ± acres spread across six tax ID parcels - 4 parcels in the city, with the two partial parcels still in the county
- The property would be suited to rezone for RM-2 (9 units per acre)

Eric Ammon, CCIM & Craig Morby



## 29 ACRES FOR INFILL MIXED USE DEVELOPMENT

28.97 Acres • Zephyrhills • \$5,500,000

- 25 ± Acres approved for 347 apartment units or 220 Townhomes
- Plus 4 acres approved for commercial development on Eiland (CR 54) & Ft King
- Annexed into City of Zephyrhills

Steve Toner, MBA

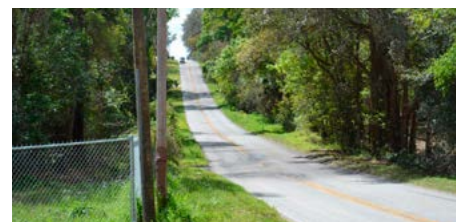


## 84 ACRES FOR SF RESIDENTIAL DEVELOPMENT

84 Acres • Dade City • \$5,400,000

- Currently Green Belted (low taxes), used for farmland; may be rezoned for SF BTR Residential development (up to 3 to 6 per acre) or Industrial Development
- 100% uplands
- Cleared for development

Steve Toner, MBA



## EAST EUSTIS DEVELOPMENT ACREAGE

233 Acres • Eustis • \$5,126,000

- Less than five miles from an exit on the new Wekiva Parkway
- Tremendous access to the Orlando area
- Opportunity for annexation into the City of Mt. Dora

David Hitchcock, ALC, CCIM & Clay Taylor, ALC



## PLANT CITY DEVELOPMENT SITE

38.77 Acres • Plant City • \$4,500,000

- Located on State Road 574 inside the city limits of Plant City
- Easy access to downtown Plant City, I-4, and US Hwy 92
- Close to many Plant City's largest employers

Tyler Davis, ALC & Jerrod Parker



## COLUMBIA COUNTY DEVELOPMENT LAND

246 Acres • Fort White • \$4,403,400

- Ready for development as Commercial Highway Interchange (CHI) and Rural Residential (RR)
- Located in very close proximity to I-75 and US Highway 441

Ken Rembert



## SOUTH LAKELAND MULTIFAMILY DEVELOPMENT

23.86 Acres • Lakeland • \$4,200,000

- Adjacent to Wal-Mart in South Lakeland
- 23.86 gross acres (17.52 net acres)
- Underlying land use is High-Density Residential, and the current zoning through the city of Mulberry, FL is R1-H

Tyler Davis, ALC



# MULTIFAMILY LISTINGS



## AUBURNDALE MULTIFAMILY APARTMENT SITE 17.62 ACRES

17.62 Acres • Auburndale • \$3,750,000

- Property annexation will create the ability to sustain 15-18 units per acre
- Expect to be able to build 225-275 units
- 50 foot max height or 3-story structure
- FLU is Residential Medium

Craig Morby & Eric Ammon, CCIM

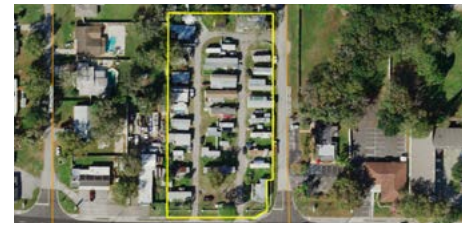


## NORTH LAKE COUNTY RESIDENTIAL LAND

45.6 Acres • Leesburg • \$3,500,000

- 38 ± acres uplands
- SFR development parcel
- 55' Easement adjoins lake square mall with direct access
- 100' Easement to Radio Road

Marvin Puryear



## NORTH TAMPA MOBILE HOME PARK W/ 33 SPACES

1.17 Acres • Tampa • \$3,450,000

- Very well run, clean North Tampa mobile home park for sale
- Lot rent only park - all structures are owned by the tenants and the park owner is only responsible for the infrastructure

Craig Morby & Eric Ammon, CCIM



## LAKE COUNTY 91 ACRES WATERFRONT DEVELOPMENT

91 Acres • Groveland • \$3,000,000

- This is ideally an annexation parcel into the city of Leesburg which would provide utilities (water/sewer) and an expected SFR density of 3+du/acre. Lake County 91 ± Acres Waterfront Development Land is directly

Marvin Puryear & Trish Leisner, CCIM



## US-41 DEVELOPMENT LAND

55.97 Acres • Williston • \$2,950,000

- Signalized intersection
- Property is located within 25 miles of Gainesville and Ocala
- 55.97 acres all high/no wetlands

Marvin Puryear & Trish Leisner, CCIM



## VENICE RESIDENTIAL/ MEDICAL OFFICE ACREAGE

10 Acres • Nokomis • \$2,850,000

- Current Zoning: Residential (RMF-1)
- Taxes: \$6,434.99 (2021)
- Traffic Count: 20,500 cars/day on Laurel Rd

Eric Ammon, CCIM & Ron Zeigler



## 405 N CITRUS GROVE BLVD

16 Acres • Polk City • \$2,400,000

- Very unique and well executed real estate, home and workshop
- This is a truly one of a kind property
- Off 33 in the main part of Polk City

Eric Ammon, CCIM & Craig Morby



## 6405 OLD KISSIMMEE ROAD

12.68 Acres • Davenport • \$875,000

- This offering is two separate parcels for multifamily
- The land to the east and the south is residential medium, which allows up to 15 units per acre

R. Todd Dantzler, CCIM



## POLK CITY APARTMENT LAND

18.71 Acres • Polk City • \$2,000,000

- Water and sewer are nearby
- Road frontage on both State Road 33 and Citrus Grove Blvd N
- A few miles North of Florida Polytechnic University

David Hungerford, CCIM



## AVON PARK MULTIFAMILY DEVELOPMENT SITE

55 Acres • Avon Park • \$1,650,000

- Zoned R3FUD with a High Density Land Use, allowing up to 12 du/acre
- Current approvals allow for up to 350 units
- 5 minutes from Nucor, a major employer to the region

Keat Waldron, ALC

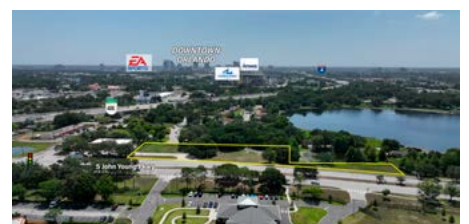


## LIVE OAK 145 ACRE DEVELOPMENT PARCEL

145 Acres • Live Oak • \$1,500,000

- 6,600 cars per day
- Utilities at or very close to site: power, water, sewer, cable
- Prime residential, multifamily or mixed-use development; up to 20 du/acre

Marvin Puryear & Tony Wallace, CF



## ORLANDO APARTMENT/ OFFICE DEVELOPMENT SITE

2.13 Acres • Orlando • \$1,500,000

- Commercial Development land just West of Downtown Orlando
- Allows for 37 ± multifamily units
- Direct access to SR 408
- 100% Uplands

Tyler Davis, ALC



# MULTIFAMILY LISTINGS



## WEST LAKELAND MULTIFAMILY ACREAGE

18.06 Acres • Lakeland • \$1,500,000

- Located in Central Lakeland
- 12 unit per acre zoning provides for a maximum density of 216 units
- North of the Polk Parkway and West of Harden Blvd

Rick Rupp, ALC & Richard Dempsey, ALC



## MEADOWCREST RESIDENTIAL MIXED USE

11 Acres • Crystal River • \$1,500,000

- Multifamily, residential & commercial
- Excellent road frontage
- Next to Summerhill condos and Meadowcrest neighborhood
- Prime location near planned Suncoast

Greg Driskell & Clay Taylor, ALC



## OSLO ROAD 35 ACRES

34.28 Acres • Vero Beach • \$1,400,000

- Former citrus grove is located on Oslo Road just 1.5 miles west of I-95
- Well positioned to benefit from the \$85M interchange planned to begin construction in the summer of 2023

Jeff Cusson, CCIM



## PRIVATE LAKE WITH 30 ACRES & 5 INCOME PRODUCING HOMES

30 Acres • Bartow • \$1,375,000

- 5 income producing homes, and a beautiful and private 10 acre - Lake Ruby
- Private dock with electricity, so hang out, fish or boat to your heart's content
- All month to month with lots of upside left

Craig Morby & Eric Ammon, CCIM



## 3822 SR 48 LEESBURG 33.6 AC

33.6 Acres • Okahumpka • \$1,200,000

- 100% uplands
- FLU: Regional Office
- Near major roadways

Marvin Puryear



## LAKE HATCHINEHA ROAD RESIDENTIAL DEVELOPMENT

24 Acres • Haines City • \$1,200,000

- Unique property with an existing grape orchard
- Located on the south side of Lake Hatchineha Road and in the path of residential development

R. Todd Dantzer, CCIM & Clay Taylor, ALC



## LAKE COUNTY TRANSITIONAL WATERFRONT ACREAGE

112 Acres • Fruitland Park • \$1,200,000

- This rural land consists of three parcels totaling 112 acres with approximately 62 acres of dry ground
- Includes about 1/4 mile of frontage on Lake Unity nursery road on the eastern boundary

Rick Gonzalez, ALC, CCIM



## HERNANDO COUNTY MULTIFAMILY LAND

5.98 Acres • Brooksville • \$1,200,000

- Residential vacant brooksville at US 41 & broad street
- Conveniently located at US 41 & SR 50 - 22,500 AADT
- Minutes away from dining and shopping

Eric Ammon, CCIM & Craig Morby



## MINUTE MAID RAMP ROAD DEVELOPMENT LAND

4.93 Acres • Davenport • \$800,000

- Vacant development parcel
- Located 1.5 miles south of I-4 near US 27
- Between Posner Park and the Davenport Advent Health hospital

David Hungerford, CCIM & Gary Ralston, CCIM



## WINTER HAVEN TRIPLEX

2,700 SF • Winter Haven • \$450,000

- Well maintained and fully rented tri-plex with stable tenants and below market rents
- Market rent is about \$1400 per unit
- Strong potential for increasing income
- New roof installed May 15th of 2023

David Goffe, CCIM



## 5 ACRE COMMERCIAL SITE ON SR 52 E OF I-75

5 Acres • San Antonio • \$625,000

- On the NW corner of SR 52 and Oak Street
- Vacant is zoned commercial for a broad range of development
- Located along SR 52, approximately 1 mile from the entrance to the Connected City

Steve Toner, MBA



## CLERMONT RESIDENTIAL LOTS

5 Acres • Clermont • \$250,000-\$275,000

- FIVE - 5 Acre Lots each listed at \$250,000-\$275,000 per lot
- Currently is an existing orange grove and only lot 3 contains a well
- Lots are offered separately or combined

Trish Leisner, CCIM



# COMMERCIAL LAND LISTINGS



## OLD DIXIE HIGHWAY COMMERCIAL LAND

15.55 Acres • Auburndale • \$6,500,000

- 15.55 ± acres of versatile commercial land
- Prime location in fast-growing city of Auburndale
- Easy access to Polk Parkway, major connector within Polk County and the I-4 corridor
- Ideal for various types of commercial development, including retail, office, and industrial projects

Gary Ralston, CCIM, SIOR, CRE & David Hungerford, CCIM



## 5955 SOUTH FLORIDA AVENUE DEVELOPMENT LAND

11.82 Acres • Lakeland • \$5,500,000

- Last undeveloped large tract fronting South Florida Ave
- Future land use is BPC-2 which allows for a variety of commercial (C1, C2, C3) or business park uses

David Goffe, CCIM & Gary Ralston, CCIM



## 48 ACRE DADE CITY DEVELOPMENT PROPERTY

48 Acres • Dade City • \$4,750,000

- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- Utilities are located on 301
- US301 DTC 26,500

Marvin Puryear



# COMMERCIAL LAND LISTINGS



**Under Contract**

## SWINDELL RD

3.73 Acres • Plant City • \$4,750,000

- Great Property on I-4 and County Line Rd
- Exit in Plant City
- Currently approved for up to a 50,000 SF Truck Stop/Fuel Station
- Can be used for a stand-alone Restaurant

Christina Kurtz-Clark CCIM, ALC & Chris Settineri



## HWY 455 CLERMONT HARTLE 17 AC

17.5 Acres • Clermont • \$3,900,000

- 17.5 ± Acres Vacant Commercial
- Utilities in place
- Residential/Industrial/Multifamily or Mixed-Use

Marvin Puryear



## HWY 27 AND SULLIVAN RD WEST COMMERCIAL

22.6 Acres • Clermont • \$3,500,000

- Near the Florida Turnpike
- 1,145 ± FT frontage on US 27
- Zoned B1 (City of Minneola)-retail/office/general commercial uses

Marvin Puryear



## US HWY 98 S OFFICE SPACE & DEVELOPMENT OPPORTUNITY

32,488 SF • Lakeland • \$3,000,000

- Easy access to Polk Parkway (3000 feet)
- 215,000 Population Within a 15-Minute Drive Time
- 7560 SF of Office Space available for Owner/User or Additional Income

David Goffe, CCIM & Gary Ralston, CCIM



**New Listing**

## LAKE SHORE WAY COMMERCIAL DEVELOPMENT LAND

9.9 Acres • Lake Alfred • \$2,750,000

- Excellent highway exposure - A total of ± 50,000 cars per day via both US-92 and US-17
- 900 ± FT of highway frontage, which covers both sides of the lighted intersection

David Hungerford, CCIM



## 3.5 ACRES US HWY 27 CLERMONT

3.5 Acres • Clermont • \$2,500,000

- 2.5 ± buildable acres in a large retail node
- Traffic counts over 35,000 cars per day, and growing
- Ample access and visibility from both Citrus Tower Blvd and Johns Lake Rd

Christina Kurtz-Clark CCIM & Chris Settineri



## MINNEOLA BUSINESS PARK PARCEL C

8.82 Acres • Minneola • \$1,800,000

- Zoned B1
- 1.5 ± miles away from the US Highway 27 and SR-50 intersection
- 2 Miles from the Florida Turnpike
- Within the Clermont/Minneola fast-growing commercial market

Marvin Puryear



**Under Contract**

## COUNTY LINE ROAD 14.5 ± ACRES

14.23 Acres • Lakeland • \$1,921,232

- Development land in a premium location
- Features exposure and accessibility from 545 ± FT of frontage on County Line Road
- Traffic count of 24,500 cars per day

Carson Futch



## NORTH LAKE LAND COMMERCIAL DEVELOPMENT

8.23 Acres • Lakeland • \$1,900,000

- 570 ± FT of frontage
- 40,500 cars per day
- Full median cut fronting the property
- 100% uplands

David Goffe, CCIM & Gary Ralston, CCIM



## I-10 & US 331 COMMERCIAL DEVELOPMENT ACREAGE

1.71 Acres • DeFuniak Springs • \$1,700,000

- Zoned C-2 [Commercial General]
- 100% Uplands
- 310 FT on US 331 S
- 27,500 cars per day
- Conveniently located between Defuniak Springs and Freeport

Austin Fisher



## 5.13 ACRES IN LOWES ANCHORED PD FOR OFFICE COMPLEX

5.13 Acres • Riverview • \$1,650,000

- Located at a commercial development site
- Zoned within a Hillsborough County planned development for Office Complex
- Next to a planned Senior Housing Development on neighboring 6.11 acres

Steve Toner, MBA



## STATE ROAD 80 COMMERCIAL PROPERTY

8.92 ± Acres • Labelle • \$1,500,000

- 1,267 FT of road frontage to Highway 80
- Only .93 miles from Walmart and 2 miles from downtown LaBelle
- 8.83 acres zoned vacant commercial

Olivia Meador & Paul J. Meador



# COMMERCIAL LAND LISTINGS



## 1.82 ACRES ON US 301 FOR DEVELOPMENT

1.82 Acres • Riverview • \$1,495,000

- Near busy intersection in Riverview
- Multiple possible uses
- Near numerous major retails

Steve Toner, MBA



## TRANSITIONAL PLANT CITY STRAWBERRY TRACT

14.2 Acres • Plant City • \$1,420,000

- Zoned agricultural but is adjacent to the city limits of Plant City
- Currently operates as a strawberry field
- Numerous housing structures on site

Tyler Davis, ALC & Jerrod Parker



## I-75 COMMERCIAL DEVELOPMENT ACREAGE

51.6 Acres • Jasper • \$1,415,000

- Zoned Commercial Highway Intensive (CHI)
- Excellent access to I-75 [exit 451] and Highway 129
- Located between Valdosta, GA and Lake City
- 44,500 cars per day

Austin Fisher



## SHEPHERD ROAD 2.33 ACRES

2.33 Acres • Lakeland • \$1,349,000

- Active commercial corridor
- Across from a Publix shopping center
- Near McDonald's and banks
- Off site water retention provided

James Edwards, AICP



## 3.8 ACRES FOR COMMERCIAL DEVELOPMENT

3.8 Acres • Zephyrhills • \$1,330,000

- Utilities to site
- All uplands
- 2 access point to highways

Steve Toner, MBA



## HIGH EXPOSURE COMMERCIAL LAND FOR DEVELOPMENT

1.32 Acres • Lakeland • \$975,000

- Prime commercial location
- Optimal demographics for overall commercial use
- 100% uplands
- High exposure and traffic

Eric Ammon, CCIM & Craig Morby



## COMBEE RD 5 ± ACRE LAND DEVELOPMENT

5.36 Acres • Lakeland • \$950,000

- Located off of N Combee Rd in Lakeland
- South of I-4
- Currently zoned RS and will need an additional 5 ± acres of assemblage to apply for commercial zoning

Craig Morby & Eric Ammon, CCIM



## LIBERTY COUNTY CHIP MILL

72.6 Acres • Hosford • \$900,000

- 57 ± Upland Acres
- Zoned Industrial
- Paved Road Frontage & Entrance
- Rail Spur

Mike Landsdell, ALC & Austin Fisher



## 9.23 ACRES FOR COMMERCIAL OR LIGHT MANUFACTURING

9.23 Acres • Lakeland • \$900,000

- Zoned for Commercial and/or light manufacturing development
- High traffic highway (US HWY 301) and serves as a direct connector between Dade City and Zephyrhills

Steve Toner, MBA



## HWY 540 W AND COOLEY RD DEVELOPMENT CORNER

7.18 Acres • Eagle Lake • \$900,000

- The property is just off the signalized intersection of Winter Lake Rd. and US-17, separated from the hard corner by a rail line

David Hungerford, CCIM



## COMMERCIAL DEVELOPMENT LOT - DOWNTOWN LEESBURG

1.94 Acres • Leesburg • \$850,000

- Historic 1.94 ± acre lot is a prime commercial/multifamily development opportunity
- Located just two blocks from historic downtown Leesburg and US 441
- C-3 Zoning - FLU of general commercial

Jeremiah Thompson & Marvin Puryear



## WINTER LAKE ROAD DEVELOPMENT LAND

5.93 Acres • Winter Haven • \$850,000

- High and dry land ready for development.
- Located just east of the Winter Lake Publix plaza and directly across the street from a brand-new residential development

David Hungerford, CCIM



# COMMERCIAL LISTINGS



## US HIGHWAY 27 AT SCENIC HIGHWAY

3.93 Acres • Haines City • \$795,000

- Traffic count of 47,500 cars a day
- Excellent visibility on US Hwy 27 with 980 ± FT of frontage
- Zoning (CAC) allows for a broad range of commercial uses

David Hungerford, CCIM & Gary Ralston, CCIM

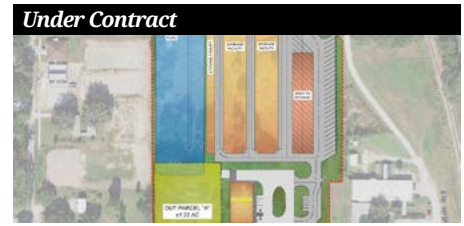


## 6100 S FLORIDA AVE

1.32 Acres • Lakeland • \$750,000

- Traffic counts are 43,500/day
- Dedicated right-turn lane into the main driveway shared with Badcock Furniture
- Access that leads to County Road 540A

David Hungerford, CCIM & Gary Ralston, CCIM



## WEST PIPKIN COMMERCIAL OUTPARCEL

1.22 Acres • Lakeland • \$650,000

- Cross access to traffic signal
- Improved site with master retention and utilities stubbed
- New Dollar General adjacent to the east
- New self-storage facility under construction

David Hungerford, CCIM



## WEST PIPKIN ROAD COMMERCIAL DEVELOPMENT

5.03 Acres • Lakeland • \$600,000

- Close to Lakeland Linder International Airport
- Easy Access to both Tampa and Orlando MSA
- FLU designation of BP allows a variety of uses

David Goffe, CCIM & Glenn Folsom



## LOT 1 - OLD MEDULLA RD COMMERCIAL DEVELOPMENT

5.37 Acres • Lakeland • \$600,000

- \$600,000 per lot, or \$1,200,000 total
- Close to the Lakeland Linder International Airport
- Easy access to both Tampa and Orlando MSA
- FLU designation of BP allows a variety of uses

David Goffe, CCIM & Glenn Folsom



## LOT 2 - OLD MEDULLA RD COMMERCIAL DEVELOPMENT

6.55 Acres • Lakeland • \$600,000

- \$600,000 per lot, or \$1,200,000 total
- Close to the Lakeland Linder International Airport
- Easy access to both Tampa and Orlando MSA
- FLU designation of BP allows a variety of uses

David Goffe, CCIM & Glenn Folsom



## I-10 INTERCHANGE POTENTIAL COMMERCIAL DEVELOPMENT

36.32 Acres • Madison • \$575,000

- Healthcare facility, self-storage, retail, or restaurant
- Currently zoned RS
- Just outside of downtown Madison

Mike Lansdell, ALC & Bryant Peace, ALC



## 1.01 ACRES FOR LIGHT INDUSTRIAL/COMMERCIAL

1.01 Acres • Zephyrhills • \$495,000

- Infill area near US 301 and major roadways
- Surrounded by the airport, museum, sports park, golf course, and commercial facilities
- Priced together with contiguous 2.03 acre site, for a total of 3.04 acres: \$495,000

Steve Toner, MBA



## 3.04 ACRES FOR COMMERCIAL OR LT INDUSTRIAL DEVELOPMENT

3.04 Acres • Zephyrhills • \$495,000

- Infill area near US 301, the major N-S Commercial corridor and major roadways
- Site for development as office-warehouse, or light industrial
- Utilities to site

Steve Toner, MBA



## 2.03 ACRES FOR COMMERCIAL/ LIGHT INDUSTRIAL

2.03 Acres • Zephyrhills • \$495,000

- Infill land parcel designated by the city of Zephyrhills
- Commercial/industrial development
- Short drive to US 301, SR 54 and CR 39, as well as the new CR 56

Steve Toner, MBA



## 1.31 AC DELAND DEVELOPMENT SITE

1.31 Acres • DeLand • \$450,000

- Located on busy South Spring Garden Avenue, which boasts 26,000 ± cars per day
- Features a paved ingress and egress via S Spring Garden Ave
- Zoned B-4C

Wyatt Dreggors & Christopher Fojo



## HARNEY RD. COMMERCIAL (SWFWMD TBC-14)

3.6 Acres • Thonotosassa • \$444,000

- Approximately 2 miles away from exit 265
- Quick access to I-75
- The surrounding area has a good population density

David Hungerford, CCIM & Gary Ralston, CCIM



# COMMERCIAL LAND LISTINGS



**Under Contract**

## I-4 AND SR 559 COMMERCIAL LAND

24.9 Acres • Polk City • \$499,000

- Located in Polk City, FL near Fantasy of Flight and Florida Polytechnic University
- Directly off Exit 44 along the I-4 corridor
- 7.39 ± uplands [30%]
- 17.51 ± wetlands [70%]

Bo Jahna



## CRESTVIEW COMMERCIAL LAND

1.36 Acres • Crestview • \$375,000

- Vacant development parcel
- High and dry and ready for commercial development
- Current zoning, Commercial Low-Intensity District

Clay Taylor, ALC & Bryant Peace, ALC



## LAKE WALES DEVELOPMENT OPPORTUNITY

4.78 Acres • Lake Wales • \$375,000

- Healthcare facility, self-storage, retail, or restaurant
- Currently zoned RS
- Just outside of downtown Lake Wales

Craig Morby & Eric Ammon



## US HIGHWAY 1 COMMERCIAL LAND

2.85 Acres • Vero Beach • \$400,000

- Two commercially zoned parcels totaling 2.89 ± acre
- Highlighted by its visibility and exposure from its 700 ± FT highway frontage
- Approximately 23,000 cars per day

Trish Leisner, CCIM & Marvin Puryear



**Under Contract**

## LAKE CITY VACANT COMMERCIAL LOT

2.18 Acres • Lake City • \$350,000

- Commercial lot, zoned CI (Commercial Intensive)
- In the heart of Lake City, less than 1 mile East of the I-75 exit
- 330 feet of frontage on SE Real Terrace

Marvin Puryear



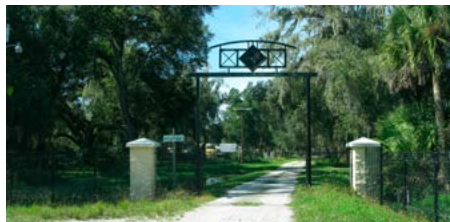
**Under Contract**

## DEAN DAIRY ROAD DEVELOPMENT LAND

2 Acres • Zephyrhills • \$325,000

- Two (2) acres of upland for development
- All utilities to site
- Just 418 FT off the main highway CR 54 Eiland Blvd with a traffic light at Dean Dairy Road is a primary N-S commercial corridor

Steve Toner, MBA



## 2.33 ACRE SITE FOR COMMERCIAL DEVELOPMENT

2.33 Acres • Crystal Springs • \$300,000

- Vacant commercial
- Property Use: vacant commercial
- Zoning: C-2 (Pasco County)
- Traffic Count: 13,400 cars/day on Paul S. Buchman Hwy

Steve Toner, MBA



## PHELPS STREET AND FL-19 CORNER LOT

0.29 Acres • Groveland • \$299,000

- Corner site/downtown CRA development district/town core
- Hwy 19, not far from Hwy 50 downtown Groveland
- 185 FT of road frontage on Hwy 19

Trish Leisner, CCIM



**Under Contract**

## 2.11 ACRES ON NE CORNER OF CR 39 & JERRY RD

2.11 Acres • Crystal Springs • \$250,000

- Vacant commercial
- 275 FT of frontage
- Industrial and residential potential

Steve Toner, MBA



## US HIGHWAY 17 AND 5TH STREET NE

0.72 Acres • Fort Meade • \$245,000

- High profile corner on a busy highway
- Commercial vacant lot located at the corner of 5th Street and US Highway 17
- The neighborhood area features upcoming commercial development

R. Todd Dantzer, CCIM



## 1.14 ACRES ON COMMERCIAL CORNER CR 39 & FIG AVE

1.14 Acres • Zephyrhills • \$250,000

- Vacant commercial
- 145 ± FT of frontage
- Corner lot, beautifully fenced
- Several industrial users nearby

Steve Toner, MBA



## 503 N LAKE PARKER AVENUE

0.43 Acres • Lakeland • \$127,500

- Vacant lot ready for development
- Zoning allows for a wide variety of uses
- The property benefits from 138 ± FT of road frontage on Lake Parker Avenue and access from Gary Road

James Edwards, AICP



# ***NEED A PROPERTY MANAGER?***

---

Our commercial property management division manages all aspects of your commercial real estate while maximizing asset performance. Our team of dedicated commercial property managers aims to take the reins, easing your responsibilities and allowing you to focus your time on other business opportunities.


Full-service management includes accounting, tenant relations, maintenance, repairs, monthly reporting, investor distributions, access to an online portal for owners & tenants, and leasing vacant space. Our ongoing support keeps the property in good condition, tenants happy, and owners less stressed knowing their asset is in good hands.

Let our team provide a zero-cost assessment of your Central Florida property. We'll provide a comprehensive evaluation of our services to add value to your investment.



**LAUREN SMITH, CCIM, CPM**  
**Property Management Director  
& Senior Advisor**

 863-777-9815

 lauren.smith@svn.com

## ***COUNTIES WE SERVE***

---

- Hillsborough
- Pasco
- Pinellas
- Manatee
- Seminole
- Volusia
- Brevard
- Polk
- Lake
- Orange
- Osceola



# RETAIL LISTINGS

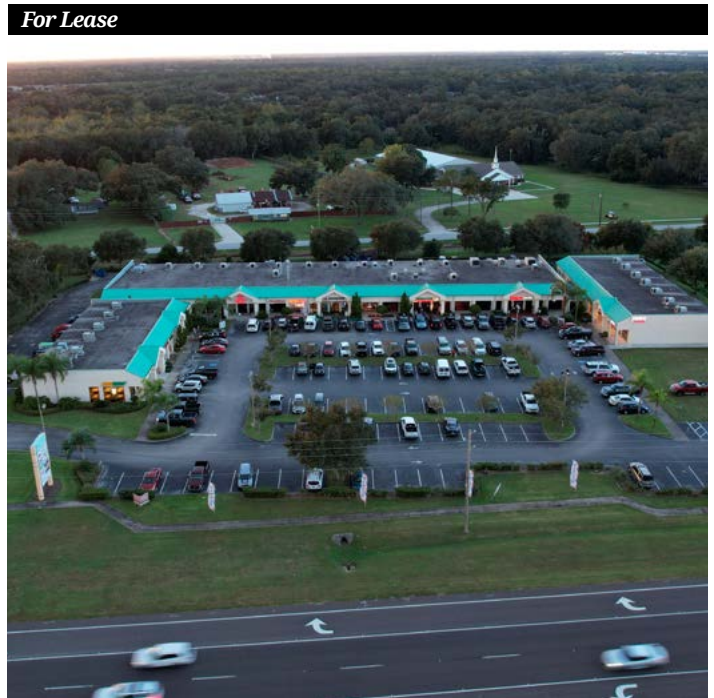


## 2015 E SR 60 - LAKE WALES

2,150 - 19,892 SF • \$10.00 SF/yr (NNN)

- Traffic Count: 24,500 cars/day on SR 60
- Over 20,000 people within a 10-minute drive
- Within 2 miles: population growth rate is 1.53% which is nearly double when compared to the U.S

Lauren Smith, CCIM, CPM

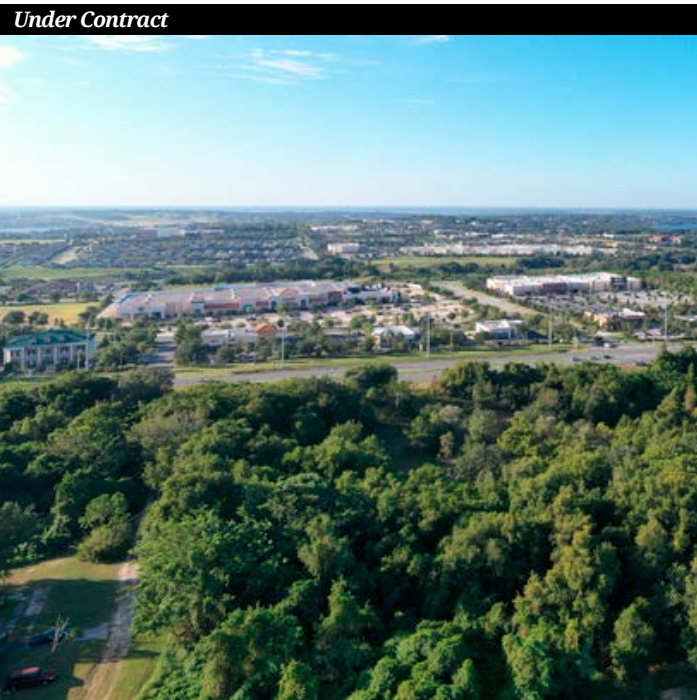


## SHOPPES OF CHRISTINA - LAKELAND

1,200 - 36,154 SF • \$16.00 - 25.00 SF/yr (NNN)

- Consists of three buildings which create a commercial center
- Currently 2 spaces available as well as a potential build-to-suit
- Located on South Florida Avenue
- in Lakeland on a major north/south road

Tyler Davis, Gary Ralston, CCIM & Lauren Smith, CCIM, CPM



## E HWY 50 IN CLERMONT – RETAIL DEVELOPMENT

17.68 Acres • Clermont • \$6,500,000

- Zoned UE with FLU Commercial
- The city will work with the developer to discuss PUD, retail, residential, mixed-use, multifamily
- Excellent frontage with 1,675 FT on Hwy 50

Marvin Puryear



## THE SHOPPES AT ALAFAYA TRAIL VACANT LAND

33 Acres • Orlando • \$6,500,000

- Prime location on N Alafaya Trail
- Close proximity to the University of Central Florida
- Strategically located across from Waterford Lakes Town Center

Berlinte Hires, CCIM



# RETAIL LISTINGS

**Under Contract**



## HWY 27 AND SULLIVAN RD EAST

53 Acres • Clermont • \$5,500,000

- All utilities are at the site
- 771 FT Frontage on SR27 (grade level with SR27)
- Traffic: 32,000 DTC
- Zoned B1 (City of Minneola)

Marvin Puryear



## PRIME COMMERCIAL LAND ON US HWY 27 AT DUNDEE RD

28.59 Acres • Haines City • \$4,400,000

- Prime US 27 commercial development land
- 28.59 Acres - Zoned Commercial Highway [CH]
- Road frontage along US Hwy 27

David Hitchcock ALC, CCIM & Craig Morby



## CHRISTINA COMMERCIAL GROUND LEASE

37,026 SF • Lakeland • \$50,000 per year

- 28.86 acres (.85 buildable)
- Busy area of high income households
- Near many big box retails

David Hungerford, CCIM & Jim Allen



## 6 ACRE APOPKA DEVELOPMENT SITE

5.98 Acres • Apopka • \$2,900,000

- Vacant 6-acre development site
- Current zoning is A-2,
- Future land use is RS 1/5
- 100% uplands
- 3 bedroom, 2 bath home on the property

Tyler Davis, ALC



## S FLORIDA AVE WENDY'S SALE LEASEBACK

2,454 SF • Lakeland • \$2,400,000

- Sale-Leaseback conveniently located along S Florida Ave
- South of the Polk Parkway in Lakeland, FL
- 135 ± FT of frontage on S Florida Ave
- Traffic count of 40,500 cars/day

Glenn Folsom



## 4545 & 4575 GIBSON DRIVE

3.72 Acres • Lakeland • \$2,300,000

- Two vacant parcels are being sold as one
- For commercial development
- Less than 2,000 FT from the nearest I-4 entry/exit
- Surrounded by strong commercial anchors

Eric Ammon, CCIM & Craig Morby

**For Sale Leaseback**



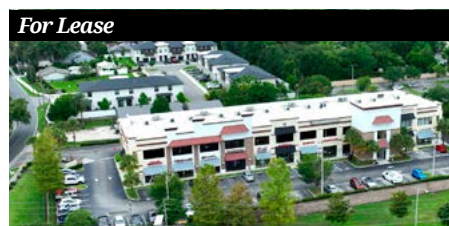
## WENDY'S AT INNOVATION DRIVE WITH DEVELOPMENT

2.19 Acres • Lakeland • \$2,200,000

- Triple Net Lease
- 406 ± FT of frontage along US 98 S
- The intersection of US 98 S and Innovation Drive, a fast-growing retail corridor
- 45,500 cars daily

Glenn Folsom

**For Lease**



## CAMBRIDGE OAKS PLAZA

32,144 SF • Casselberry • Contact Advisor

- SBA hubzone and opportunity zone
- Well-maintained, stand-alone building
- Excellent visibility near a signalized corner
- Strategically located for high foot and vehicular traffic

Rafael Mendez, CCIM



## CLERMONT COMMERCE CENTER

10,080 SF • Clermont • Contact Advisor

- Professionally managed
- 5 parking spaces per 1,000 square feet
- High ceilings
- Open floor plans

Rafael Mendez, CCIM



# RETAIL LISTINGS



## JULLINGTON CREEK

4,324 SF • Saint Johns • \$1,850,000

- Highly visible one-story retail building with a drive-thru,
- Prime location in Saint Johns, Florida
- Situated in a high traffic area
- Ideal for retail, restaurants, and commercial

*Al Fishalow*

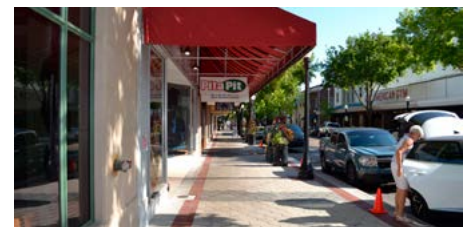


## 4.34 ACRE ORANGE COUNTY COMMERCIAL DEVELOPMENT SITE

4.34 Acres • Ocoee • \$1,775,000

- Located at the intersection of N Clarke Rd and Hackney Prairie Rd
- 100% upland acres
- C-1 zoning in place with the city of Ocoee
- Surrounded primarily by newer residential

*Tyler Davis, ALC & Karl Tehrani*



## PRIME LAKELAND S. KENTUCKY AVE RETAIL/RESTAURANT

4,400 SF • Lakeland • \$1,350,000

- Owner operator or investor to be right in the middle of downtown Lakeland's busy, Kentucky Ave
- Zoned C-7, City of Lakeland
- City water and sewer

*Craig Morby & Eric Ammon, CCIM*



## S FLORIDA AVE - HOME DEPOT OUTPARCEL

1 Acres • Lakeland • \$1,500,000

- One (1) acre outparcel to Home Depot in South Lakeland
- Zoned Linear Commercial Corridor
- Allowed uses include commercial, office, and institutional

*Gary Ralston, CCIM & Lauren Smith, CCIM, CPM*



## LAKE CITY RETAIL | OFFICE | HOSPITALITY SITE

7.89 Acres • Lake City • \$1,390,000

- Retail/Office/Hospitality site
- 460 FT of frontage on Hwy 90, located on the west side of Lake City
- 1 mile west of the I-75 exit
- Zoned CHI (Commercial Highway Interchange)

*Marvin Puryear*



## PIPKIN AND YATES ROAD COMMERCIAL CORNER

1.52 Acres • Lakeland • \$1,250,000

- Southwest Lakeland
- Commercial corner property features high visibility at the signalized intersection of Pipkin Rd. and Yates Rd.

*Richard Dempsey, ALC & David Hungerford, CCIM*



## ALACHUA 1.05 ACRE COMMERCIAL SITE

1.05 Acres • Alachua • \$1,100,000

- Vacant site situated next to Ellianos Coffee, and directly across the street from Santa Fe High School
- Located a mere 1.6 miles from I-75
- Easy access to major transportation routes

*Al Fishalow & Hillary S. Bressler*



## 2772 SARNO RD - CAR WASH

0.83 Acres • Melbourne • \$875,000

- 7 bay car wash with 6 self-serve and 1 automatic bay operation
- Well-maintained ensuring top-notch appearance and functionality
- High-traffic location on a busy main road

*Christina Kurtz-Clark CCIM, ALC & Chris Settineri*



## NORTH LAKELAND VENUE, RESTAURANT, AND BAR

3,872 SF • Lakeland • \$5,995.00/month

- Located on US Hwy 98 in North Lakeland
- Over 41,000 cars passing per day
- Lots of exposure
- This facility has everything you need for your business to come to life

*Danielle Brown & Augie Schmidt*



## ZOLFO SPRINGS AGRICULTURAL SHOP

11 Acres • Zolfo Springs • \$895,000

- Working agricultural shop
- 12,000 ± SF agricultural shop
- Seven 14 x 14 roll up doors, 3 phase power coming in, air and 220 power at each post and ceilings over 20 feet high

*Daniel Lanier*



## 217 ORANGE ST

0.32 Acres • Auburndale • \$420,000

- Available for sale or lease (\$21.00 SF)
- Turn-key property and equipment
- Ideal location in downtown Auburndale
- Suitable for professional office, barber shop, boutique, title company, etc

*Danielle Brown*



## DOWNTOWN AUBURDANLE GYM

11,525 SF • Auburndale • \$715,000

- Heart of downtown Auburndale
- Excellent accessibility
- Ample Parking

*Linda Schultz*





## PIPKIN AIRPORT COMMERCIAL LAND

5.03 Acres • Lakeland • \$550,000

- Located in southwest Lakeland
- Signalized intersection of Pipkin Rd & Yates Rd
- 3.00 ± acres of uplands
- 660 ± FT of frontage on Pipkin Rd which features a traffic count of 11,700 cars/day

Richard Dempsey, ALC & David Hungerford, CCIM



## 6875 NORTH CHURCH AVE IN MULBERRY, FLORIDA

0.72 Acres • Mulberry • \$500,000

- Property on North Church Ave
- Traffic counts and population density are strong with 29,000 cars per day on North Church Ave
- 20,000+ people within a 2-mile radius

David Goffe, CCIM & Gary Ralston, CCIM, SIOR, CRE



## EAGLE LAKE COMMERCIAL PARCEL

1.27 Acres • Eagle Lake • \$499,000

- Excellent commercial development opportunity
- Northern entrance to Eagle Lake on US Highway 17
- Eagle Lake is a small community

R. Todd Dantzler, CCIM & Jonathan Fleming



## AVON PARK WALMART OUTPARCELS

14.46 Acres • \$350,000 - \$495,000

- These retail outparcels are located directly in front of the Walmart in Avon Park
- The pads are 100% usable and include off-site retention
- The sites vary in size

David Hungerford, CCIM & Gary Ralston, CCIM



## 697 E ANDERSON RD, GROVELAND

1,657 SF • Groveland • \$425,000

- Commercial Site fronts Hwy 33 South in Groveland
- 0.5 miles south of Hwy 50
- Property is almost half an acre (.44 acre)
- Recently updated with fresh pavement

Trish Leisner, CCIM



## PRIME RETAIL RONALD REAGAN BLVD

2,902 SF • Longwood • \$415,000

- Site offers a unique opportunity for entrepreneurs and investors
- Located in a bustling residential area
- Walking distance to Lyman High School
- Proximity to major retailers and the Sunrail

Berlinte Hiresch, CCIM



## HIGHWAY 98 NORTH COMMERCIAL LAND

391 SF • Lakeland • \$400,000

- Adjoins Dunkin Donuts
- Approximately 39,000 cars per day
- Good location for drive thru coffee or small QSR
- \$15,872 NOI

David Goffe, CCIM & Glenn Folsom



## LAKELAND INCOME PRODUCER W/NNN LEASE

1,586 SF • Lakeland • \$399,900

- NNN Lease - Central Lakeland
- Income Producer, 9% CAP
- 1,586 SF on .31 Acres - C-2 Zoning, City of Lakeland

Craig Morby & Eric Ammon, CCIM



## TAMPA INCOME PRODUCER W/NNN LEASE

1,700 SF • Tampa • \$295,000

- Building on 78th St, near US Hwy 301 and I-75
- 8% Cap Rate - NNN Lease in Place Expires 2026
- Offers on site parking in a busy part of Tampa

Craig Morby & Eric Ammon, CCIM



## SEBRING VACANT COMMERCIAL LAND

2.5 Acres • Sebring • \$324,900

- Superb corner property at State Road 66 and S Orange Blossom Blvd
- Growing area of Sebring, Florida
- Located between US Hwy 17, and busy US Hwy 27, which is less than 3 miles from the subject

Craig Morby & Eric Ammon, CCIM



## RIDGECREST PLAZA

1,100 SF • Davenport • \$27.00 SF/yr (NNN)

- Popular commercial center is available for lease
- Diverse mix of tenants including Quest Diagnostics, Dominos Pizza, Davenport Diner, Mendoz Pharmacy

Lauren Smith, CCIM, CPM



## DOWNTOWN APOPKA COMMERCIAL DEVELOPMENT

0.83 Acres • Apopka • \$250,000

- 3 commercial lots
- DU-M Downtown Mixed-Use
- FLU - Commercial
- CRA Boundry

Trish Leisner, CCIM



# OFFICE MEDICAL LISTINGS



## 265 CITRUS TOWER BLVD

1,600 - 11,704 SF • Clermont • \$25.00 SF/yr (NNN)

- 1,600 ± SF - 11,704 ± SF
- Class B+ building
- Quest Labs and Radiology Center are in the same building
- Clermont Ambulatory Surgical Center in the adjoining building

Marvin Puryear



## HOOKS ST. MEDICAL OFFICE, CLERMONT

8,000 SF • Clermont • Contact the Advisor

- 1 office spaces for lease in the fast-growing city of Clermont, FL
- Great opportunity for medical office users as it is well anchored by both the Orlando Health facility
- Located less than one mile away, and the newest Advent Health ER facility
- Other nearby retailers [Lowe's, Dicks Sporting Goods, and Home Depot]

Marvin Puryear



## WINTER HAVEN MEDICAL COMPLEX SUITES

1,351 - 5,676 SF • Winter Haven • \$2,500,000

- Immediate occupancy
- Well-recognized medical address in Winter Haven
- New owner and management

R. Todd Dantzler, CCIM



# OFFICE MEDICAL LISTINGS



## 175 PATTERSON ROAD MEDICAL OFFICE

5,034 SF • Haines City • \$1,400,000

- The property is a well maintained medical office building
- It fronts on US 27 for excellent exposure and is located in a medical complex community that services the Advent Health Haines City Hospital market. Access is from Patterson Road which intersects with US 27

R. Todd Dantzler, CCIM



## 302 W CENTRAL AVE LAKE WALES MEDICAL CLINIC

4,067 SF • Lake Wales • \$999,000

- Medical office building in good condition
- The seller is the current occupier and is consolidating their practice
- SouthState Bank is the neighbor to the south with a major intersection renovation
- Reconstruction underway at the main entrance to Lake Wales on US Hwy

R. Todd Dantzler, CCIM



## MAITLAND PROFESSIONAL MEDICAL OFFICE SPACE

4,057 SF • 0.66 Acres • Maitland

- Sublease
- Busy Intersection
- Monument Signage
- Tuscan Designed Lobby
- 1/2 mile from new Trelago development

Hillary .S Bressler



## 3,985 SF PROFESSIONAL/MEDICAL OFFICE IN WILDWOOD

3,985 SF • Wildwood • \$1,250,000

- Professional/Medical Office Building is situated on 3.02 acres
- Fronting Main St. in Wildwood, Florida, with a Daily Traffic Count of 23,500 vehicles
- Located 1 mile North of the Florida Turnpike

Marvin Puryear



## 255 CITRUS TOWER BLVD

2,000 - 3,924 SF • \$25.00 SF/yr (NNN)

- Finished medical office space (can be divisible)
- Surgical Center in same building
- Quest Labs and an Imaging Center in the adjoining building
- Located in the heart of Clermont/Minneola

Marvin Puryear



## CITRUS TOWER BLVD MEDICAL BUILDING

2,995 SF • Clermont • \$1,300,000

- Prime office building located in the busy commercial US HWY 27 corridor
- Less than 1.5 miles from the new Advent health Clermont campus and Orlando Health South Lake

Christina Kurtz-Clark CCIM & Chris Settineri



## 3195 CITRUS TOWER BLVD

2,528 SF • Clermont • \$1,200,000

- Medical office building in the highly sought-after Lost Lake reserve available
- Prime medical office investment or owner/user opportunity
- Ophthalmology business is also available

Christina Kurtz-Clark CCIM & Chris Settineri



## PALM SPRINGS DR. MEDICAL OFFICE

2,120 SF • Altamonte Springs • \$615,000

- Single-story free-standing medical building located in the thriving community of Altamonte Springs
- Prime property is situated on a corner lot on Palm Springs Drive near [SR 436]

Rafael Mendez, CCIM



# OFFICE LISTINGS

For Lease



## GILL JONES BUILDING

200,000 SF • Winter Haven • \$12,000,000

- For Lease
- Ample parking
- The former State Farm Regional Headquarters
- Located 1.2 miles south of US 92 in Lake Alfred

R. Todd Dantzler, CCIM



## DOWNTOWN WINTER HAVEN OFFICE COMPLEX

43,779 SF • Winter Haven • \$7,999,999

- One-of-a-kind office complex fully occupied in downtown Winter Haven.
- Walk to restaurants and bars and residential living
- New multifamily apartment complex located adjacent

R. Todd Dantzler, CCIM

For Lease



## 5925 IMPERIAL PARKWAY

1,000 - 21,680 SF • Mulberry • \$10.00 SF/yr (MG)

- 79,100 ± SF office complex offers office space currently for lease
- Great location across from Publix
- Minutes from South Florida Ave

Chris Settineri

For Lease



## 2525 DRANE FIELD ROAD, LAKELAND

2,000 - 20,000 SF • \$13.00 SF/yr (NNN)

- Commercial Business Park located in West Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4

Lauren Smith, CCIM, CPM



## COURTHOUSE PROFESSIONAL OFFICE COMPLEX

18,160 SF • Bartow • \$2,500,000

- This property is located in Downtown Bartow
- Less than 1,000 FT from the Polk County Courthouse
- Consisting of 18,160 ± Heated SF
- Zoned Commercial [C-1] by the City of Bartow

Tyler Davis, ALC & Dean Saunders ALC, CCIM

For Lease



## 3939 US HIGHWAY 98 S

7,650 - 12,274 SF • Lakeland • \$12.50 SF/yr (MG)

- Near Polk Parkway
- Near Polk State College
- Office space
- Ample parking

David Goffe & Gary Ralston, CCIM



## DOWNTOWN LAKELAND MIXED USE BUILDING

12,159 SF • Lakeland • \$4,150,000

- Sommer Building presents a remarkable investment opportunity
- Distinctive mixed-use layout across three floors
- Prime location within a thriving urban center

Eric Ammon, CCIM & Craig Morby



## DOWNTOWN CLERMONT COMMERCIAL BUILDING

10,653 SF • Clermont • \$3,260,000

- 10,653 SF Class-B Office/Retail building 1.29 AC
- In historic downtown Clermont with 47 parking spaces
- Three modes of ingress and egress, two on Montrose Street and one on Desoto Street

Marvin Puryear



## OFFICE SUITES AT WEST WOODS COMPLEX

1,896 - 9,130 SF • \$15.00 - 16.00 SF/yr (NNN)

- Available for lease within a well-maintained office complex
- Easily accessible and has high visibility
- Ample parking and quiet surroundings

Lauren Smith, CCIM, CPM



# OFFICE LISTINGS



## 439 S FLORIDA AVENUE - SUITE 201

7,180 SF • Lakeland • \$1,699,000

- Florida Avenue location
- Excellent office views
- Downtown lakeland market
- Gracious surface parking
- Class A space

James Edwards, AICP



## MIDTOWN OFFICE FOR SALE

5,209 SF • Lakeland • \$695,000

- Single story office building of 5,209 square FT
- A new roof was put on the building in 2018
- One of the three HVAC units was replaced in 2015
- The on-site parking can accommodate 16

Eric Ammon, CCIM & Craig Morby



## DOWNTOWN WAUCHULA OFFICE BUILDING

5,172 SF • Wauchula • \$350,000

- Located at the intersection of Palmetto Street and US 17 in downtown Wauchula
- 129 ± feet of frontage on north bound US 17 and 144 ± feet of frontage on Palmetto Street
- Some parking on Palmetto

Daniel Lanier

For Lease



## 549 POPE AVE, WINTER HAVEN - FOR LEASE

4,006 SF • \$16.25 SF/yr (NNN)

- This building sits at the intersection of US 17
- Private 8-space parking lot that can be accessed via Avenue B and city street parking along Avenue B and Pope Ave
- Open concept office with a break room

Linda Schultz & R. Todd Dantzler, CCIM

For Sale or Lease



## FREE STANDING WINTER PARK OFFICE BUILDING

2,435 SF • Winter Park • \$950,000

- \$23/sqft RENT • \$8.75/sqft CAM
- Single-story, free-standing office
- Located in between two exits to I-4
- Proximity to Downtown Winter Park restaurants

Hillary S. Bressler



## LEE ROAD FREESTANDING OFFICE BUILDING

456-2,256 SF • Winter Park • \$26.00 SF

- A stand-alone medical office building with two suites totaling 2,256 square feet
- Suite A- 1800 sqft. Suite B- 456 sqft. Can lease separately but owner prefers to lease to one tenant

Hillary S. Bressler

For Lease



## INGLESIDE OFFICE BUILDING

2,229 SF • Lakeland • \$19.00 SF/yr (Gross)

- Located minutes away from the heart of downtown Lakeland
- One-story building provides easy access to the back Unit, which is ready to be occupied by a user (best suited for an office user)

Danielle Brown

For Lease



## 600 NORTH BROADWAY AVE BARTOW BB&T

1,958-4,650 SF • \$18.00 SF/yr (MG)(NNN)

- One space left on the second floor - 1900 SF
- Professional office space
- Existing BB&T building located in Bartow
- Located on four-laned Broadway Ave in downtown Bartow

R. Todd Dantzler, CCIM & Jonathan Fleming



## CHIEFLAND TIMBER OFFICE AND SHOP

1.92 ± Acres • Chiefland • Call the Advisor

- Office and shop facility
- Excellent road frontage on major US highway

Clay Taylor, David Hitchcock & Greg Driskell

For Lease



## ONE HARBOUR PLACE

1,352 SF • Tampa • \$30.00/SF

- This class A office space is located on the prestigious Harbour Island, offering a desirable waterfront setting
- 24/7 security, ensuring a safe and secure working environment for tenants

Liz Menéndez, CCIM

For Lease



## 6595 S FLORIDA AVE

1,265 SF • Lakeland • \$16.00 SF/yr (NNN)

- Located in affluent South Lakeland directly across from Christina
- Surrounded by a very active trade area
- The center has excellent access and ample parking

Lauren Smith, CCIM, CPM

Under Contract



## LAKE HARRIS DRIVE LAKEFRONT OFFICE LAND

0.32 Acres • Lakeland • \$180,000

- Vacant site zoned for an office
- Lake view
- High-income area
- Just off S Florida Avenue

James Edwards, AICP & David Hungerford, CCIM



# SPECIAL PURPOSE & BUSINESS LISTINGS

## Business For Sale



### CENTRAL FLORIDA BBQ BUSINESS AND REAL ESTATE

0.76 ± Acres • Polk County • \$600,000

- Business and real estate for sale
- 1,611 ± square feet
- Chance to own a delicious slice of BBQ heaven in a prime location
- Positioned in the Linear Commercial Corridor

Jonathan Flemming & R. Todd Dantzler, CCIM

## Business For Sale



### K&T MANUFACTURING

7,440 SF • Apopka • \$2,500,000

- Real estate and business for sale together
- Welding and fabrication established 21 years ago
- 7,440 ± (Built in 2008)
- .64 acre - 17 ± parking spaces

Trish Leisner, CCIM & Larry Montanus



### HISTORIC MOUNT DORA 10 CAP AIRBNB INVESTMENT PROPERTY

4,973 SF • Mount Dora • \$1,600,000

- 10-Cap Cash-Flow SFR/Airbnb Rental Property in Historic Mt Dora FL
- Beautiful historic residence
- Two-level boutique residence that has 5 rental spaces

Marvin Puryear & Kellie Wheeler



### CHURCH FACILITY WITH SINGLE FAMILY HOME

13,904 SF • Lake Wales • \$1,450,000

- 3 buildings, including church, single family home and auxiliary building
- Comprising 13,904 SF on 2.16 acres

Eric Ammon, CCIM & Craig Morby



### MOUNT DORA COMMERCIAL BUILDING & RENTAL INVESTMENT

3,614 SF • Mount Dora • \$725,000

- 3 minutes to Mount Dora Boating Center and Marina
- Less than 50 minutes from Orlando's theme park attractions (Disney, Sea World, Universal)
- Within 1 hr. 15 minutes to Daytona Beach

Marvin Puryear





## GLYNN COUNTY INDUSTRIAL DEVELOPMENT ACREAGE

92.67 Acres • Brunswick • \$2,520,000

- Vacant industrial development land zoned GI General Industrial
- Close proximity to Brunswick, Georgia
- Easy access to Hwy 341 & I-95

Austin Fisher



## LEESBURG GA INDUSTRIAL WAREHOUSE

81,000 SF • Leesburg GA • \$1,600,000

- Situated on 7.69 ± acres
- 75,800 ± SF of warehouse space, 5,200 ± SF of office space
- Four (4) dock doors, and two (2) drive-in doors
- The clear-span warehouse 16 to 22 FT

Todd Davis



## BROAD AVENUE COMMERCIAL

14,232 SF • Albany • \$1,250,000

- Broad Ave commercial is situated on 2.55 acres with a 14,232 SF multifunctional building
- Features 2,600 SF of office space
- The office space has 10 private offices, conference room, reception area & breakroom

Todd Davis



## FLAT CREEK MANUFACTURED HOME DEVELOPMENT

40,000 SF • Perry • \$990,000

- Located on Hwy 41 South
- Houston County, Georgia
- Zoned for Perry Planned Unit Development
- Density of 4.6 dwellings per acre

Tom Tuggle

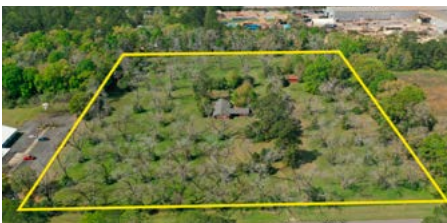


## GREENTREE ROAD SOLAR FARM IN KINGSLAND

101 Acres • Kingsland • \$ 750,000

- Development property
- Located in Camden County, GA
- Conveniently located near all necessary amenities
- Easy access to the I-95 corridor

Mike Lansdell, ALC



## PINETREE BLVD COMMERCIAL LAND

9.41 Acres • Thomasville • \$725,000

- Zoned C1 which allows for a wide variety of uses
- 605 ± FT of road frontage along Pinetree Blvd
- Half a mile from major retail and dining
- Improvements include a 2,272 ± SF home

Todd Davis & Austin Fisher



## LEDO ROAD COMMERCIAL

3,940 SF • Albany • \$465,000

- Most recently used as a church
- Ample land for parking and/or additional development
- East from a very active commercial market
- 10,200 vehicles per day

Todd Davis



## OPPORTUNITY ZONE W/ FLINT RIVER FRONTAGE

60.67 Acres • Albany • \$425,000

- Waterfront tract commercially zoned
- Situated on the famed Flint River in Dougherty County
- Highway frontage within the city limits

Seth Chester



## HWY 96 COMMERCIAL DEVELOPMENT

57.66 Acres • Contact for Pricing

- Prime commercial development opportunity
- Located just a few miles from I-75
- Fastest-growing areas in central Georgia
- 1,450 FT of frontage on Hwy 96 and 150 Ft on Lake Joy Rd

Tom Tuggle & Todd Davis



## HIGHWAY 32 DEVELOPMENT

35.42 Acres • Leesburg • \$420,000

- 100% upland
- Half a mile west of Leesburg, Georgia
- Fast-growing Lee County

Todd Davis



## LEE COUNTY COMMERCIAL DEVELOPMENT

10.1 Acres • Leesburg • \$299,000

- Located in Lee County, GA
- Great place for commercial development
- 10.11 ± acres of vacant land and is divided into 2 lots
- The seller will consider a build-to-suit

Todd Davis



# EXPERT ADVISORS



## DEAN SAUNDERS

ALC, CCIM

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

In 2022, 2021, 2020, Dean received the National Commercial Award from the National Association of REALTORS® [NAR] for exceptional service and contributions to the commercial real estate industry.

Nationally recognized as a land expert, Dean continues to be acknowledged as the best in his field, winning the Top Producer in Land & Top Producer Overall from the CFCAR/CFCREA in 2022 and APEX Top National Producer Award in 2021, 2020, and 2018.



## GARY M. RALSTON

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS, CRRP

Gary is a recognized subject matter expert on retail and commercial properties and is recognized as the most accredited commercial real estate practicing professional in the nation. From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion. Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].



## R. TODD DANTZLER

CCIM

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in commercial properties, investment properties, and commercial leasing. Also a principle with Real Estate Central Group, LLC, a residential real estate brokerage in Winter Haven, Todd has been active in East Polk County real estate for over 33 years. Todd was recognized as the 2012 Florida Realtor® of the Year. In 2000, he was elected president of the Florida REALTORS® -- the youngest president in the history of Florida REALTORS®.

Todd served 8 years as a Polk County Commissioner with two of those years as chairman.





# EXPERT ADVISORS

NAME	OFFICE LOCATION	PHONE	EMAIL
Dean Saunders, ALC, CCIM	Lakeland, FL	863.774.3522	dean@svn.com
Gary Ralston, CCIM, SIOR, CPM, CRE	Lakeland, FL	863-877-2828	gary.ralston@svn.com
R. Todd Dantzler, CCIM	Lakeland, FL	863-287-3586	todd.dantzler@svn.com
Eric Ammon, CCIM	Lakeland, FL	863-602-1001	eric.ammon@svn.com
Hillary S. Bressler	Orlando, FL	321-356-4769	hillary.bressler@svn.com
Daniel Brooks	Lakeland, FL	734-752-7103	dan.brooks@svn.com
Danielle Brown	Lakeland, FL	863-670-7842	danielle.brown@svn.com
Dusty Calderon	Lakeland, FL	407-908-9525	dustyc@svn.com
Seth Chester	Thomasville, GA	352-816-2281	seth.chester@svn.com
Jeff Cusson, CCIM	Lakeland, FL	772-473-8497	jeffcusson@svn.com
Todd Davis	Thomasville, GA	229-349-3884	todd.davis@svn.com
Tyler Davis, ALC	Lakeland, FL	863-877-2829	tyler.davis@svn.com
Richard Dempsey, ALC	Lakeland, FL	863-581-1903	r.dempsey@svn.com
Wyatt Dreggors	Orlando, FL	321.662.5464	wyatt.dreggors@svn.com
Greg Driskell	Orlando, FL	386-867-2736	greg.driskell@svn.com
Jim Edwards	Lakeland, FL	863-430-4244	james.edwards@svn.com
Al Fishalow	Orlando, FL	407-948-8029	al.fishalow@svn.com
Austin Fisher	Thomasville, GA	850-545-9132	austin.fisher@svn.com
Jonathan Fleming	Lakeland, FL	863-287-6891	jonathan.fleming@svn.com
Glenn Folsom	Lakeland, FL	863-559-3268	glenn.folsom@svn.com
Carson Futch	Thomasville, GA	863-559-0800	carson.futch@svn.com
Zeb Griffin	Lakeland, FL	352-630-7547	zeb.griffin@svn.com
Lauren Smith, CCIM, CPM	Lakeland, FL	863-873-1970	lauren.smith@svn.com
David Genho	Lakeland, FL	407-501-5972	dgenho@svn.com
David Goffe, SFR, CDPE	Lakeland, FL	863-559-0550	david.goffe@svn.com
David Goodlett	Lakeland, FL	561-723-9210	david.goodlett@svn.com
Jeff Henwood	Lakeland, FL	407-240-0009	jeff.henwood@svn.com
Berlinte Hires	Orlando, FL	407-373-5252	berlinte.hires@svn.com
David Hitchcock, ALC, CCIM	Lakeland, FL	863-557-0082	david.hitchcock@svn.com
David Hungerford, CCIM	Lakeland, FL	863-660-3138	david.hungerford@svn.com
Bo Jahna	Lakeland, FL	863-557-0320	bojahna@svn.com
Christina Kurtz-Clark, CCIM, ALC	Orlando, FL	352-223-0817	christina.kurtzclark@svn.com
Daniel Lanier	Lakeland, FL	863-698-2971	daniel.lanier@svn.com
Trish Leisner, CCIM	Orlando, FL	352-267-6216	trish.leisner@svn.com
Olivia Meador	Lakeland, FL	863-990-6617	olivia.meador@svn.com
Paul J Meador	Lakeland, FL	239-860-4600	paul.meador@svn.com
Rafael Mendez, CCIM	Orlando, FL	407-748-8970	rafael.mendez@svn.com
Liz Menéndez, CCIM	Lakeland, FL	727-409-0101	Liz.menendez@svn.com
Larry Montanus	Lakeland, FL	863-812-4670	larry.montanus@svn.com
Craig Morby	Lakeland, FL	863-581-0059	craig.morby@svn.com
Bryant Peace, ALC	Thomasville, GA	229-726-9088	bryant.peace@svn.com
Marvin Puryear	Lakeland, FL	352-267-5900	mpuryear@svn.com
Rick Rupp, ALC	Lakeland, FL	863-221-6497	rick.rupp@svn.com
Trent Saunders, ALC	Lakeland, FL	863-640-0390	trent.saunders@svn.com
Augie Schmidt	Lakeland, FL	863-409-2400	augie@svn.com
Linda Schultz	Lakeland, FL	386-479-8420	linda.schultz@svn.com
Chris Settineri	Orlando, FL	973-407-0008	csettineri@svn.com
Greg Smith	Lakeland, FL	863-698-1549	greg.smith@svn.com
Josh Sheppard	Lakeland, FL	407-399-1120	josh.sheppard@svn.com
Joe Sussingham	Lakeland, FL	863-398-4556	joe.sussingham@svn.com
Clay Taylor, ALC	Lakeland, FL	863-224-0835	clay.taylor@svn.com
Steve Toner, MBA	Lakeland, FL	813-391-0302	steve.toner@svn.com
Keat Waldron, ALC	Lakeland, FL	863-214-3410	keat.waldron@svn.com
Tony Wallace, CF	Lake City, FL	352-538-7356	tony.wallace@svn.com





# I-4 CORRIDOR CONFERENCE

Creating Connections in Commercial Real Estate

**Friday, September 15, 2023**  
Bonnet Springs Park | Lakeland, FL



SCAN THE CODE  
TO REGISTER  
OR VISIT  
[svnsaunders.com/i4conference](https://svnsaunders.com/i4conference)

## HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

## ORLANDO

605 E Robinson Street, STE 410  
Orlando, Florida 32801  
407.516.4300

## NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

## GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

