

COMMERCIAL CATALOG

SVN | SAUNDERS RALSTON DANTZLER

SUMMER 2024





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ABOUT US

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage 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. 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, Georgia, Alabama and Arkansas, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.



CENTRAL FL 273K SF WAREHOUSE

273,384 SF • \$23,850,000 • Lake Wales, FL

- LED lighting
- [10] ten dock high doors
- 3 phase, 480 Volts, 4600 Amps
- 100 tn compressed air system
- 80 tons of water for chilling
- [2] two rail spurs
- [2] two chillers
- Column spacing: 40' x 50'
- 256k gallon fire suppression sprinkler system
- Roof repaired in 2018

Augie Schmidt, SIOR & Vinh Dawkins



5949 SADLER ROAD

230,548 SF • \$9,950,000 • Zellwood, FL

- Fire suppression throughout
- Recently replaced roof membrane
- 40 Growing rooms
- 20,000 Gallon fueling station onsite
- Large 40-acre staging yard

David Hungerford, CCIM, SIOR, Augie Schmidt, SIOR & Chad Johnson



25 ACRES FOR MULTI-USE DEVELOPMENT

24.93 AC • \$7,250,000 • Lakeland, FL

- Almost 25 acres available for multi-use development
- Polk Parkway is 0.6 ± miles away
- Across the street from the Publix corporate headquarters

Gary Ralston, Lauren Smith & Carly Powell



OPTIMAL I-4 INDUSTRIAL WAREHOUSE

31,890 SF • \$7,000,000 • Orlando, FL

- For Sale or Lease
- Lease Rate at \$5,000-7,500 per month (MG)
- Available SF: 3,200-5,400
- Centrally located off I-4 John Young Pkwy exit
- High-traffic location featuring increased visibility

Berlinte Hires, CCIM, SIOR

Leased



GILL JONES BUILDING

72,000 SF • \$14 SF/yr • Winter Haven, FL

- Flexible floor plan to suit your specific needs
- Ample parking
- Located 1.2 miles south of US 92 in Lake Alfred

R. Todd Dantzler, CCIM

Sold



WILDWOOD INDUSTRIAL WAREHOUSE

6,000 SF • \$6,800,000 • Wildwood, FL

- Small Bay Multi-Tenant
- 100% occupied
- Near The Villages

Ali Manekia, CCIM, SIOR



OLD DIXIE HIGHWAY COMMERCIAL LAND

15.55 AC • \$6,500,000 • Auburndale, FL

- Versatile commercial land
- Prime location in the fast-growing city of Auburndale
- Easy access to Polk Parkway, a major connector within Polk County, and the I-4 corridor

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



5955 SOUTH FLORIDA AVENUE DEVELOPMENT LAND

11.82 AC • \$5,500,000 • Lakeland, FL

- 400 ± FT Frontage on S FL Ave
- 42,500 Cars/ Day Traffic
- located less than 3,000 FT North

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



FURNITURE WAREHOUSE NNN INVESTMENT

45,061 SF • \$4,950,000 • Lakeland, FL

- Less than 5 minutes from I-4
- Across the street from Home Depot
- Highly desired Industrial zoning in the Mixed Commercial Corridor
- Large 1.88 acre lay down yard

Augie Schmidt, SIOR



Under Contract

WEST LAKE WALES RESIDENTIAL OR COMMERCIAL

193 AC • \$4,400,000 • Lake Wales, FL

- Vacant 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



Under Contract

HWY 455 CLERMONT HARTLE 17 AC

17.5 AC • \$3,900,000 • Clermont, FL

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

Marvin Puryear



POLK PARKWAY INDUSTRIAL DEVELOPMENT LAND

127.17 AC • \$1.85 - \$4.2 • Auburndale, FL

- 60 ± usable acres
- City staff supports IOS and light industrial development on the subject
- Optimal to major highways

David Hungerford, CCIM, SIOR



RIVERLINE RANCH AND DEVELOPMENT

139 AC • \$3,300,000 • Arcadia, FL

- One of the largest tracts of land available just outside the city limits of Arcadia
- Ample road frontage on both HWY 70 and SE Hansel Ave
- Multiple points of access for a future landowner

Keat Waldron, ALC



55 ACRE ± POLK PARKWAY DEVELOPMENT SITE

54.75 AC • Subject To Offer • Auburndale, FL

- Newly constructed Polk Parkway/Braddock Road interchange
- Just 3.5 miles south of I-4
- The site borders Tenoroc State Park to the west
- Roughly 1,350 ft of frontage on the Polk Parkway

Gary Ralston, CCIM, SIOR, CRE & Tyler Davis, ALC



SOUTHWEST LAKELAND INDUSTRIAL FLEX BUILDINGS

19,600 SF • \$3,150,000 • Lakeland, FL

- Two (2) 9,800 SF buildings delivered in grey shell condition
- Logistical advantages of 22 million people within a 5-hour drive
- Opportunity to finish out per owner

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



OSCEOLA COUNTY 7.41 ACRES INDUSTRIAL

7.41 AC • \$2,700,000 • St. Cloud, FL

- Just south of Irlo Bronson Memorial Highway
- In the center of a high-growth area
- Nearby large-scale residential/commercial developments
- Highest and best use for this site is for industrial

Dusty Calderon



New Listing

RV, TRUCK, AND AUTOMOTIVE REPAIR SHOP

3.79 AC • \$1,795,000 • Lakeland, FL

- Boasts strong concrete construction and a 1.85-acre large open yard
- Suitable for automotive user requiring Industrial Outdoor Storage

Vinh Dawkins & Augie Schmidt, SIOR



NE LAKELAND INDUSTRIAL LAND

6.44 AC • \$1,600,000 • Lakeland, FL

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

David Hungerford, CCIM, SIOR



Under Contract

CENTRAL FLORIDA I-4 INDUSTRIAL LAND

4.1 AC • \$1,550,000 • Lakeland, FL

- Shovel-ready site
- 4.1 Usable Acres
- Intense industrial zoning
- Excellent access to major roadways
- Proximity to I-4

Augie Schmidt, David Hungerford & Tyler Davis



EAST BARTOW INDUSTRIAL LAND

11.46 AC • \$1,500,000 • Bartow, FL

- Proximity to transportation infrastructure
- Strategic location for supply chain logistics
- Located in the East Bartow Market

David Hungerford, CCIM, SIOR



RIVERLINE RANCH NORTH DEVELOPMENT

30 AC • \$1,350,000 • Arcadia, FL

- 1,320 FT of frontage on HWY 70 in Arcadia, FL
- Located just 2.5 miles outside of town
- Currently zoned A-5 (1 dwelling per 5 acres)

Keat Waldron, ALC



Under Contract

2400 AVENUE E SW

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

- 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
- 3-Phase Power Available

Craig Morby & Eric Ammon, CCIM



Under Contract

OLD MEDULLA RD COMMERCIAL DEVELOPMENT LOTS

11.92 AC • \$1,200,000 • Lakeland, FL

- 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, Glenn Folsom & Gary Ralston



INDUSTRIAL DEVELOPMENT ACREAGE NEAR POLK PARKWAY

5.25 AC • \$950,000 • Lakeland, FL

- Close proximity to US Highway 98, Polk Parkway, and I-4
- GI Zoning
- Surrounded by various industrial businesses

David Goffe, CCIM



LIBERTY COUNTY CHIP MILL

72.6 AC • \$900,000 • Hosford, FL

- Unique investment opportunity
- Zoned Industrial
- Direct access to rail transportation
- Fantastic redevelopment opportunity for a business supporting the wood products industry

Mike Lansdell, ALC & Austin Fisher

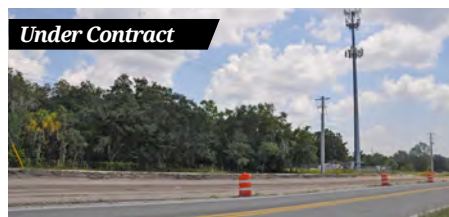


HIGHWAY 555 INDUSTRIAL LAND

40.6 AC • \$812,000 • Bartow, FL

- Ideal for industrial development
- Can be purchased in bulk or 4 separate parcels
- Surrounded by existing industrial users

Glenn Folsom & Zeb Griffin, ALC



Under Contract

WEST PIPKIN ROAD COMMERCIAL DEVELOPMENT

5.03 AC • \$600,000 • Lakeland, FL

- 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, Glenn Folsom & Gary Ralston



Under Contract

COMMERCIAL PROPERTY OPPORTUNITY NEAR I-4

1.99 AC • \$550,000 • Lakeland, FL

- 138 parking spaces
- Permitted uses: Manufacturing, Motor Freight Transportation and Warehousing, Wholesale Trade, Retail Trade
- Building height limit: 35 FT

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



LAKELAND AUTO SALVAGE YARD

1 AC • \$399,900 • Lakeland, FL

- 1 acre with approximately 3,000 SF covered pole barn and an additional renovated office, with brand new roof, and drywall
- fully fenced
- The pole barn sits on a 4,900 SF slab

Craig Morby & Eric Ammon, CCIM



MADISON COMMERCIAL 13 ACRES

12.77 AC • \$300,000 • Madison, FL

- Ready for business
- Located on SR 53 8/10 of a mile south of downtown Madison, Florida
- Boasts 512' of highway frontage on SR 53
- Conveniently located

Greg Driskell & Mark Wirick



LAKE WALES INDUSTRIAL & TECHNOLOGY PARK LOTS

6.16 AC • Negotiable • Lake Wales, FL

- Multiple access points along US Hwy 27
- Exposure to US Hwy 27
- Proximity to Tampa and Orlando

Gary Ralston, Sid Bhatt & Maricruz Gutierrez Mejia



NEW 30,000 SF FLEX WAREHOUSE AT I-4 / KATHLEEN ROAD EXIT

1.53 AC • Call for Price • Lakeland, FL

- Build-to-Suit Development Lot off Kathleen Road
- Industrial Flex Luxury Warehouse - 30,000 ± SF
- Additional Adjacent Lot Available - 2.52 ± Acres
- Class A Industrial, Block construction

Sid Bhatt, CCIM, SIOR & Trace Linder



US 301 OUTDOOR STORAGE LOT

1.3 AC • \$3,000 /mo (Ground) • Lawtey, FL

- Commercial Development along busy Highway 301
- Ideal location for Industrial Outdoor Storage
- Other uses for this site close to Jacksonville are: Truck Parking Terminal, Heavy Equipment

Sid Bhatt, CCIM, SIOR



NEW 40,000 SF FLEX WAREHOUSE AT I-4 / KATHLEEN ROAD EXIT

2.52 AC • \$18/SF NNN • Lakeland, FL

- Build-to-Suit development lots off Kathleen Road, Lakeland
- Industrial Flex Luxury Warehouse - 40,000 ± SF
- Additional adjacent lot available - 1.53 ± Acres
- 22 Million people within a 5 hour drive

Sid Bhatt, CCIM, SIOR & Trace Linder



CENTENNIAL BUSINESS COMPLEX & OUTDOOR STORAGE

5,000 - 46,800 SF • \$15 SF/yr (NNN) • Bartow, FL

- Modern facilities with customizable floor plans
- High ceilings and ample parking
- Strategic location with easy access to major transportation routes
- State-of-the-art amenities

Lauren Smith, CCIM, CPM & Carly Powell



LAKELAND INDUSTRIAL OFFICE/ WAREHOUSE ON 3.49 ACRES

7,329 SF • \$14,000 /mo (NNN) • Lakeland, FL

- Central Lakeland Industrial/Office/Warehouse
- 7,329 SF on a rare 3.49 acre property
- Abundance of parking, and lay down yard capabilities
- Currently used for a trucking company

Craig Morby & Eric Ammon, CCIM



MULBERRY INDUSTRIAL WAREHOUSE

5,326 SF • \$14 SF/yr • Mulberry, FL

- Conveniently located approximately 10 to 15 miles from I-4, providing excellent access for transportation and logistics needs
- Features three 12x12 roll-up doors, ideal for efficient loading and unloading of goods

Danielle Brown



APOPKA FLEX OFFICE/ WAREHOUSE

2,500 SF • \$12.50 SF/yr (NNN) • Apopka, FL

- Easy access to I-4 & Orlando
- Recently renovated
- Overhead Doors
- Private Restrooms
- Air Conditioned Office

Ali Manekia, CCIM, SIOR & Ryan Smith



BRIDGEWATER COMMERCIAL PARK

2,500 - 5,100 SF • \$11-\$13 SF/yr (NNN) • Lakeland, FL

- Beautifully maintained commercial park
- Located just south of one of the fastest-growing industrial corridors
- Easy access to many of Florida's major roadways

Augie Schmidt, SIOR



AUBURNDALE HWY 542 WAREHOUSE

3,000 SF • \$10-\$14 SF/yr (NNN) • Winter Haven, FL

- 6,000 ± SF warehouse situated along the northwest corner of Highway 542 and Taylor Rd
- Located within Winter Haven-Auburndale market and features proximity to major thoroughfares such as US 92, the Polk Pkwy, and I-4

Maricruz Gutierrez Mejia & Shea R. Booster



LAKELAND AIRPORT CLASS A FLEX SALE LEASEBACK

18,450 SF • \$4,250,000 • Lakeland, FL

- Exceptional investment in Lakeland
- Year built: 2020
- NNN Expenses: \$3.22/SF
- Zoning: PUD 5653 (I-2)
- Power: 400 amps 120/208 3-Phase

David Hungerford, CCIM, SIOR



DOWNTOWN LAKELAND MIXED USE BUILDING

12,535 SF • \$3,995,000 • Lakeland, FL

- Situated in downtown Lakeland, Florida
- Magnificent Sommer Building
- Newly built within the walls of a 1920 historic Lakeland building
- 12,535 SF on 4 floors with an elevator and roof deck

Craig Morby & Eric Ammon, CCIM



COURTHOUSE PROFESSIONAL OFFICE COMPLEX

18,160 SF • \$2,700,000 • Bartow, FL

- Located less than 1,000 ± FT from the Polk County Courthouse
- 18,160 ± SF of office space
- 26 total private offices
- Two structures: built in 1915 and 2002

Tyler Davis, ALC, Dean Saunders, ALC, CCIM & David Hungerford, CCIM

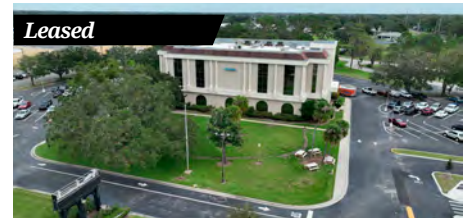


MINNEOLA BUSINESS PARK PARCEL C

8.82 AC • \$1,800,000 • Minneola, FL

- 8.9 Acres 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 area

Marvin Puryear



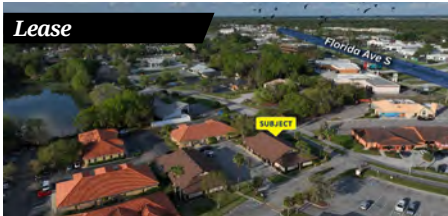
Leased

600 NORTH BROADWAY AVE BARTOW BB&T

1,155 - 2,092 SF • \$16 SF/yr (NNN) • Bartow, FL

- Zoning: Commercial
- Year Built: 1976
- Various sizes available on three separate floors

R. Todd Dantzler, CCIM & Jonathan Fleming



Lease

PROFESSIONAL OFFICE FOR LEASE NEAR FLORIDA AVE S

1,250 - 2,500 SF • \$17-\$19 SF/yr (MG) • Lakeland, FL

- Best suited for low foot traffic professional business
- Located near South Florida Avenue (41,000 ± Cars/Day)
- Located within the city's most affluent zip code

Angie Workman



Lease

CHRISTINA COMMONS RETAIL CENTER

1,257 - 1,265 SF • \$19 SF/yr (NNN) • Lakeland, FL

- 1,200 ± SF
- Affluent area
- Excellent access
- Ample parking
- Most Users Accepted

Lauren Smith, CCIM, CPM & Jill Howard



CHIEFLAND TIMBER OFFICE AND SHOP

1,448 SF • \$350,000 • Chiefland, FL

- Situated along US Hwy 98 within the city limits of Chiefland, FL
- 1,448 ± SF office with 1,008 SF of air-conditioned/heated space
- Multiple offices and rooms

Clay Taylor, David Hitchcock & Greg Driskell



New Listing

5815 SOUTH MACDILL AVENUE

1,761 SF • \$3,978 /mo (MG) • Tampa, FL

- Professional office space
- Handicap accessible
- Only 2 ± miles from MacDill Air Force Base
- Close proximity to State Road 573, U.S Highway 92, and Selmon Expressway (Toll Road)

Liz Menéndez, CCIM

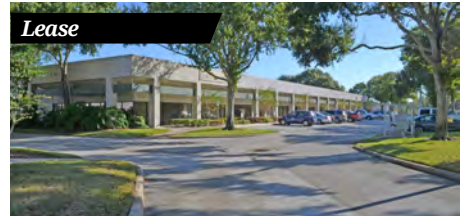


COMMERCIAL DEVELOPMENT LOT DOWNTOWN LEESBURG

1.94 AC • \$850,000 • Leesburg, FL

- Commercial development opportunity
- Downtown Leesburg, FL
- Lake Harris and Chain of Lakes are blocks away

Jeremiah Thompson, ALC & Marvin Puryear



Lease

2525 DRANE FIELD ROAD

2,000 - 4,000 SF • \$15 SF/yr (NNN) • Lakeland, FL

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

Lauren Smith, CCIM, CPM



Lease

OFFICE SUITES AT WEST WOODS COMPLEX

2,446 - 9,130 SF • Negotiable • Lakeland, FL

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

Lauren Smith, CCIM, CPM



2,485 ± SF PROFESSIONAL OFFICE IN WILDWOOD

2,485 SF • \$450,000 • Wildwood, FL

- On-site Parking
- Traffic Count-23,500
- Additional Parcel included-1.34 acres with a storage building
- 1 mile North of the Florida Turnpike

Marvin Puryear



US 27 SUNRISE PLAZA MEDICAL OFFICE PAD

2,530 SF • \$395,000 • Four Corners, FL

- Land 2,530 SF
- Dimensions 55'x46'
- Buildout possible for 1 or 2 tenants
- Association Fee \$305.89
- Easy access to Hwy 27, I92 and I-4

Trish Leisner, CCIM



**LAKELAND DIXIELAND OFFICE/
RETAIL ZONED C-2**

2,682 SF • \$395,000 • Lakeland, FL

- Prime Dixieland location
- Just off South Florida Ave
- Close to various shops and restaurants

Craig Morby & Eric Ammon, CCIM



**2.33 ACRE SITE FOR COMMERCIAL
DEVELOPMENT**

2.33 AC • \$300,000 • Crystal Springs, FL

- Zoned for Commercial Development
- Zoning: C-2 (Pasco County)
- 99% upland
- Mostly cleared, level
- 15,000 Cars/Day on SR 39

Steve Toner, MBA



Under Contract

**AUBURNDALE DOWNTOWN
CENTER OFFICE/RETAIL**

3,600 SF • \$650,000 • Auburndale, FL

- 3,600 ± SF block construction building - office/retail
- 7% CAP rate with solid upside, NNN lease
- Zoned CBD, Central Business District, City of Auburndale

Craig Morby & Eric Ammon, CCIM



Lease

HAINES CITY BALMORAL OFFICE

3,703 SF • \$7,000 /mo (Gross) • Haines City, FL

- Ample Parking with over 40 spaces
- Elevator and Patio
- Multi-family vacation homes across from the subject property
- Open concept space delivers flexibility

Danielle Brown



**WILDWOOD PROFESSIONAL
OFFICE BUILDING 4,500 ± SF**

4,500 SF • \$550,000 • Wildwood, FL

- 4,500 ± SF Professional Office
- Zoned C1 (Wildwood)
- .10 acres- Additional lot on Kentucky Ave with entrance to the property
- 1 mile North of the Florida Turnpike

Marvin Puryear



**HIGHWAY COMMERCIAL
OPPORTUNITY NEAR SR-60**

5,000 SF • \$700,000 • Bartow, FL

- Class "A" office building
- Built in 2008
- 0.2 miles from SR 60 (22,500 ± Cars/Day)
- 0.5 miles from Bartow Courthouse
- 50 FT of parking on 750 West Main Street

Glenn Folsom



Under Contract

**MASSACHUSETTS AVE MIXED USE
OFFICE BLDG**

5,180 SF • \$795,000 • Lakeland, FL

- Lakeland FL - Investment Opportunity
- Currently running as a daycare center
- Reception, waiting room, play areas, classroom, separate kitchen and office
- Fenced with parking

Danielle Brown, Craig Morby & Eric Ammon, CCIM



**HIGHWAY COMMERCIAL BUILDINGS
OFF SR-60**

5,960 SF • \$900,000 • Bartow, FL

- Prime highway commercial opportunity
- 0.2 miles from SR 60 (22,500 ± Cars/Day)
- 0.5 miles from Bartow Courthouse

Glenn Folsom



Under Contract

**WILDWOOD PROFESSIONAL OFFICE
BUILDINGS WITH 3.34 ACRES**

6,985 SF • \$850,000 • Wildwood, FL

- 2 Commercial Buildings - 4,500 SF and 2,485 SF
- Zoned C12
- 2 additional lots-1 lot with a 71x40 storage shed
- 2 miles east of Interstate 75
- 1 mile north of Florida Turnpike

Marvin Puryear



Lease

MULBERRY FLEX SPACE

8,400 SF • \$15 SF/yr (NNN) • Mulberry, FL

- The property is fully fenced
- 14 FT roll-up door
- Extra storage shed
- Air-conditioned office spaces

Linda Schultz



Lease

NORTH LAKELAND OFFICE SPACE

800 SF • \$22 SF/yr (NNN) • Lakeland, FL

- Excellent visibility from US 98 N
- Right-in/right-out access
- Proximity to I-4
- Remodeled in 2023

Linda Schultz



**DOWNTOWN AUBURNDALE
COMMERCIAL BUILDING**

824 SF • \$420,000 • Auburndale, FL

- Located in downtown Auburndale
- Turnkey operation for the next salon operator
- On-site parking spaces

Danielle Brown



BARTOW MEDICAL OFFICE BUILDING

6,381 SF • Call for Pricing • Bartow, FL

- Fully Leased to National Corporate Tenant
- New Roof to be installed at Occupancy
- Class "A" 2nd Generation Medical Building with extensive medical-related renovations
- Less than 2.5 miles from Bartow Regional Medical Center
- 9 Exam Rooms with sinks | 5 Private Offices | Blood Laboratories | 2 Nurse Stations | Large Waiting Area
- Break Rooms | Large Training Room | 4 Restrooms | 2 Storage Rooms.
- Opportunity to customize space for Dentist Office or General Medical Practitioners

Sid Bhatt, CCIM, SIOR & Trace Linder



WATERFORD LAKES CLASS 'A' MEDICAL OFFICE FOR LEASE

4,500 SF • Contact for Pricing • Orlando, FL

- Strategically located in Waterford Lakes Area
- Easy access to Downtown Orlando, UCF, Lockheed Martin, and major attractions
- Class 'A' Facility: Proposed 4,500 ± SF Medical Office building with modern amenities

Rafael Mendez, CCIM



S FLORIDA AVE RETAIL BUILDING

2,550 SF • \$45 SF/yr (NNN) • Lakeland, FL

- 175 ± FT of road frontage along S Florida Ave
- 53 Parking spaces
- Brand new retail development
- Several points for entry and exit

Lauren Smith, CCIM, CPM

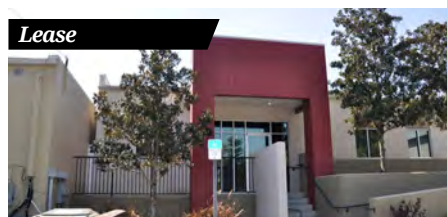


CITRUS TOWER BLVD MEDICAL BUILDING

2,995 SF • \$1,300,000 • Clermont, FL

- Prime office building
- Located in the busy commercial US HWY 27 corridor
- Less than 1.5 miles from the new Adventhealth Clermont campus and Orlando Health

Christina Kurtz-Clark CCIM, ALC



DIXIELAND OFFICE BUILDING FOR LEASE

2,300 SF • \$22 SF/yr (NNN) • Lakeland, FL

- Strong population density
- Great visibility and exposure through 23,000 ± cars per day
- Accessible parking

Linda Schultz



GREEN MEDICAL CENTER

1,790 - 1,940 SF • Negotiable • Haines City, FL

- Located in the heart of Haines City
- Green Medical Center currently has 5 other tenants that are mostly medical
- Services are primary, pediatric, and chiropractic

Angie Workman & Lauren Smith, CCIM, CPM



HWY 27 S AT SR 48 LEESBURG 43 AC

43 AC • \$8,000,000 • Leesburg, FL

- Property adjoins Lake Harris Square Shopping Center
- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- High traffic market area
- 900 ± ft of road frontage on Hwy 27, and 665 ± fronting SR 48 and a daily traffic count of 29,500
- The Market Area includes businesses such as Publix, Walgreens, Dollar General, Lowes, and Home Depot

Marvin Puryear



E HWY 50 IN CLERMONT RETAIL DEV LAND ACROSS FROM LOWES

17.68 AC • \$6,500,000 • Clermont, FL

- 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
- Hwy 50 that features a traffic count of 48,000 cars per day
- More than 27,000 people within a 2 mile radius with a median household income of more than \$62,000 within a 10 minute drive-time.

Marvin Puryear



Under Contract

PRIME COMMERCIAL LAND ON US HWY 27 AT DUNDEE RD

28.59 AC • \$3,950,000 • Haines City, FL

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

David Hitchcock, Craig Morby & Eric Ammon, CCIM



New Lease

RETAIL CENTER ON N SCENIC HIGHWAY

1.48 AC • \$650,000 • Babson Park, FL

- Income producing strip center
- High growth area
- Wonderful upside

R. Todd Dantzler, CCIM



New Lease

HAINES CITY RETAIL BUILDING ON U.S HWY 27

1.81 AC • \$4,499,000 • Haines City, FL

- 20,700 SF commercial building
- Great location with excellent visibility
- 62,000 ± Cars/Day on U.S Hwy 27
- Located in the heart of Haines City

R. Todd Dantzler, CCIM



DOWNTOWN CLERMONT 6,912 SF RETAIL/EVENT CENTER

6,912 SF • \$3,900,000 • Clermont, FL

- 6,912 ± SF Retail/Event Center Downtown Clermont
- Lot Dimensions: 201x93
- Parking on site and street parking
- Less than one block from Waterfront Park

Marvin Puryear



HWY 27 AND SULLIVAN RD WEST COMMERCIAL

22.6 AC • \$3,500,000 • Minneola, FL

- Near the Florida Turnpike
- 1,145 ± FT Frontage on US 27
- Zoned B1 [City of Minneola]-Retail/Office/General Commercial uses

Marvin Puryear



WENDY'S GRIFFIN RD

3,692 SF • \$3,120,000 • Lakeland, FL

- In 2024, the restaurant will be remodeled to meet Wendy's new image
- NNN Lease
- 10% Rent increase every five (5) years
- 20-year base term with options to renew

Glenn Folsom



6 ACRE APOPKA DEVELOPMENT SITE

5.98 AC • \$2,900,000 • Apopka, FL

- 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



OZELLO TRAIL COMMERCIAL

46.25 AC • \$2,500,000 • Homosassa, FL

- Water and sewer on West Ozello Trail
- Residential and/or commercial development opportunity
- 1,640 ± FT of road frontage on U.S Hwy 19
- 1,220 ± FT of road frontage on W Ozello

Greg Driskell & Clay Taylor, ALC



AVON PARK WALMART OUTPARCELS

14.46 AC • \$350,000 - \$630,000 • Avon Park, FL

- 4 lots available in front of Walmart Supercenter
- Directly in front of the Walmart in Avon Park
- 14 miles from MacDill Air Force Base Auxiliary Field
- Pads are 100% usable

David Hungerford, CCIM, SIOR



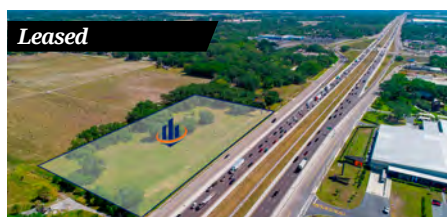
Leased

PLANT CITY I-4 BENNETT RD DEVELOPMENT ACREAGE

9 AC • Negotiable • Plant City, FL

- Available land on Interstate 4 in Plant City, FL
- Prime com real estate development opportunity
- Position along Interstate 4 Corridor
- Excellent accessibility for transportation distribution

Sid Bhatt, CCIM, SIOR & Gary Ralston, CCIM



Leased

I-4 FRONTAGE PLANT CITY DEVELOPMENT SITE

6.2 AC • Negotiable • Plant City, FL

- Available land on Interstate 4 in Plant City, FL
- Prime com real estate development opportunity
- Position along Interstate 4 Corridor
- Excellent accessibility for transportation distribution

Sid Bhatt, CCIM, SIOR & Gary Ralston, CCIM



4545 & 4575 GIBSON DRIVE

3.72 AC • \$2,300,000 • Lakeland, FL

- Great retail or hotel site
- Curb cut already in place
- FLU of Interchange Activity Center
- Not far from SR 33, interchange leading to I-4
- 100% Uplands

Eric Ammon, CCIM & Craig Morby



HISTORIC DOWNTOWN LAKELAND VALUE ADD OPPORTUNITY

16,650 SF • \$2,195,000 • Lakeland, FL

- Two-story building
- Original wood floors upstairs
- Natural light throughout
- Strong I-Beam construction
- Open walls for an easy buildout

Augie Schmidt, SIOR

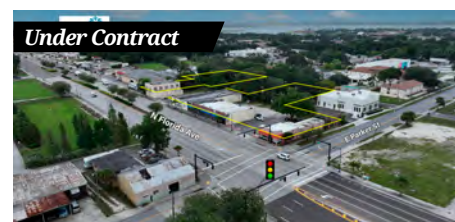


WEST PIPKIN @ RIVERSTONE COMMERCIAL CORNER

3.22 AC • \$2,000,000 • Lakeland, FL

- Commercial corner property at the intersection of West Pipkin Rd and Medulla Rd
- Near the new Riverstone subdivision and the Southwest Lakeland
- Approximately 2,000 upcoming units

Richard Dempsey, ALC & David Hungerford, CCIM



Under Contract

MIDTOWN LAKELAND REDEVELOPMENT CORNER

16,718 SF • \$2,000,000 • Lakeland, FL

- CRA Tax incentives available for interior/exterior renovation and food service
- Possible CRA Tax incentives for new construction
- 1.5 ± acres in the Midtown Lakeland CRA

R. Todd Dantzler, CCIM



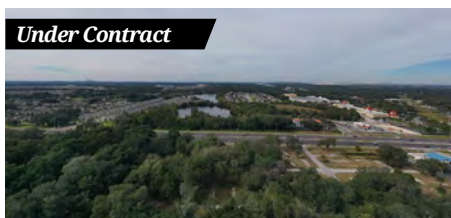
New Lease

APOPKA MAIN STREET RETAIL

4,022 SF • \$18-\$25 SF/mo • Apopka, FL

- Spacious layout for versatile business use
- Ample parking for convenience and accessibility
- High visibility for enhanced business exposure

Reinaldo Sobrino & Rafael Menedez, CCIM



Under Contract

1.82 ACRES ON US 301 FOR DEVELOPMENT

1.82 AC • \$1,500,000 • Riverview, FL

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

Steve Toner, MBA



LAKE CITY RETAIL | OFFICE | HOSPITALITY SITE

7.89 AC • \$1,250,000 • Lake City, FL

- 1 mile west of Interstate 75 exit/entrance
- 460 ± FT of Highway frontage on SR90
- Zoned CHI (Commercial Highway Interchange) allowing retail, auto, office, hospitality, food service, and others

Marvin Puryear



Under Contract

COMMERCIAL LAND AT CHAMPIONS GATE

3.25 AC • Subject to Offer • Davenport, FL

- Located along I-4 corridor
- A major development in the area
- Minutes from I-4 exit

Lauren Smith, CCIM, CPM



EAST LAKELAND SIGNALIZED CORNER LAND

3.21 AC • \$1,250,000 • Lakeland, FL

- Prime investment opportunity
- Corner lot with high visibility
- Combee Rd and Skyview Dr with 18,500 cars per day

David Hungerford, CCIM, SIOR



New Listing

RECKER HIGHWAY COMMERCIAL LAND

2.6 AC • \$1,250,000 • Winter Haven, FL

- Zoned C-3 for versatile retail and commercial use
- Strong accessibility through full median cut
- Traffic count: 16,200 cars per day

David Hungerford, CCIM



PIPKIN AND YATES ROAD COMMERCIAL CORNER

1.52 AC • \$1,250,000 • Lakeland, FL

- Located in southwest Lakeland
- Commercial corner property features high visibility
- At the signalized intersection of Pipkin Rd and Yates Rd

Richard Dempsey, ALC & David Hungerford, CCIM



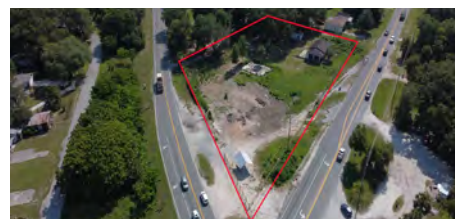
Under Contract

HOLIDAY US HWY 19 VACANT COMMERCIAL LOT

1.22 AC • \$1,000,000 • Holiday, FL

- 1.2 Acre commercial development site
- Zoned commercial general
- Heavy traffic on US-19

Sid Bhatt, CCIM, SIOR



CR 48 COMMERCIAL CORNER LOT

884 SF • Okahumpka, FL

- Water and Sewer nearby
- Phase 1 and Survey - April 2022
- Hard Corner Lighted Intersection
- Florida Turnpike 2.75 miles to the West
- Hwy 27 and major grocery chains, fast food, etc

Trish Leisner, CCIM



LAKELAND COMMERCIAL ZONED LCC - 1.39 ACRES 3 BUILDINGS

6,420 SF • \$899,000 • Lakeland, FL

- 1.39 Acres
- Two Parcels with 3 structures - Total of 6,420 SF
- Zoning - LCC (Linear Commercial Corridor)
- Uses include retail, office, gas station, auto dealerships, and personal service

Craig Morby & Eric Ammon, CCIM



LAKE WALES DOWNTOWN RETAIL STRIP CENTER

6,240 SF • \$925,000 • Lake Wales, FL

- 6,240 SF Retail Strip Center in downtown LW
- Zoned C-2, City of LW
- Six total spaces in the strip center - five tenants with one tenant using two spaces
- Leases are modified gross

Craig Morby & Eric Ammon, CCIM



Under Contract

HIGHWAY 27 DAVENPORT DEVELOPMENT LOT

0.93 AC • \$890,000 • Davenport, FL

- Located on Hwy 27
- Approximately than 1.5 miles north of I-4 Exit 55
- Cconsists of 0.93 acres with a land use change in process to OCX
- 145 ± FT of frontage on Hwy 27

Tyler Davis, ALC & Gary Ralston, CCIM, SIOR, CRE



US HIGHWAY 27 RESTAURANT DEVELOPMENT SITE

8,000 SF • \$850,000 • Lake Wales, FL

- Excellent opportunity for Retail, Restaurant, or franchise operation
- Adjacent to Hampton Inn & Suites and the new Slim Chickens Restaurant
- In the proximity to Publix, Lowes, Home Depot

Sid Bhatt, CCIM, SIOR



LAKELAND I-4 FRONTAGE IMPROVED RETAIL PAD

1.37 AC • \$850,000 • Lakeland, FL

- Fully improved retail pad
- Great visibility from I-4
- Parking lots are in place and utilities are stubbed

David Hungerford, CCIM, SIOR



CORNER RETAIL SITE OFF SR-580

2,400 SF • \$789,000 • Plant City, FL

- 1.5 ± miles from I-4
- Corner lot
- CN Zoning
- 140 ± FT of frontage on State Road 580

Berlinte Hiresch, CCIM, SIOR



DIXIELAND COMMERCIAL POSSIBLE REDEVELOPMENT CORNER

2,138 SF • \$699,000 • Lakeland, FL

- Redevelopment opportunity
- Along the Dixieland corridor
- Front frontage on South Florida Ave (23,000 ± cars/day)

Craig Morby & Eric Ammon, CCIM



For Lease

CURRY VISTA PLAZA

2,100 SF • Call For Info • Orlando, FL

- Exceptional leasing opportunity
- Boasting modern architecture and a professional ambiance
- Flexible floor plans ideal for office or office building tenants

Reinaldo Sobrino & Bill Nguyen



New Listing

MILLS 50 DISTRICT HAIR SALON SPACE FOR LEASE

2,000 SF • Base Rent \$35 /SF • Orlando, FL

- Move-In Ready Hair Salon with 10 booths and 3 backwash chairs
- Dedicated laundry room, break room for staff, and storage
- Ample parking with over 35 parking spaces

Bill Nguyen



LANDSCAPING COMPANY

396 SF • \$695,000 • Yalaha, FL

- Established Lake County Landscaping and Nursery Location
- Business, Equipment, and Inventory included
- Direct Highway Road frontage
- 1.13 acres for retail and landscaping site

Trish Leisner, CCIM



BOMBER ROAD COMMERCIAL DEVELOPMENT SITE

2.88 AC • \$575,000 • Winter Haven, FL

- Zoned PD-Commercial
- 1.7 ± miles from U.S Highway 17
- Proximity to residential neighborhoods
- Versatile zoning for various commercial uses

Tyler Davis, ALC & Clay Taylor, ALC



COCOA BEACH SINGLE TENANT NN RETAIL SITE

2,545 SF • \$550,000 • Cocoa, FL

- 32 surface parking spaces
- Minutes away from the Historic Cocoa Village/ Downtown Cocoa
- Less than 0.5 ± mi from U.S. Hwy 1 (33,000 VPD)
- Located between State Roads 520, 528 and I-95

Bill Nguyen



Only 12-14 Available

SOUTH LAKE COMPLEX

1,200 - 3,600 SF • \$22 SF/yr (NNN) • Clermont, FL

- 135 parking spaces
- 43,500 AADT on US Hwy 27
- Within 5 minutes of Disney World and 20 minutes of Orlando

Lauren Smith, CCIM, CPM & Ryan Smith



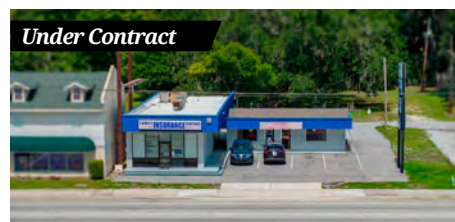
For Lease

CAMBRIDGE OAKS PLAZA

1,230 - 2,800 SF • \$20 - 35 SF/yr (NNN) • Casselberry, FL

- Within SBA Hubzone and Opportunity Zone
- Well-maintained, stand-alone building
- Excellent visibility near a signalized corner
- Strategically located for high traffic
- Surrounded by successful retailers

Rafael Mendez, CCIM & Bill Nguyen



Under Contract

OFFICE/RETAIL ON HIGH TRAFFIC US 98 NORTH

1,880 SF • \$495,000 • Lakeland, FL

- Office/Retail Property on busy US 98 North in Lakeland, FL
- 1,880 split into two sides - 1200 SF & 680 SF, the latter occupied by a long-term tenant
- Zoning C-2, City of Lakeland. Uses are plentiful

Craig Morby & Eric Ammon, CCIM



For Lease

SHOPPES OF CHRISTINA

1,500 SF • \$16 SF/yr (NNN) • Lakeland, FL

- Consists of three buildings which create a commercial center
- 2 spaces available as well as a potential build-to-suit
- Located on S FL Avenue in Lakeland

Lauren Smith, CCIM, CPM & Jill Howard



697 ANDERSON RD, GROVELAND

1,161 SF • \$428,000 • Groveland, FL

- Population increase last ten years of 88.4%
- Directly in the significant path of growth that is spreading west from Orlando
- Hwy 50 traffic count of 30,000 cars per day

Trish Leisner, CCIM



Under Contract

LAKE WALES DEVELOPMENT OPPORTUNITY

4.78 AC • \$375,000 • Lake Wales, FL

- 4.78 Acres - next to Lake Wales Country Club
- Perfect spot for a healthcare facility, self-storage, retail, or restaurant
- Zoned RS, Unincorporated Polk County
- Ready to be annexed into the City of Lake Wales

Craig Morby & Eric Ammon, CCIM



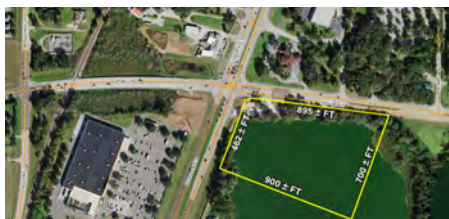
Under Contract

3116 HWY 98 N COMMERCIAL LAND

391 SF • \$350,000 • Lakeland, FL

- Adjoins Dunkin Donuts
- Approximately 39,000 cars per day
- Good location for a car lot, coffee shop, or ice cream shop

David Goffe, CCIM & Glenn Folsom



CHRISTINA COMMERCIAL GROUND LEASE

0.85 AC • \$50,000 Annual • Lakeland, FL

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

David Hungerford, CCIM & Jim Allen



New Listing

LAKE WALES CHURCH & RETAIL OPPORTUNITY

0.59 ± AC • \$300,000 • Lake Wales, FL

- Versatile Retail Opportunity: This expansive property offers the perfect setting for entrepreneurs aiming to establish a retail business in a thriving market
- Expansion Possibilities: Two spacious buildings

Danielle Brown



2.11 ACRES ON NE CORNER OF CR 39 & JERRY RD FOR C-2 DEVELOPMENT

2.11 AC • \$275,000 • Crystal Springs, FL

- 2.11 ± Acres zoned Vacant Commercial
- 275 FT of frontage on SR 39
- Significant development work completed to bring this commercial project to the construction point; all available to the buyer

Steve Toner, MBA



SR-60 HIGHWAY COMMERCIAL BUILDING

960 SF • \$200,000 • Bartow, FL

- Highway Commercial Zoning
- 0.2 miles from SR 60 (22,500 ± Cars/Day)
- 0.5 miles from the Bartow Courthouse

Glenn Folsom



FORT MEADE DOWNTOWN VACANT COMMERCIAL LOT

0.26 AC • \$75,000 • Fort Meade, FL

- .26 AC, Zoned C-2
- Allowable uses in the C-2 district include retail, office, restaurant, church, banks, personal service, and more
- Electric, water, and sewer service by the city

Craig Morby & Eric Ammon, CCIM

VACANT COMMERCIAL LAND

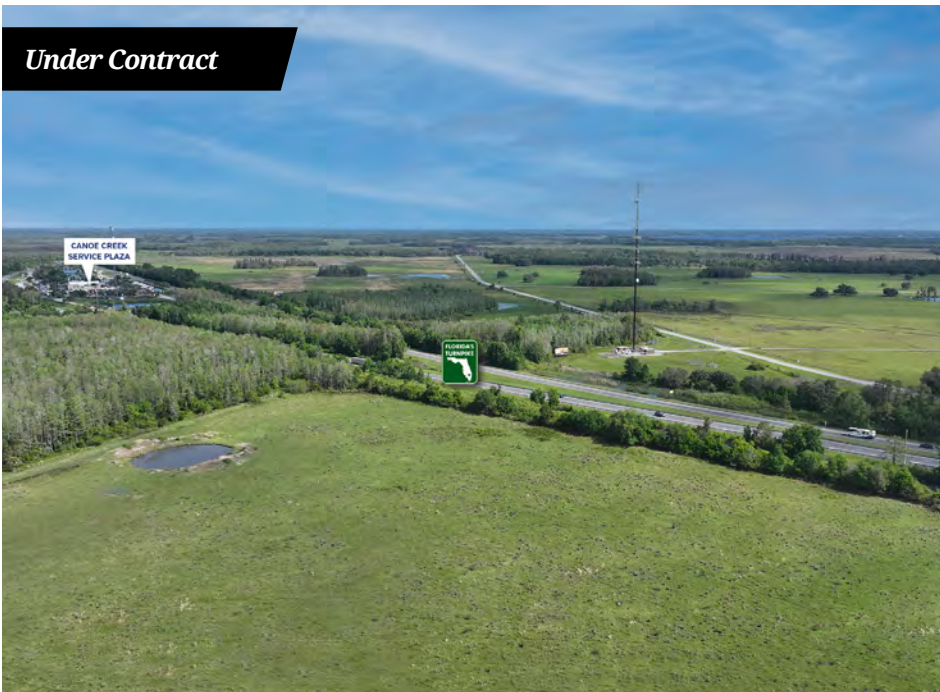


CORRIGAN RANCH

5,849 AC • Subject To Offer • Fellsmere, FL

- Approximately 1,000 acres with future land use of commercial industrial out of the 5,800
- Located near the I-95 and SR 60 interchange
- Investment opportunity combining outstanding location
- Rare investment opportunity combining outstanding location, significant entitlements and natural amenities

Jeff Cusson, CCIM & Dean Saunders, ALC, CCIM



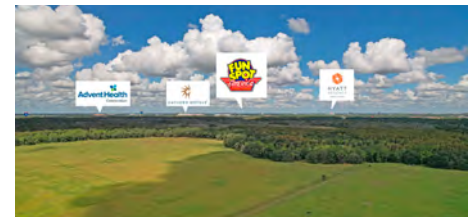
Under Contract

SOUTH LAKE TOHO DEVELOPMENT TRACT

3,229 AC • Calls for Offers • Kenansville, FL

- Opportunity for development allows for multiple uses within the property, including commercial, industrial, single, and multi-family residential
- 88% Uplands and 12% Wetlands
- 1 ± mile of lake frontage on Lake Tohopekaliga

Dusty Calderon & Dean Saunders, ALC, CCIM



POINCIANA BLVD RESIDENTIAL DEVELOPMENT TRACT

1,720 AC • Call Agents for Pricing • Kissimmee, FL

- Legacy property in the C Fl Tourism Corridor
- Premier, large acreage tract features 1.5 ± miles of road frontage along Poinciana Boulevard
- 1,708 acres are zoned Low-Density Residential allowing for 3 to 8 dwelling units per acre

Dean Saunders, ALC, CCIM & Dusty Calderon



Under Contract

66TH AVE 78 ACRES

78.28 AC • \$4,696,800 • Vero Beach, FL

- 1,300 FT of frontage on 66th Ave
- Adjacent to the Urban Service Area
- Agricultural Exemption provides low taxes of \$1,993

Jeff Cusson, CCIM & Bryan Cusson



PREMIER LAND PARCEL BY SANFORD'S AIRPORT HUB

19.06 AC • \$3,000,000 • Sanford, FL

- Future Business Park/Commerce Park
- Industrial Park
- Warehousing
- Office
- Public Service

Rafael Menedez, CCIM & Ali Manekia, CCIM, SIOR



LAKE SHORE WAY COMMERCIAL DEVELOPMENT LAND

9.9 AC • \$2,750,000 • Lake Alfred, FL

- Excellent highway exposure
- 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, SIOR



4 ACRES FOR COMMERCIAL DEVELOPMENT

4 AC • \$2,600,000 • Zephyrhills, FL

- Zoned for Commercial Development
- Significant engineering and development work is already completed on this site
- Contiguous 25 acres plans 330 residential units
- The VA hospital on the east side of Ft King Rd

Steve Toner, MBA



TEN ACRES FOR COMMERCIAL DEVELOPMENT ON CR HIGHWAY 54

10 AC • \$2,482,500 • Zephyrhills, FL

- Approximately 10 ± acre vacant Commercial Site
- Available as 7 ± acres for Commercial or Multi-Family, and/or 3 ± Acres for Commercial Development
- All utilities to both sides

Steve Toner, MBA



FROSTPROOF HWY 27 MIXED-USE DEVELOPMENT

48 AC • \$2,400,000 • Frostproof, FL

- Almost 800 ± FT of road frontage on US Hwy 27
- A unique mix of residential and commercial potential
- 100% uplands

Keat Waldron, ALC



HWY 98 COMMERCIAL PADS

6.5 AC • \$629,000 - 2,270,000 • Lakeland, FL

- Adjacent to a new single-family residential development [92 lots]
- Frontage on US Hwy 98
- C-2 Zoning

Gary Ralston, CCIM, SIOR & Tyler Davis, ALC



SWFWMD - CENTRAL POLK PARKWAY DEVELOPMENT LAND

19.22 AC • \$2,262,000 • Winter Haven, FL

- Ample space for versatile development
- Ideal for land investors seeking a promising venture
- Prime piece of real estate in a growing area

David Hungerford, CCIM, SIOR



6.88 ACRES FOR COMMERCIAL DEVELOPMENT ON CR HIGHWAY 54

6.88 AC • \$1,892,000 • Zephyrhills, FL

- Available as 7 ± acres for Commercial or Multi-Family
- One block east of Gall Blvd [US 301] of the major Commercial Corridor through the city
- All utilities to both sides.

Steve Toner, MBA



28 ACRE DEVELOPMENT OPPORTUNITY IN VERO BEACH

28.81 AC • \$1,714,195 • Vero Beach, FL

- Tremendous long-range potential
- 66th Ave in the process of expansion to 4 lanes
- 53rd St is in the long-range MPO plan for a future I-95 interchange
- Long-Range Commercial Potential

Jeff Cusson, CCIM & Ken Rembert



I-10 & US 331 COMMERCIAL DEVELOPMENT ACREAGE

1.71 AC • \$1,649,000 • DeFuniak Springs, FL

- Zoned C-2, with 1.71 ± acres
- Over 315 ± FT of frontage on US 331 road frontage
- Access to I-10 [exit 85] and US 331
- Average Annual Daily Traffic count 27,500

Austin Fisher



I-75 COMMERCIAL DEVELOPMENT ACREAGE

51.6 AC • \$1,415,000 • Jasper, FL

- Zoned Commercial Highway Intensive [CHI]
- 51 ± acres with over 1,150 of I-75 road frontage
- Excellent access to I-75 [exit 451] and Hwy 129
- Conveniently located between Valdosta, GA and Lake City

Austin Fisher



3.05 ACRES FOR COMMERCIAL DEVELOPMENT ON CR HIGHWAY 54

3.05 AC • \$838,750 • Zephyrhills, FL

- One block east of Gall Blvd [US 301] off the major Commercial Corridor through the city
- All utilities to both sides
- Across from Zephyrhills High School, grade school, near WaWa corner and new public park

Steve Toner, MBA

VACANT COMMERCIAL LAND



Under Contract

WINTER LAKE ROAD DEVELOPMENT LAND

7.18 AC • \$800,000 • Winter Haven, FL

- Exceptional 7.18-acre property
- Highway frontage on Winter Lake Rd
- Boasting an ideal rectangular shape
- Endless possibilities for development

David Hungerford, CCIM, SIOR



US HIGHWAY 27 AT SCENIC HIGHWAY IN HAINES CITY, FLORIDA

3.93 AC • \$795,000 • Haines City, FL

- 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

Gary Ralston, Lauren Smith & Carly Powell

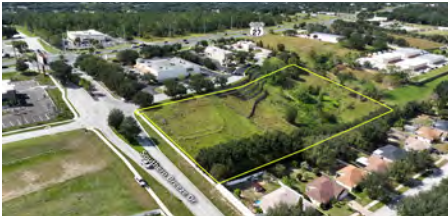


HWY 540 W AND COOLEY RD DEVELOPMENT CORNER

5.93 AC • \$695,000 • Eagle Lake, FL

- Located off the signalized intersection of Winter Lake Rd and US-17
- Separated from the hard corner by a rail line
- CR-540 West boasts healthy traffic, with 20,300 cars per day

David Hungerford, CCIM, SIOR



MINNEOLA VACANT COMMERCIAL

3.593 AC • \$600,000 • Minneola, FL

- Exceptional opportunity in the vibrant heart of Minneola, FL
- 3.593-acre commercial land
- Approximately .97 acres of the property boasts versatile B-1 zoning

Shea R. Booster & Clay Taylor, ALC



Under Contract

BERKLEY ROAD COMMERCIAL LAND

17.62 AC • Auburndale, FL

- Surrounded by several strong commercial anchors
- 100% uplands
- Zoned C-E Commercial Enclave
- 10,000 cars per day on Berkley Road

Eric Ammon, CCIM & Craig Morby



PORT RICHEY VACANT COMMERCIAL

0.86 AC • \$495,000 • Port Richey, FL

- Zoned C2 by Pasco County
- Ideal for general goods and services
- Allows for social, cultural, and civic activities
- Good road frontage
- High traffic area with 23,500 ± cars per day

Shea R. Booster & Clay Taylor, ALC



HARNEY RD. COMMERCIAL [SWFWM TBC-14]

3.6 AC • \$444,000 • Thonotosassa, FL

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

Zeb Griffin, ALC



Under Contract

CRESTVIEW COMMERCIAL LAND

1.36 AC • \$375,000 • Crestview, FL

- Paved corner lot
- C-1 Zoning
- Less than 1 mile from I-10
- All utilities are available on Redstone Ave.

Clay Taylor, Bryant Peace & David Hitchcock



NORTH LAKELAND VACANT COMMERCIAL PROPERTY

1.25 AC • \$375,000 • Lakeland, FL

- Frontage and visibility along US 98 N
- LCC - Future Land Use offers a wide range of possibilities
- All upland acreage
- Access via Fox Lake Dr

Linda Schultz



Under Contract

CLUBHOUSE RD VACANT COMMERCIAL LAND

1.11 AC • \$350,000 • Lakeland, FL

- Just over an acre of vacant commercial land along Clubhouse Road in Lakeland, Florida
- Future land use is Office Center [OC]
- Allows small, professional offices, other similar uses, and a small percentage of retail uses

Maricruz Gutierrez Mejia



PHELPS STREET AND FL-19 CORNER LOT

0.29 AC • \$299,000 • Groveland, FL

- Not far from Hwy 50 in downtown Groveland
- 185 FT of Hwy 19 road frontage
- Proposed Highway Bypass may affect this lot

Trish Leisner, CCIM



LAKE WALES SR 60 COMMERCIAL LOT

0.57 AC • \$189,000 • Lake Wales, FL

- 125 ± FT of road frontage along State Road 60
- In the path of development with numerous developments underway
- Ideal for retail user such as QSR or drive thru restaurant

Maricruz Gutierrez Mejia & R. Todd Dantzler, CCIM



Under Contract

US HIGHWAY 27 S MIXED-USE DEVELOPMENT LAND

205.3 AC • \$18,000,000 • Leesburg, FL

- Great opportunity for single-family, multi-family, and commercial development
- 90.6 % uplands
- Over 1,000 estimated net residential units
- Density: 8 DU/AC
- 29,000 cars per day via US Highway 27

Marvin Puryear



OUTBACK OASIS RESIDENTIAL DEVELOPMENT

71 AC • \$17,000,000 • Winter Haven, FL

- Priced well below the current MAI appraisal
- PUD for up to 400 residential units (City of WH)
- Adjacent to the Sapphire Necklace Water Project
- Extra amenities available
- Proposed expansion of Sage Road

R. Todd Dantzler, CCIM



WINSLOW'S POINT MIXED USE LAKEFRONT

270 AC • \$8,900,000 • Lake Wales, FL

- Multi-family/Single Family Zoning- 172 ± acres (533 units)
- Hotel Zoning 2 ± acres
- Planned Development
- Approved PD with 427 Single-Family Lots

Richard Dempsey, ALC, CIPS



Under Contract

LAKE COUNTY 418 ACRES DEVELOPMENT LAND

418 AC • \$15,000,000 • Groveland, FL

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

Trish Leisner, CCIM



PRIME DEVELOPMENT OPPORTUNITY: LAKE HARRIS & HIGHWAY 19

77 AC • \$5,000,000 • Tavares, FL

- Ample space for a variety of dev projects
- 3,000 FT of Lake-frontage on Lake Harris
- 3,200 FT of highway frontage on SR-19
- Convenient access from a major highway
- Several ongoing developments nearby

Harrison Skolnik



Under Contract

OLD KISSIMMEE ROAD MULTIFAMILY DEVELOPMENT

10.34 AC • \$4,875,000 • Davenport, FL

- Proximity to major developments
- Minutes from I-4
- Located in one of the fastest-growing counties

Eric Ammon, CCIM & Craig Morby



Under Contract

48 ACRE DADE CITY DEVELOPMENT PROPERTY

48 AC • \$4,750,000 • Dade City, FL

- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- US 301 DTC 26,500
- Numerous national food service and retailers on US301 within close proximity

Marvin Puryear



POINCIANA MULTI FAMILY DEVELOPMENT OPPORTUNITY

11.6 AC • \$4,750,000 • Poinciana, FL

- Existing approval for 232 units PUD
- No public hearings required
- Great senior housing site

R. Todd Dantzler, CCIM



PLANT CITY DEVELOPMENT SITE

38.77 AC • \$4,500,000 • Plant City, FL

- Proximity to I-4 & State Rd 574
- Easy access to Downtown Plant City
- Adjacent to future developments

Tony Wallace & Jerrod Parker



Under Contract

25 ACRES FOR INFILL MIXED USE DEVELOPMENT

25 AC • \$4,450,000 • Zephyrhills, FL

- Approved for 354 apartment units or 220 townhomes, plus 4 acres zoned for commercial
- All utilities to site
- Almost all upland
- 2 blocks from US 301

Steve Toner, MBA



COLUMBIA COUNTY DEVELOPMENT LAND

246 AC • \$4,403,400 • Fort White, FL

- Great Location
- Convenient for commuting to adjacent cities
- Direct access to US 441 and I-75
- 47,000 AADT [I-75]
- 4,500 AADT [US 441]

Ken Rembert



Under Contract

NORTH LAKE COUNTY RESIDENTIAL LAND

45.6 AC • \$3,500,000 • Leesburg, FL

- 45 ± Acres (38 ± acres uplands)
- SFR Development Parcel
- 55 FT Easement Adjoins Lake Square Mall
- 100 FT Easement to Radio Road
- All utilities (city of Leesburg)

Marvin Puryear



LIVE OAK 145 ACRE DEVELOPMENT PARCEL

145 AC • \$3,250,000 • Live Oak, FL

- 145 Acres located in Live Oak
- Residential, multifamily or mixed-use development; up to 20 du/acre
- Rezoning/Land use required with Live Oak
- Utilities at or close to site: Power, Water, Sewer

Marvin Puryear & Tony Wallace, CC



LAKE COUNTY 91 ACRES WATERFRONT DEVELOPMENT LAND

91 AC • \$3,000,000 • Groveland, FL

- Waterfront
- 333 Acre Clearwater Lake
- Adjacent to 418 acres that is also for sale
- Value is the lake combined with 418 adjacent acreage

Trish Leisner, CCIM & Marvin Puryear



Under Contract

SARASOTA COUNTY 2.18 ACRES FOR DEVELOPMENT

2.18 AC • Call for Price • Nokomis, FL

- This parcel split would allow for a larger access easement, along with either a future sale or a future lot split of the adjacent parcel to the East, which would open up the development of the of the four Cannan parcels.

Eric Ammon, CCIM & Craig Morby



10.5 ACRE DAVENPORT DEVELOPMENT SITE

10.51 AC • \$2,800,000 • Davenport, FL

- 10.51 gross acres
- Six miles south of I-4 and 2 miles east of Highway 27
- Over 19,000 cars/day on Highway 92

Tyler Davis, Clay Taylor, & David Hitchcock



New Listing

BROOKSVILLE MULTIFAMILY DEVELOPMENT LAND

18.48 AC • \$4,750,000 • Brooksville, FL

- 18.42 Acres of multifamily land, comprising 4 total tax parcels
- Approx. 3.60 acres have been identified as wetland area, not developable at the present time

Eric Ammon, CCIM & Craig Morby



CLERMONT HISTORIC BUILDING AND DEVELOPMENT PROPERTY

0.52 AC • \$1,499,000 • Clermont, FL

- Professional Office - Retail - Food Service - Hospitality (AirBNB)
- Approved Site Plan for AIRBNB
- Utilities on Site [water, sewer, power, internet]

Marvin Puryear



4.92 ACRES APPROVED FOR 56 MF RESIDENTIAL DEVELOPMENT

4.92 AC • \$1,960,000 • Zephyrhills, FL

- Excellent builder opportunity with most due diligence completed
- Site development plans for Brooke-Lyn Townhomes are complete and available
- Water and all utilities approved on site

Steve Toner, MBA



LAKELAND & BARTOW, FL - SINGLE FAMILY HOME PORTFOLIO

12,453 SF • \$1,686,620 • Lakeland, FL

- Excellent turnkey opportunity to assume a 10 property single family portfolio
- Featuring 9 Homes & 1 Vacant Lot
- One vacant lot in the mix
- All homes are 100% occupied

Danielle Brown, Craig Morby & Eric Ammon, CCIM



WAUCHULA RESIDENTIAL

60 AC • \$1,500,000 • Wauchula, FL

- Excellent opportunity to acquire a 60-acre investment opportunity
- Ripe for residential development
- Total of 46 ± Upland Acres and 14 ± Wetland Acres

David Hitchcock, ALC, CCIM



TRANSITIONAL PLANT CITY STRAWBERRY TRACT

14.2 AC • \$1,420,000 • Plant City, FL

- Located on West Trapnell Road
- Consists of two parcels which are 14.2 acres combined
- Zoned agricultural but is adjacent to the city limits of Plant City

Tyler Davis, ALC & Jerrod Parker



MEADOWCREST RESIDENTIAL MIXED USE

11 AC • \$1,500,000 • Crystal River, FL

- Approved for 168 MF units
- Three access points stubbed out
- Water and sewer are at the property
- Nice elevation change on the property will make for a pretty development

Greg Driskell & Clay Taylor, ALC

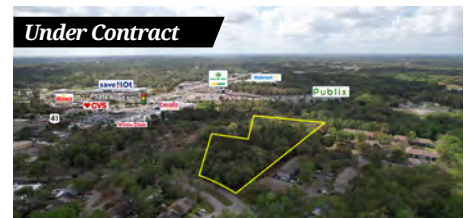


LAKE COUNTY TRANSITIONAL WATERFRONT ACREAGE

112 AC • \$1,200,000 • Fruitland Par, FL

- 112 acres with 62 acres of uplands
- Convenient Central FL location
- Potential for single-family home subdivision and or estate homesites

Rick Gonzalez, ALC, CCIM



HERNANDO COUNTY MULTIFAMILY LAND

5.98 AC • \$1,200,000 • Brooksville, FL

- 5.98 Acres - Residential Vacant Brooksville at US 41 & Broad Street
- Located at US 41 & SR 50 - 22,500 AADT
- Min away from desirable dining and shopping - Publix, Wawa, Applebees, Walmart, Lowes, etc.

Eric Ammon, CCIM & Craig Morby

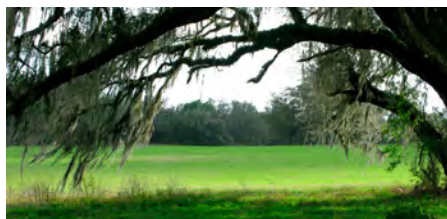


GROVELAND HOMESITE & WAREHOUSE

8.96 AC • \$1,299,000 • Groveland, FL

- Warehouse w/office 10,000 SF
- Multiple shed roofs
- 2,368 SF - beautifully renovated house - 2008 yr
- Many new barns, dog runs, fenced and cross fenced.

Trish Leisner, CCIM



DADE CITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

28 AC • \$750,000 • Dade City, FL

- Beautiful 28 acre tract of land
- Zoned for residential development [Res-1]
- Located in the rolling hills of southeast Dade City, Florida
- Mostly rolling grass land with a few huge oaks

Steve Toner, MBA



SCENIC HWY RESIDENTIAL DEVELOPMENT

22.7 AC • \$800,000 • Lake Wales, FL

- Proximity to a variety of retailers, schools, employers, and major thoroughfares
- In the path of development with major approved developments nearby.

Maricruz Gutierrez Mejia & R. Todd Dantzler, CCIM

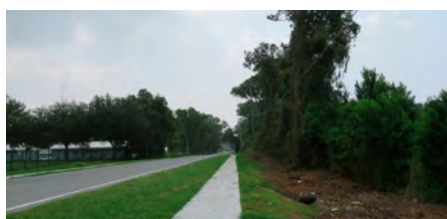


SOUTH LAKELAND MULTI FAMILY

1.52 AC • \$1,125,000 • Highland City, FL

- South Lakeland/Highland City Multi-Family income opportunity
- 6 Mobile Homes & 7 Single Family Homes on 1.52 acres and one tax parcel
- Units are in good shape

Craig Morby & Eric Ammon, CCIM



CHIEFLAND 18

18.34 AC • \$275,000 • Chiefland, FL

- Ready for multiple homesites, large estates, or rezone for multi-family
- Easy access along 2 paved roads and no wetlands
- Just a few minutes to Winn Dixie, Walmart, etc

Greg Driskell



TAMPA BYPASS CANAL ACREAGE

1.59 AC • \$78,000 • Tampa, FL

- Waterfront property 10 minutes away from Downtown
- At the moment, there are no signs of legal access to the property

Zeb Griffin, ALC



FORMER SEARS LAKELAND SQUARE MALL

155,276 SF • \$10,900,000 • Lakeland, FL

- Vacant Sears building at Lakeland Square Mall
- Available for sale, consists of a total of 11.57 acres and 155,276 SF of leasable space
- Over 500 parking spaces

David Hungerford, CCIM, SIOR & Tyler Davis, ALC



HISTORIC ORANGE SPRING & COMMERCIAL BOTTLING FACILITY

67 AC • \$10,000,000 • Orange Springs, FL

- 25,000 SF industrial space for water processing, bottling, and distribution
- Orange Spring - Emits 2 million gallons per day
- Consumptive use permit for 200,000 gallons per day

Jeremiah Thompson, ALC & Tyler Davis, ALC



SEBRING EVENT VENUE & RANCH

120 AC • \$3,500,000 • Sebring, FL

- Recent Price Improvement
- Proximity to Sebring International Raceway
- Versatile property for various investment opportunities
- Well-suited for event venue or corporate retreat

Mike Damboise & Trace Linder



FROSTPROOF 33.4 ACRE RV/ RESIDENTIAL SITE

33.4 AC • \$3,250,000 • Frostproof, FL

- RV Park & Residential Development potential
- Frontage on U.S Highway 27
- Prime investment opportunity

Daniel Lanier & Clay Taylor



OSCEOLA POLK LINE ROAD DEVELOPMENTAL ACREAGE

13.75 AC • \$2,200,000 • Davenport, FL

- Investment Opportunity
- Close to Orlando
- Paved Road Frontage

Dusty Calderon & Dean Saunders, ALC, CCIM



SHORT TERM RENTAL PORTFOLIO

4,962 SF • \$1,235,000 • Davenport, FL

- 4,962 SF total [2] Units are 1,787 SF and the other unit is 1,388 SF
- Prime location in Championsgate
- Ideal to expand your short-term rental portfolio
- Well-maintained property

Reinaldo Sobrino



LEGOLAND CORRIDOR COMMERCIAL SITES

8.38 AC • \$950,000 - \$1,750,000 • Winter Haven, FL

- Fast growing, desirable commercial corridor
- Major development in the area
- Frontage along Cypress Gardens Blvd

R. Todd Dantzler, CCIM & Gary Ralston, CCIM



CAMP MACK & LAKE ROSALIE GENERAL STORE

6,572 SF • \$950,000 • Lake Wales, FL

- Unique real estate sale in Lake Wales, FL
- 3,900 ± SF, the outpost
- General store, restaurant, event space, bar, beer garden, cabins, and lake access/boat launch for fishing

Craig Morby & Eric Ammon, CCIM



758 SCENIC HIGHWAY NORTH RETAIL CENTER

1.48 AC • \$650,000 • Babson Park, FL

- Income-producing strip center
- fast-growing area of Polk County
- good income upside

R. Todd Dantzler



CENTRAL FLORIDA LAKESIDE RETREAT AND CONFERENCE CENTER

114 AC • Request for Offers • Haines City, FL

- Versatile layout for diverse business opportunities
- Proximity to major transportation routes
- Ample parking and accessibility for large events
- Rare Leisure/Recreation Future Land Use
- High visibility and signage opportunities
- Potential for expansion or redevelopment
- Strong potential for specialized business operations

Dean Saunders, ALC, CCIM & Shea R. Booster



MEMORIAL BLVD COMMERCIAL BUILDING

37,358 SF • \$2,500,000 • Lakeland, FL

- Traffic Count: 41,000 cars per day
- LED Monument Signage
- Assessed Taxes: \$39,232.09 [2023]
- Access easement in place grants access to Lake Parker Rd

David Hungerford, CCIM, SIOR



ORLANDO-APOPKA AIRPORT HANGAR 20

2,500 SF • \$550,000 • Apopka, FL

- Located close to Orlando with excellent connectivity
- Enjoy the rare opportunity of owning both land and building
- Take advantage of limited hangar availability

Harrison Skolnik



VACANT ORLANDO ASSISTED LIVING FACILITY

33,552 SF • Subject To Offer • Longwood, FL

- Former senior living facility with 77 units and 28 parking spaces
- Strategically situated in Seminole County
- North of Orlando between Hwy 17 and I4

David Hungerford, Tyler Davis & Bill Nguyen

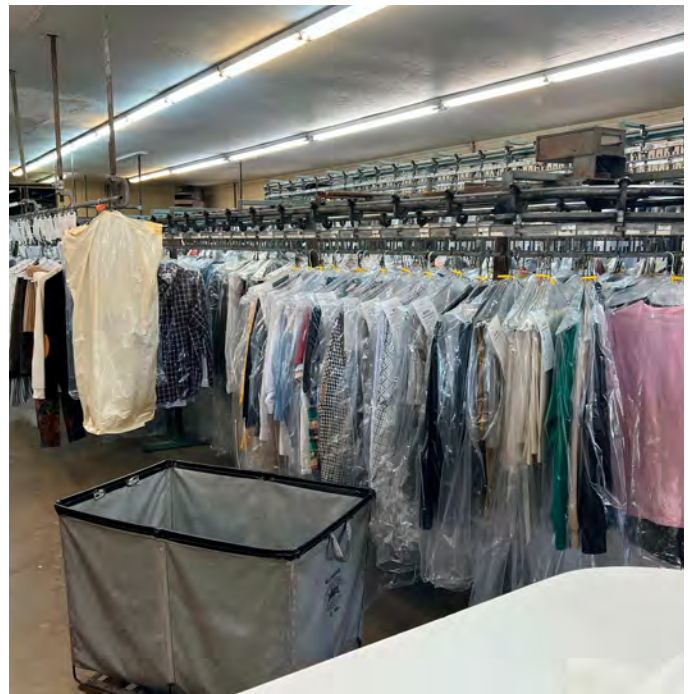


STANLEY'S MANGOS BUSINESS & FARMS

224 AC • \$23,500,000 • Bokeeli, FL

- Warehouse and office 9,600 SF
- 4.42 Acre nursery with shade cloth
- Concrete block storage barn

Trent Saunders, ALC & David Saley



SOUTH GEORGIA DRY CLEANER

4,634 SF • \$5,000,000 • Albany, GA

- Market-leading business with over \$1.5 million in revenue
- 5 locations- a main office/dry cleaning plant with drop-off and pick-up operation
- State-of-the-art equipment in excellent condition

Todd Davis & Larry Montanus



CENTRAL FLORIDA BBQ BUSINESS AND REAL ESTATE

1,611 SF • \$850,000 • Polk County, FL

- BBQ joint, nestled in Polk County, Florida
- Approximately 12.5 miles to State Road 60
- Quick access to Orlando and Tampa

Jonathan Fleming & R. Todd Dantzler, CCIM



PRO MACHINE INC.

4,900 SF • \$650,000 • Orlando, FL

- Business only for sale
- Disney Vendor - Class 1 Status
- Equipment current market value \$300,000
- Equipment original cost over \$2,000,000
- The owner is willing to stay as an employee

Trish Leisner, CCIM



WEST CENTRAL FLORIDA PUB & GRILL

7,500 SF • \$600,000 • West Central Florida

- Bar with a full-service kitchen and full liquor license
- Spacious inside seating
- 350 plus a large outdoor patio with a bar
- Bandstand both in and out

Larry Montanus & Liz Menéndez, CCIM



HOUSTON SPRINGS RESIDENTIAL DEVELOPMENT

450 AC • \$10,500,000 • Perry, GA

- 68 Finished Lots
- Approvals for additional 994 lots including 180 condos and 156 attached lots
- 18-hole golf course
- Approvals for: 658 Single Family Detached Lots, many of them with golf course frontage
- 27 acres of zoned Commercial acreage
- 3/4 mile frontage on Sam Sunn Blvd and 1.3 miles of frontage on West Perry Parkway.

Jeff Cusson, CCIM & Austin Fisher



HOUSTON SPRINGS RESIDENTIAL DEVELOPMENT

423 AC • \$7,500,000 • Perry, GA

- 68 Finished Lots with a 18-hole golf course
- Approvals for additional 994 lots including 180 condos and 156 attached lots
- Approvals for: 658 Single Family Detached Lots, many of them with golf course frontage

Jeff Cusson, CCIM & Austin Fisher



HOUSTON SPRINGS RESIDENTIAL DEVELOPMENT - COMMERCIAL

27 AC • \$3,000,000 • Perry, GA

- 21.5 acres of Commercial Lands

Jeff Cusson, CCIM & Austin Fisher



KINGS WALK RESIDENTIAL DEVELOPMENT

253 AC • \$6,925,000 • Brunswick, GA

- Zoned as a Planned Development (PD) consisting of 965 attached, semi-attached, and detached residential lots
- Points of access include both Kings Walk and Chanslor Rd. Water and sewer is available

Austin Fisher & Rob Rojas



ELLAVILLE COMMERCIAL DEVELOPMENT SITE

29.81 AC • \$1,636,569 • Ellaville, GA

- Situated just one mile south of Ellaville, Georgia
- Beyond the city limits
- Boasts an advantageous position along a major 4-lane highway
- Maximum visibility and accessibility
- Over 1,500 FT of road frontage along a major 4-lane highway

Tom Tuggle



WAREHOUSE IN TIFTON GEORGIA

1.04 AC • \$1,500,000 • Tifton, GA

- Located on 2nd Street one mile East of Interstate 75
- Great location with excellent potential

Mike Lansdell, ALC



GREENTREE ROAD SOLAR FARM IN KINGSLAND

101 AC • \$1,212,000 • Kingsland

- Income Producing Property
- Solar Lease with income of \$21,406 annually
- Land Banking Opportunity

Mike Lansdell, ALC



PEARSON GA RETAIL CENTER

12,300 SF • \$1,200,000 • Pearson, GA

- Investment Grade Credit Tenant
- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second largest discount retailer in the US
- Excellent visibility from U.S Highway 441

Todd Davis



THOMASVILLE WAREHOUSE

30,120 SF • \$1,150,000 • Thomasville, GA

- 2 Ingress/Egress points
- 19 Parking spaces
- Rail access

Todd Davis



DAWSON GA COMMERCIAL LAND

46.03 AC • \$799,000 • Dawson, GA

- C-2 Zoning
- Right off U.S Hwy 82 [14,000 ± Cars/Day]
- 680 FT of road frontage
- Opportunity Zone

Todd Davis



HOUSTON COUNTY MANUFACTURED HOME DEVELOPMENT

14.4 AC • \$625,000 • Perry, GA

- On Hwy 41 South in Houston County, Georgia
- Zoned for Perry Planned Unit Development
- 4.6 dwellings per acre
- 4 ± miles from downtown Perry, Georgia
- Less than 2 ± miles from I-75

Tom Tuggle



NW ALBANY EXECUTIVE OFFICE

7,140 SF • \$599,000 • Albany, GA

- Stuart Ave: 7,700 ± cars per day
- Palmyra Rd: 5,500 ± cars per day
- Olympia D50P3S 50 KW Generator
- Close proximity to U.S Hwy 82

Todd Davis



GRAND ISLAND RETAIL

1,500 SF • \$199,000 • Leesburg, GA

- Ample Parking
- Renovated in 2021
- 0.5 ± miles from U.S Highway 82

Todd Davis



CAMILLA GA COMMERCIAL LAND

2 AC • \$175,000 • Camilla, GA

- Located in Camilla GA
- 2 acres and has 300 FT of frontage on Hwy 37 and James Holton Rd.
- Corner lot is across from Mitchell Co's primary, middle, and high schools

Todd Davis



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. His experience includes the complete spectrum of commercial real estate services. In addition, he is a successful real estate developer, investor, and group investment sponsor. Gary is a senior instructor for the CCIM Institute and a member of the board of directors of the CCIM Institute and the Education Committee. He is a member of the International Council of Shopping Centers (ICSC) and an instructor for the ICSC University of Shopping Centers at Wharton, the ICSC Executive Learning series and RECon Academy.



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.



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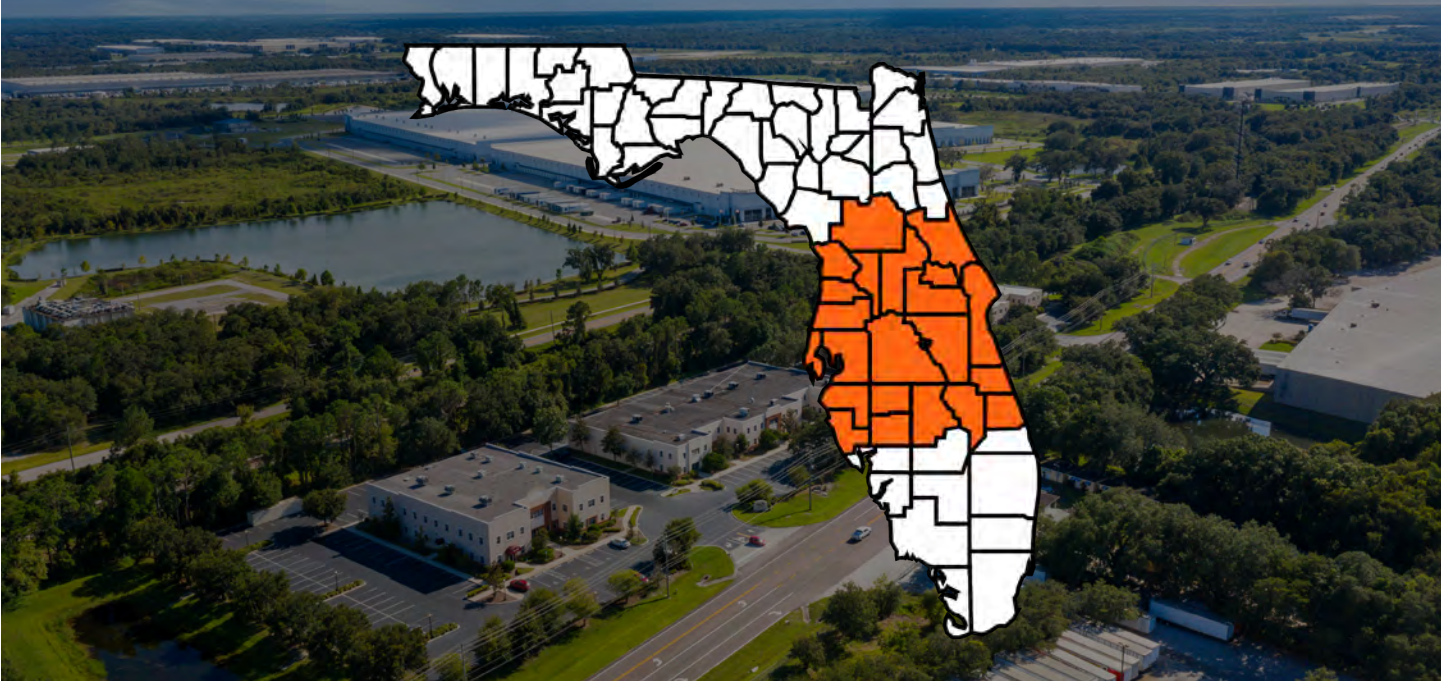
Retail



Industrial/Flex



Owner Associations



Contact us for a free valuation



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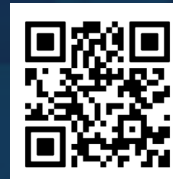
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