

COMMERCIAL CATALOG

SVN | SAUNDERS RALSTON DANTZLER

WINTER 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 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.

For Lease (NNN)



CENTENNIAL BUSINESS COMPLEX

\$15.00 SF/yr • 5,000 - 25,000 SF • Bartow

- 46,800 ± SF Industrial warehouse building
- Under construction
- Option for 1-5 tenant spaces

Lauren Smith, CCIM, CPM



HISTORIC ORANGE SPRING & COMMERCIAL BOTTLING FACILITY

25,000 SF • \$10,000,000 • Orange Springs

- 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

Under Contract



111 ACRES NORTH TAMPA BAY INDUSTRIAL PARK

111 AC • \$9,730,000 • Zephyrhills

- Industrial land in Pasco County
- Located within an industrial neighborhood
- Easy access to major roadways including US 301, I-75 and I-4

Steve Toner, MBA



DADE CITY INDUSTRIAL DEVELOPMENT LAND

21.61 AC • \$4,700,000 • Dade City

- 3,500 ± SF of a home that can be used for office or other purpose
- 2,520 ± SF pole barn with concrete floor for storage
- 1,050 ± FT along Old Lakeland Hwy

Steve Toner, MBA



WEST LAKE WALES RESIDENTIAL OR INDUSTRIAL ACREAGE

193 AC • \$4,400,000 • Lake Wales

- 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



GAINESVILLE INDUSTRIAL PROPERTY SOUTH

50.7 AC • \$4,309,500 • Gainesville

- Light industrial
- Within the city limits of Gainesville
- 14,500 cars per day
- 650 ± Ft of road frontage
- Excellent industrial market

David Genho



New Listing

COMMERCE PARK REALTY 27 ACRE DEVELOPMENT

27 AC • Call Listing Advisor • Lake Wales

- Pad & permit ready 3.8 acres for 50,000-150,000 SF warehouse
- Landlord can accommodate additional pads for 100,000 - 150,000 SF for qualified tenant

Sid Bhatt, CCIM, SIOR



New Listing

NORTH LAKELAND 10,000 WAREHOUSE

23.28 AC • Call Listing Advisor • Lakeland

- 10,000 Warehouse available for lease
- North Lakeland
- Located less than a mile from Interstate 4
- Fast growing part of Lakeland

Craig Morby & Eric Ammon, CCIM



Under Contract

HWY 455 CLERMONT HARTLE 17 AC

17.5 AC • \$3,900,000 • Clermont

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

Marvin Puryear



New Listing

US 1 INDUSTRIAL - FT PIERCE

3,166 SF • \$3,250,000 • Fort Pierce

- Situated on high-traffic US-1 and Old Dixie Highway
- Benefits from City Redevelopment Initiatives
- Versatile uses and favorable future land use

Josh Sheppard & Bo Jahna



New Listing

SOUTHWEST LAKELAND INDUSTRIAL FLEX BUILDINGS

19,600 SF • \$3,150,000 • Lakeland

- [2] 9800 SF buildings delivered in grey shell condition
- Services the Lakeland Regional Airport market
- Easy Access to the Polk Parkway and County Line Rd/ I-4

David Goffe, CCIM & Gary Ralston, CCIM, SIOR



OSCEOLA COUNTY 7.41 ACRES INDUSTRIAL

7.41 AC • \$2,700,000 • St. Cloud

- Just south of Irlto 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 industrial

Dusty Calderon



BROOKSVILLE USPS LEASEHOLD INTEREST

15,000 SF • \$1,875,000 • Brooksville

- Currently leased to the United States Postal Service
- Lease pays \$165,000 per year modified gross
- Underlying land is subject to a long-term ground lease from Hernando County

Tyler Davis, ALC



For Lease

INTERSTATE 4 INDUSTRIAL OUTDOOR STORAGE LAND

4 AC • Contact Advisors • Lakeland

- 4.1 net leasable acres
- Excellent access to major roadways
- Exceptional opportunity
- Water and sewer infrastructure nearby

Augie Schmidt, David Hungerford & Tyler Davis



Under Contract

NE LAKELAND INDUSTRIAL LAND

6.44 AC • \$1,600,000 • Lakeland

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

David Hungerford, CCIM



GAINESVILLE INDUSTRIAL PROPERTY NORTH

17.7 AC • \$1,593,000 • Gainesville

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

David Genho



HIGHWAY 555 INDUSTRIAL LAND

51 AC • \$1,421,000 • Bartow

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

Glenn Folsom & Zeb Griffin, ALC



2400 AVENUE E SW

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

- 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 Office
- 3-Phase power available

Craig Morby & Eric Ammon, CCIM



For Sale or Lease

LAKELAND INDUSTRIAL WAREHOUSE FOR LEASE

11,200 SF • \$1,300,000 • Lakeland

- Features 8,500 ± SF of fenced in yard space
- Set up with 3 large warehouse bays
- Offered for lease or for sale

Tyler Davis, ALC & Augie Schmidt



New Listing

SOUTH POLK US HWY 17 WAREHOUSE

11,595 SF • Negotiable • Babson Park

- Warehouse located along US Highway 17
- Accessed from both Lone Pine Rd and US Hwy 17
- Offers approximately 1.25 ± acres of lay-down yard or outdoor storage space

Maricruz Gutierrez Mejia



Under Contract

LIBERTY COUNTY CHIP MILL

72.6 AC • \$900,000 • Hosford

- 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



Under Contract

ROSS AVENUE FLEX WAREHOUSE SPACE

3,656 SF • \$675,000 • Kissimmee

- Near E Vine Street [192]
- AADT: 46,500
- Vacant space to enlarge building
- Multiple uses

José Damian Reyes



For Lease

BRIDGEWATER COMMERCIAL PARK

2,500 SF • \$13.00 SF/yr (NNN) • Lakeland

- Beautifully maintained commercial park
- Located just south of one of the fastest-growing industrial corridors
- Easy access to I-4

Augie Schmidt



For Lease

EPICENTER COMMERCE PARK

5,000 SF • \$11.50-13.50 SF/yr (NNN) • Lakeland

- 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, and Pepsico

Augie Schmidt



1.01 ACRES FOR LIGHT INDUSTRIAL COMMERCIAL DEVELOPMENT

1.01 AC • \$225,000 • Zephyrhills

- One of the 2 parcels are available, individually or together in any combination
- Infill area near US 301 and major roadways
- Surrounded by the airport, museum, sports park, golf course, and commercial facilities

Steve Toner, MBA



2.03 ACRES FOR COMMERCIAL LIGHT INDUSTRIAL DEVELOPMENT

2.03 AC • \$400,000 • Zephyrhills

- Infill area near US 301 and major roadways
- One of 2 parcels are available, individually or together in any combination
- Surrounded by the airport, museum, sports park, golf course, and commercial facilities

Steve Toner, MBA



3.04 ACRES FOR WAREHOUSE INDUSTRIAL COMMERCIAL

3.04 AC • \$575,000 • Zephyrhills

- 3.04 acre site for development as office warehouse, or light industrial
- Comprised of 2 sites, 1.01 acre and 2.03 acre site
- The seller will sell them together
- 100% Uplands with all utilities

Steve Toner, MBA



For Lease

MULBERRY FLEX SPACE

7,800 SF • \$15 • Mulberry

- Features air-conditioned offices, three (3) walk-in coolers, a walk-in freezer, a built-out kitchen, a 14-foot roll-up door, designated storage areas,
- Ample parking

Linda Schultz & R. Todd Dantzler, CCIM



For Lease

YEATS STREET INDUSTRIAL

8,000 SF • Call Listing Advisors • Lakeland

- Located in Lakeland within 5 minutes of Interstate 4, and less than 10 minutes to downtown
- Zoned LCC [Linear Commercial Corridor]
- 6,000 SF with about 2,000 SF of offices

Eric Ammon, CCIM & Craig Morby



2.11 ACRES ON NE CORNER OF CR 39 & JERRY RD

2.11 AC • \$275,000 • Crystal Springs

- Corner lot with approximately 2.11 acres of vacant land
- Zoned agricultural/residential
- Located at the corner of Jerry Rd & County Rd 39
- Approximately 275 FT of frontage

Steve Toner, MBA



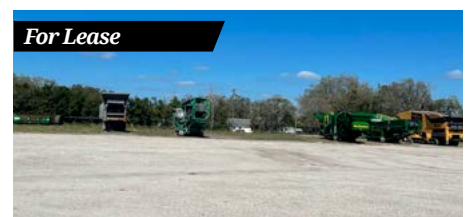
For Lease

EAST LAKELAND INDUSTRIAL OUTDOOR STORAGE

2 AC • \$10 • Lakeland

- Available in one of Lakeland's strongest Industrial areas
- Location provides quick and easy access to US 98, the Polk Parkway, and I-4
- Land is ready to be graveled and fenced

Augie Schmidt



For Lease

INDUSTRIAL OUTDOOR STORAGE HIGHWAY 301

1 AC • Call Listing Advisor • Lawtey

- Ideal for Industrial Outdoor Storage (IOS)
- Close proximity to I-4, Linder International Airport [LAL]
- Lease features access to multiple open bay structure

Sid Bhatt, CCIM, SIOR

For Lease



GILL JONES BUILDING

Up to 65,000 SF • \$14 SF/yr • Winter Haven

- This building is undergoing a complete renovation including a new roof
- Current and future tenants are New Beginnings High School, Haley Center Health Care facility, and Extra Space Storage self storage
- Lakefront views
- Immediate occupancy
- Access parking
- Located between Winter Haven and Lake Alfred

R. Todd Dantzler, CCIM

New Listing



LAKELAND AIRPORT CLASS A FLEX SALE LEASEBACK

18,450 SF • \$5,000,000 • Lakeland

- Zoning: PUD 5653
- Year Built: 2020
- Power: 400 amps 120/208 3-Phase
- Ceiling Height: 18' Clear

David Hungerford, CCIM

For Lease (NNN)



BARTOW PROFESSIONAL OFFICE FOR LEASE

6,769 - 18,160 SF • \$5,995/mo (NNN)

- Located in Downtown Bartow, less than 1,000 FT from the Polk County Courthouse
- Zoned Commercial [C-1]
- Excellent location for businesses including financial institutions, law firms, or offices

Tyler Davis, ALC & David Hungerford



COURTHOUSE PROFESSIONAL OFFICE COMPLEX

18,160 SF • \$2,700,000 • Bartow

- Located in Downtown Bartow, less than 1,000 FT from the Polk County Courthouse
- Zoned Commercial [C-1]
- Excellent location for businesses including financial institutions, law firms, or offices

Tyler Davis, Dean Saunders & David Hungerford



DOWNTOWN LAKELAND MIXED USE BUILDING

12,535 SF • \$4,150,000 • Lakeland

- Newly built within the walls of a 1920 historic Lakeland building
- 12,535 SF on 4 floors and roof deck
- Retail store, office space and home

Craig Morby & Eric Ammon, CCIM



For Lease

2525 DRANE FIELD ROAD LAKELAND

2,000 - 20,000 SF • \$11-15 SF/yr (NNN)

- Suites 3,4,5 available March 1st, 2024
- Located in West Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4

Lauren Smith, CCIM, CPM



For Lease

OFFICE SUITES AT WEST WOODS COMPLEX

9,130 SF • Negotiable • Lakeland

- Available for lease within a well-maintained office complex nestled among large oak trees and comprised of four buildings
- Easily accessible and has high visibility
- Ample parking and quiet surroundings

Lauren Smith, CCIM, CPM



CHIEFLAND TIMBER OFFICE AND SHOP

1,448 SF • \$350,000 • Chiefland

- Situated on 1.92 ± acres along US Hwy 98 within the city limits of Chiefland
- 1,008 ± SF of air conditioned/heated space
- The shop is 80' x 40' (3,200 SF) with a high ceiling

Clay Taylor, David Hitchcock & Greg Driskell



439 S FLORIDA AVENUE - SUITE 201

7,180 SF • \$1,699,000 • Lakeland

- Class-A office space in Downtown Lakeland
- Ideal environment for legal, financial, medical, or other professional office space
- Convenience of downtown but exposure on Florida Avenue and plenty of exclusive parking

James Edwards, AICP



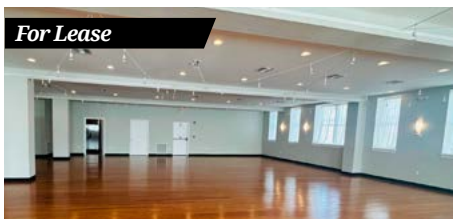
New Listing

WILDWOOD PROFESSIONAL OFFICE BUILDING 4,500 ± SF

4,500 SF • Call Listing Advisor • Wildwood

- 4,500 ± SF Professional Office Building built in 1981, zoned C1 (Wildwood)
- 1.74 acres fronting Main St
- Daily traffic count of 23,500 vehicles
- Located 1 mile North of the Florida Turnpike

Marvin Puryear



For Lease

DOWNTOWN LAKELAND SUPERB 2ND FLOOR OFFICE SPACE

4,095 SF • \$22.00 SF/yr (NNN) • Lakeland

- Professional office space available
- Second floor with 4 bathrooms, kitchen and storage
- 24 hour access elevator from the main lobby
- Space is part of the historic Sommer Building

Craig Morby



Under Contract

1460 E. HWY 50

3 AC • \$1,500,000 • Clermont

- Three acres of prime commercial development land with highway frontage
- On the busy FL-50 with 52,000 cars per day
- Located on Clermont's main commercial corridor, surrounded by multiple retail anchors

Marvin Puryear



For Lease

549 POPE AVE, WINTER HAVEN FOR LEASE

4,006 SF • \$16.25 SF/yr (NNN) • Winter Haven

- At the intersection of US 17, Pope Ave, and Avenue B NW in Downtown Winter Haven
- Private 8-space parking lot
- Open concept office with a built-out break room, 2 restrooms

Linda Schultz & R. Todd Dantzer, CCIM



MODERN INDUSTRIAL OFFICE BUILDING 5,400 SF

5,400 SF • \$975,000 • Lakeland

- In the heart of midtown Lakeland, FL
- .41 acres
- High quality asset with a strong tenant and a triple net lease

Danielle Brown, Craig Morby & Eric Ammon, CCIM



New Listing

MASSACHUSETTS AVE MIXED USE OFFICE BLDG

5,180 SF • \$795,000 • Lakeland

- 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



MOUNT DORA COMMERCIAL BUILDING & RENTAL INVESTMENT

2,943 SF • \$700,000 • Mount Dora

- 1-2 Minutes to Everything in Mt Dora
- Less than 50 minutes from Orlando's theme park attractions (Disney, Sea World, Universal)
- Within 1 hr. 15 minutes to Daytona Beach
- 39 Minutes from Sanford International Airport

Marvin Puryear



MIDTOWN OFFICE FOR SALE

5,209 SF • \$670,000 • Lakeland

- Single story office building
- Interior space consists of 20 rooms, and two rest rooms
- On-site parking can accommodate 16 cars

Eric Ammon, CCIM & Craig Morby



2,485 ± SF PROFESSIONAL OFFICE IN WILDWOOD

2,482 SF • \$450,000 • Wildwood

- Professional office building remodeled in 2000
- Zoned C1 (Wildwood)
- .64 acres fronting Main St. in Wildwood, FL
- Ddailly traffic count of 23,500 vehicles, and is located 1 mile North of the Florida Turnpike

Marvin Puryear



CENTRAL LAKELAND MIXED USE OFFICE BUILDING

3,000 SF • \$425,000 • Lakeland

- 3,000 SF Office/Mixed Use Building
- Potential for a variety of uses
- Ample parking

Craig Morby & Eric Ammon, CCIM



INGLESIDE OFFICE BUILDING

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

- Located minutes away from downtown Lakeland
- Parking is shared amongst the other tenants and there is a total of 56 spaces
- Six private offices, a common area, and two restrooms

Danielle Brown



600 NORTH BROADWAY AVE BARTOW BB&T

2,092 SF • \$16.00 SF/yr • Bartow

- Professional office space with various sizes available within an existing BB&T building
- Located on four-laned Broadway Ave in downtown Bartow
- Plenty of parking and competitive rental rates

R. Todd Dantzer, CCIM & Jonathan Fleming



DOWNTOWN AUBURDALE COMMERCIAL BUILDING

824 SF • \$420,000 • Auburndale

- Turnkey building on Orange Street is located in downtown Auburndale
- Beautiful lobby and receptionist area
- Three (3) salon rooms, one for nails, massages, and washing, drying, and styling

Danielle Brown



EUSTIS PROFESSIONAL OFFICE SPACE

1,336 SF • \$320,000 • Eustis

- This finished office is perfect space for any professional office use
- Move in ready and offers frontage along Orange Ave

Rick Gonzalez, ALC, CCIM



CRESTVIEW COMMERCIAL LAND

1.36 AC • \$375,000 • Crestview

- Vacant development parcel
- High and dry and ready for commercial development within a very active market with strong anchors
- Current zoning, Commercial Low-Intensity

Clay Taylor, Bryant Peace & David Hitchcock



DOWNTOWN WAUCHULA OFFICE BUILDING

5,172 SF • \$350,000 • Wauchula

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

Daniel Lanier



DOWNTOWN WINTER HAVEN OFFICE SUITES

840 SF • \$17 SF/yr (Gross) • Winter Haven

- Lake Region Plaza - Suite 301: 573 ± SF
- Suite 302: 1,935 ± SF
- Rickworth Building - Suite 2: 840 ± SF, Suite 3: 290 ± SF
- Located in Winter Haven, FL east of US Highway 17

Linda Schultz & R. Todd Dantzer, CCIM



OFFICE SPACE NEAR LAKELAND AIRPORT

672 SF • \$1,150/mo (Gross) • Lakeland

- Office space totals 672 ± SF with a private entrance and ample parking available
- Large open office room, a small office or storage room, as well as a kitchenette/breakroom, and a bathroom with shower

Matthew Agostinelli & David Hungerford, CCIM



SOUTH FLORIDA STUDIO OPPORTUNITY OFFICE

600 SF • \$1,200/mo • Lakeland

- Perfectly suited professional and artist-friendly space, complete with an executive suite, private office, and bathroom
- Prime downtown location in Lakeland
- Flexible office layouts for businesses

Danielle Brown



N DALE MABRY HWY RETAIL OR MEDICAL OFFICE SPACE

5,624 SF • \$2,500,000 • Tampa

- Spacious 0.86-acre lot, represents a highly promising commercial investment
- Ample parking available, including 26 spaces with 2 designated handicap spots
- Boasting excellent visibility from the busy Dale Mabry Highway where approximately 65,000 vehicles pass daily
- Less than 15 minutes away from Tampa International Airport

Liz Menéndez, CCIM



CITRUS TOWER BLVD MEDICAL BUILDING

2,995 SF • \$1,300,000 • Clermont

- Less than 1.5 miles from the new Adventhealth Clermont campus and Orlando Health South Lake
- Great opportunity for an owner-user or investor with two 1500 ± SF units

Christina Kurtz-Clark CCIM, ALC

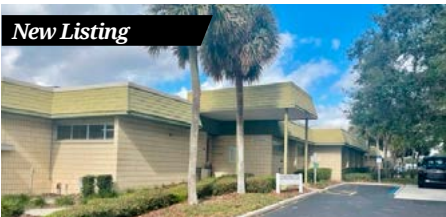


3,985 SF PROFESSIONAL/MEDICAL OFFICE IN WILDWOOD

3,985 SF • \$1,250,000 • Wildwood

- Located 1 mile North of the Florida Turnpike and two miles East of I75
- 28 parking parking spaces with 2 handicapped spaces and a covered drive-through
- 1.6 miles from UF Health The Villages Hospital

Marvin Puryear



New Listing

GREEN MEDICAL CENTER

2,752 Total SF • \$18/SF Yr NNN • Haines City

- Currently 6 other tenants mostly medical
- Located in the heart of Haines City
- These services are primary, pediatric, mental health and chiropractic. USDA is also a tenant at this location

Ryan Smith, Lauren Smith & Angie Workman



New Listing

SUNRISE MEDICAL PLAZA VACANT BUILDING

0.6 AC • \$799,000 • Clermont

- Located in 4 Corners [Clermont]
- Brand new and very attractive with a standing seam metal roof
- Designed for two tenants with separate entrances

Trish Leisner, CCIM



New Listing

SUNRISE MEDICAL PLAZA VACANT LOT

0.06 AC • \$395,000 • Clermont

- Medical professional PUD
- Vacant lot next to shops
- Located in 4 Corners [Clermont]
- Seller would like to sell this with the adjacent grey shell building

Trish Leisner, CCIM



PALM SPRINGS DR. MEDICAL OFFICE

2,120 SF • \$610,000 • Altamonte Springs

- Fantastic opportunity to own a single-story free standing medical building
- Situated on a corner lot on Palm Springs Drive near bustling roadways [SR 436]
- Ample parking in the rear

Rafael Mendez, CCIM



New Listing

2020 FLAMINGO ROAD

6,381 SF • \$1,400,000 • Bartow

- For sale or lease Lease Rate \$13-15/SF per Year
- Single Tenant or Two Tenant Layout proposed
- Class "A" 2nd Generation Medical Building with extensive medical related renovations
- Less than 2.5 miles from Bartow Regional

Sid Bhatt, CCIM & Trace Linder



New Listing

WATERFORD LAKES CLASS "A" MEDICAL OFFICE FOR LEASE

4,500 SF • Contact Advisor • Orlando

- New Class "A" Medical Development
- Adjacent to the New Orlando Health ER
- Single, Multi-Tenant, and Build-To-Suit Options available

Rafael Mendez, CCIM

For Sale or Lease

DOWNTOWN LAKELAND



FORMER SEARS LAKELAND SQUARE MALL FOR LEASE

155,276 SF • Call Listing Advisors • Lakeland

- Available for lease, consists of a total of 11.57 acres and 155,276 SF of leasable space
- Nestled near Interstate 4 and Highway 98, this property boasts exceptional access to signalized intersections on Hwy 98 and allows connectivity to the rest of the Lakeland Square Mall
- Prime location between Tampa and Orlando positions it as a gateway to Central Florida
- The building's location and vacancy open the door to a range of potential uses, including entertainment, pickleball, or retail

David Hungerford, CCIM & Tyler Davis, ALC



HISTORIC DOWNTOWN LAKELAND VALUE ADD OPPORTUNITY

16,650 SF • \$2,495,000 • Lakeland

- Over 100 FT of direct frontage on North Florida Avenue
- 21,000 Vehicles per day, moving at around 40 miles per hour, making it a high-visibility location
- Two stories with exposed beams, and awnings and windows

Augie Schmidt

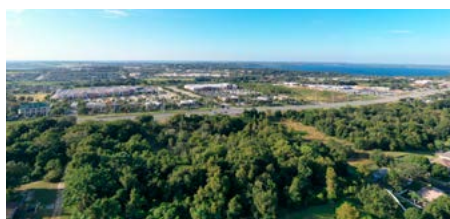


HWY 27 S AT SR 48 LEESBURG 43 AC

43 AC • \$8,000,000 • Leesburg

- Property adjoins Lake Harris Square Shopping Center
- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- High traffic market area

Marvin Puryear



E HWY 50 IN CLERMONT RETAIL DEV LAND ACROSS FROM LOWE

17.68 AC • \$6,500,000 • Clermont

- Vacant commercial property consists
- Excellent frontage along Hwy 50 in Clermont, FL
- Located directly across from Lowes
- Excellent visibility on Hwy 50 that features a traffic count of 48,000 cars per day

Marvin Puryear



HWY 27 AND SULLIVAN RD WEST COMMERCIAL

22.6 AC • \$3,500,000 • Minneola

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

Marvin Puryear



US HIGHWAY 27 RESTAURANT DEVELOPMENT SITE

8,000 SF • Subject To Offer • Lake Wales

- Lot adjacent and North of Hampton Inn Suites, Highway 27, Lake Wales
- 1.1 Acre Lot for Restaurant or Retail. Land will be considered for a national tenant developer or corporate QSR or Franchisee

Sid Bhatt, CCIM, SIOR



SOUTH TAMPA RETAIL STRIP CENTER

8,230 SF • \$3,150,000 • Tampa

- .57 Acre
- Zoned Commercial General
- 11 units
- 32 parking spaces
- 100% occupied

Liz Menéndez, CCIM



WENDY'S GRIFFIN RD

3,692 SF • \$3,120,000 • Lakeland

- Sale-Leaseback property conveniently located along Griffin Rd just north of I-4 in Lakeland
- Features 200 ± FT of frontage on Griffin Rd that has a traffic count of 16,000 cars/day
- Situated adjacent to Publix Super Market

Glenn Folsom



New Listing

I-4 FRONTAGE PLANT CITY DEVELOPMENT SITE

6.2 AC • Call Listing Advisors • Plant City

- Available land on Interstate 4 in Plant City
- Prime commercial real estate development opportunity
- Commercial zoning in Plant City allows this site to be suitable for a wide range of purposes

Sid Bhatt, CCIM, SIOR & Gary Ralston, CCIM, SIOR



New Listing

PLANT CITY I-4 BENNETT RD DEVELOPMENT ACREAGE

9 AC • Call Listing Advisor • Plant City

- Excellent visibility along I-4 corridor, which can be a significant advantage for businesses
- Prime commercial real estate development opportunity
- Commercial zoning regulations in Plant City

Sid Bhatt, CCIM, SIOR



LEGOLAND CORRIDOR COMMERCIAL SITES

8.38 AC • \$1,750,000 • Winter Haven

- Fast-growing, desirable commercial corridor
- Less than 1 mile east of the main entrance are 6 retail parcels ranging from 1.10 - 1.70 ± acres, ready to be developed

R. Todd Dantzer, CCIM & Gary Ralston, CCIM, SIOR



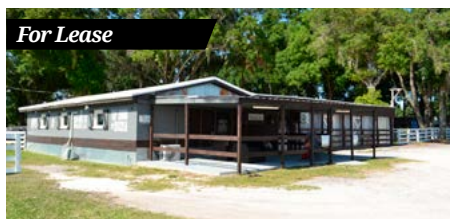
For Lease

CHRISTINA COMMERCIAL GROUND LEASE

0.85 AC • \$50,000 per year • Lakeland

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

David Hungerford, CCIM & Jim Allen



For Lease

NORTH LAKELAND VENUE RESTAURANT, AND BAR

3,872 SF • \$5,995/mo (NNN) • Lakeland

- Located on US Hwy 98 in North Lakeland. With over 41,000 cars passing per day
- Turn-key restaurant, venue, or bar

Danielle Brown & Augie Schmidt



For Lease

S FLORIDA AVE RETAIL BUILDING

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

- 53 parking spaces and several access points for entry and exit
- Brand new retail development will include a 1,400 SF drive thru
- Additional 2,470 SF of adjacent space available

Lauren Smith, CCIM, CPM



6 ACRE APOPKA DEVELOPMENT SITE

5.98 AC • \$2,900,000 • Apopka

- Vacant development site located at the intersection of E Ponkan Rd and Rock Springs Rd
- Numerous development options
- Current zoning is A-2 and the future land use is RS 1/5

Tyler Davis, ALC



4545 & 4575 GIBSON DRIVE

3.72 AC • \$2,300,000 • Lakeland

- Two vacant parcels are being sold as one for commercial development
- Less than 2,000 FT from nearest I-4 entry/exit
- Located at the intersection of Lakeland Park Blvd. and Gibson Drive

Eric Ammon, CCIM & Craig Morby



MIDTOWN LAKELAND REDEVELOPMENT CORNER

16,718 SF • \$2,000,000 • Lakeland

- Four (4) buildings and eight (8) vacant lots, totaling 16,718 ± SF and 1.5 ± acres, respectively
- Tenants are on a month-to-month basis
- Property fronts North Florida Ave, Parker Street, and Tennessee Ave

R. Todd Dantzler, CCIM



WEST PIPKIN @ RIVERSTONE COMMERCIAL CORNER

3.22 AC • \$2,000,000 • Lakeland

- 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



NORTH LAKELAND COMMERCIAL DEVELOPMENT LAND

8.23 AC • \$1,900,000 • Lakeland

- Currently growing sector of North Lakeland
- 100% uplands
- Features extensive road frontage with a median cut directly in front of the property
- Future land use of Linera Commercial Corridor

David Goffe, CCIM & Gary Ralston, CCIM, SIOR



STATE ROAD 80 COMMERCIAL SITE

8.92 AC • \$1,500,000 • Labelle

- This commercial property is located along State Road 80 and Capt Hendry Dr in LaBelle, FL
- Features 1,280 ± FT of road frontage along Highway 80

Olivia Meador & Paul J. Meador



SHEPHERD ROAD 2.33 ACRES

2.33 AC • \$1,349,000 • Lakeland

- Mixed-use site near the Publix on Shepherd Rd
- Great development opportunity in South Lakeland
- Full access via a median cut
- Water and sewer are available

James Edwards, AICP



LAKE CITY RETAIL | OFFICE HOSPITALITY SITE

7.89 AC • \$1,250,000 • Lake City

- Retail/Office/Hospitality site with 460 FT of frontage on Hwy 90
- 1 mile west of the I-75 exit
- All utilities are at the site; water, sewer, power, internet

Marvin Puryear



PIPKIN AND YATES ROAD COMMERCIAL CORNER

1.52 AC • \$1,250,000 • Lakeland

- Located in southwest Lakeland
- High visibility at the signalized intersection of Pipkin Rd and Yates Rd
- 4,000 new housing units planned and/or permitted

Richard Dempsey, ALC & David Hungerford, CCIM



EAST LAKELAND SIGNALIZED CORNER LAND

3.07 AC • \$1,250,000 • Lakeland

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

David Hungerford, CCIM



DOWNTOWN CLERMONT 6,912 SF RETAIL/EVENT CENTER

6,912 SF • \$3,900,000 • Clermont

- 6,912 SF Retail/Event Center Downtown
- Zoned CBD-Clermont Business District
- Parking on site and street parking
- Less than one block from Waterfront Park and Victory Pointe

Marvin Puryear

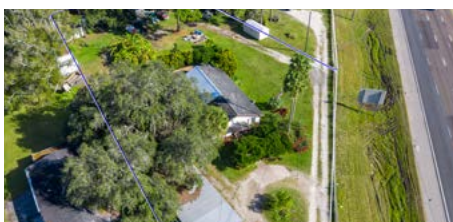


HOLIDAY US HWY 19 VACANT COMMERCIAL LOT

1.22 AC • \$1,000,000 • Holiday

- Acre lot boasts excellent visibility and high traffic volume on a busy stretch of US-19
- Versatile zoning, size, and strategic location, this property presents an ideal canvas for a quick service restaurant, retail, or industrial

Sid Bhatt, CCIM, SIOR



HIGH EXPOSURE COMMERCIAL LAND FOR DEVELOPMENT

1.32 AC • \$975,000 • Lakeland

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

Eric Ammon, CCIM & Craig Morby



ZOLFO SPRINGS AGRICULTURAL SHOP

11 AC • \$895,000 • Zolfo Springs

- 12,000 ± SF agricultural shop
- Seven 14 x 14 roll-up doors, 3 phase power coming in, air and 220 power
- Ceilings over 20 feet high
- Situated in the heart of Florida's agricultural

Daniel Lanier



New Listing

LAKELAND I-4 FRONTAGE IMPROVED RETAIL PAD

1.37 AC • \$850,000 • Lakeland

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

David Hungerford, CCIM



New Listing

KENTUCKY AVE MIXED USE INVESTMENT RETAIL

4,275 SF • \$675,000 • Lakeland

- Sales include 711 & 717 N Kentucky Ave
- Current retail and office uses are allowed per zoning classification
- 711 N Kentucky - 2,400 SF currently used by an educational company, lease until 6/30/24

Danielle Brown, Craig Morby & Eric Ammon, CCIM



DIXIELAND COMMERCIAL REDEVELOPMENT CORNER

0.51 AC • \$999,999 • Lakeland

- .51 AC Hard Corner - Dixieland, South Florida Ave & Palmola Street - Lakeland
- 2 Parcels with Two Structures
- Zoned C-2, City of Lakeland

Craig Morby & Eric Ammon, CCIM



For Lease

GULFPORT RETAIL OR MEDICAL OFFICE OPPORTUNITY

1,965 SF • Negotiable • Gulfport

- Situated on the corner of 49th St S and 14th Ave S, this End Cap unit for lease is located in a high traffic area of Gulfport, FL
- Excellent visibility, ample parking, and accessibility in the busy retail district

Sid Bhatt, CCIM, SIOR



PIPKIN AIRPORT COMMERCIAL LAND

5.03 AC • \$550,000 • Lakeland

- Located in southwest Lakeland near the signalized intersection of Pipkin Rd and Yates Rd
- 5.03 ± acres, this property has approximately 3.00 ± acres of uplands and has 660 ± FT of frontage on Pipkin Rd

Richard Dempsey, ALC & David Hungerford, CCIM



AVON PARK WALMART OUTPARCELS

14.46 AC • \$350,000 • Avon Park

- 4 lots available in front of Walmart Supercenter
- Located directly in front of the Walmart in Avon Park
- Pads are 100% usable and include off-site retention
- 14 miles from MacDill Air Force Base Auxiliary Field

David Hungerford, CCIM

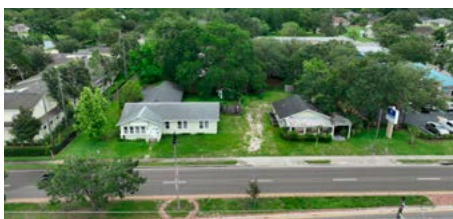


HISTORIC DOWNTOWN LAKE WALES RETAIL & OFFICE

4,388 SF • \$424,900 • Lake Wales

- Outstanding retail and/or office space
- Two story, 4,388 SF building was a former dance studio
- Mixed use facility, with retail on the ground, office on the second, or a combination of both

Craig Morby



PRIME RETAIL RONALD REAGAN BLVD

2,902 SF • \$415,000 • Longwood

- Nestled within a vibrant neighborhood
- Unique opportunity for entrepreneurs and investors looking to establish a local business that caters to the immediate community's needs
- Located in the heart of a bustling residential

Berlente Hires, CCIM, SIOR



Under Contract

LAKE WALES DEVELOPMENT OPPORTUNITY - 5 ACRES COUNTRY

4.78 AC • \$375,000 • Lake Wales

- Perfect spot for a healthcare facility, self storage, retail, or restaurant
- Currently zoned RS, Unincorporated Polk County, this parcel is ready to be annexed into the City of Lake Wales

Craig Morby & Eric Ammon, CCIM



TAMPA INCOME PRODUCER WITH NNN LEASE

1,700 SF • \$295,000 • Tampa

- NNN lease - Income producing - 9% cap rate
- 1,700 SF building near 301 and I-75
- Currently being operated as a retail/public tax office, this property offers on site parking in a busy part of Tampa

Craig Morby & Eric Ammon, CCIM



697 E ANDERSON RD, GROVELAND

1,657 SF • \$425,000 • Groveland

- Commercial Site fronts Hwy 33 South in Groveland, 0.5 miles south of Hwy 50
- The property is almost half an acre (.44 acre) and features a 1,657 ± SF building

Trish Leisner, CCIM



For Lease

CLERMONT COMMERCE CENTER

1,650 SF • \$25 • Clermont

- Professionally managed
- 5 parking spaces per 1,000 SF
- High ceilings
- Open floor plans
- Easy access to utilities

Rafael Mendez, CCIM



ONE ACRE SITE ON CR 39 FOR DEVELOPMENT

1 AC • \$135,000 • Zephyrhills

- One acre for development
- Excellent visibility and access off CR 39
- Nearby retail sites (could help for rezoning)
- Almost 30,000 people within a 5-mile radius

Steve Toner, MBA



For Lease

CYPRESS GARDENS LAMPLIGHTER PLAZA

1,200 SF • \$19 • Winter Haven

- Retail space for lease in Winter Haven with prominent frontage on Cypress Gardens Blvd
- Private, air-conditioned office with a built-in workspace and a personal restroom

Ali Manekia, CCIM, SIOR & Angie Workman



For Lease

CHRISTINA COMMONS RETAIL CENTER

1,257 - 1,334 SF • \$12 • Lakeland

- Located in affluent South Lakeland directly across from Christina
- Along Lakeland's premier commercial corridor, South Florida Ave [SR 37]
- Surrounded by a very active trade area

Lauren Smith, CCIM, CPM



For Lease

CAMBRIDGE OAKS PLAZA

1,260 SF • \$20 • Casselberry

- Within 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



For Lease

EAGLE LAKE RETAIL DRIVE THRU

1,250 SF • \$2,500 • Eagle Lake

- Take advantage of exposure to over 30,000 average daily vehicles
- Retail buildings in excellent condition that includes a drive-thru
- Situated in a high-growth area

Danielle Brown



AUBURNDALE COMMERCIAL SITE HARD CORNER ON US 92 W

786 SF • \$325,000 • Auburndale

- Business and real estate for sale
- Established fast food, drive thru
- Busy corner location in growing Auburndale, FL
- Located on US 92 which sees 35,000 cars per day

Craig Morby & Eric Ammon, CCIM



RETAIL SPACE IN THE HEART OF DOWNTOWN AUBURNDALE

393 SF • \$350,000 • Auburndale

- Retail Space in Downtown Auburndale at Main and Park
- Perfect Site for Redevelopment or a New Building
- Proximity to Major Retailers and Restaurants

Craig Morby & Eric Ammon, CCIM



3116 HWY 98 N COMMERCIAL LAND

391 SF • \$375,000 • Lakeland

- Vacant land that has recently used as for Auto Sales
- Great visibility along Hwy 98 South of I-4 in between the Motel 6 and Dunkin Donuts on the West side of Hwy 98
- Excellent visibility and signage

David Goffe, CCIM & Glenn Folsom



New Listing

DOWNTOWN AUBURNDALE 4,642 SF WITH UP TO 3 UNITS

4,642 SF • Contact Advisors • Auburndale

- Split into three units
- Separate water and electric meters
- Currently a printing business and clothing retailer

Craig Morby & Eric Ammon, CCIM



New Listing

2 DOWNTOWN PROPERTIES - 119 & 123 S MAIN STREET AUBURNDALE

612 SF • Call Listing Advisors • Auburndale

- Two Buildings on Two Sites in Downtown Auburndale FL
- Building 1 is located at 119 S Main St and consists of 4,642 SF, currently split into three units, all with separate water and electric meters

Craig Morby & Eric Ammon, CCIM



OLD DIXIE HIGHWAY COMMERCIAL LAND

15.55 AC • \$6,500,000 • Auburndale

- 15.55 ± acres of 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
- Ideal for various types of commercial development, including retail, office, and industrial projects

Gary Ralston, CCIM, SIOR & David Hungerford, CCIM



5955 SOUTH FLORIDA AVENUE DEVELOPMENT LAND

11.82 AC • \$5,500,000 • Lakeland

- Last undeveloped large tract fronting South Florida Ave North of CR-540A and South of the Polk Parkway
- Future land use is BPC-2 which allows for a variety of commercial (C1, C2, C3) or business park uses
- Located less than 3,000 FT North of the highly active South Florida Ave

David Goffe, CCIM & Gary Ralston, CCIM, SIOR



HWY 27 AND SULLIVAN RD EAST

53 AC • \$5,500,000 • Clermont

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

Marvin Puryear

VACANT COMMERCIAL LAND



PRIME COMMERCIAL LAND ON US HWY 27 AT DUNDEE RD

28.59 AC • \$3,950,000 • Haines City

- 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



PREMIER LAND PARCEL BY SANFORD'S AIRPORT HUB

19.06 AC • \$3,000,000 • Sanford

- Future Land Use: HIPAP (High Intensity Planned Development Airport)
- Allowed development include: Commercial [Airport Supportive]
- Business Park/Commerce Park

Rafael Mendez, CCIM & Ali Manekia, CCIM, SIOR



US-41 DEVELOPMENT LAND

55.97 AC • \$2,950,000 • Williston

- Signalized intersection
- Property is located within 25 miles of Gainesville and Ocala
- 55.97 Acres all high/no wetlands
- Existing infrastructure of interstate highways

Marvin Puryear & Trish Leisner, CCIM



55 ACRE ± POLK PARKWAY DEVELOPMENT SITE

54.75 AC • Call Advisors • Auburndale

- 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

Gary Ralston, CCIM, SIOR & Tyler Davis, ALC



10.5 ACRE DAVENPORT DEVELOPMENT SITE

10.51 AC • \$2,800,000 • Davenport

- 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, ALC, Clay Taylor & David Hitchcock



LAKE SHORE WAY COMMERCIAL DEVELOPMENT LAND

9.9 AC • \$2,750,000 • Lake Alfred

- 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

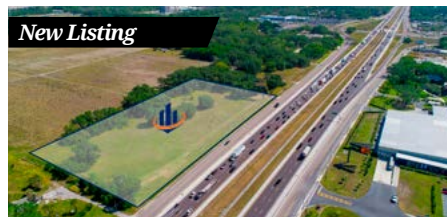


PLANT CITY I-4 BENNETT RD DEVELOPMENT ACREAGE

9 AC • Call Advisors • Plant City

- Excellent visibility along I-4 corridor, which can be a significant advantage for businesses
- Prime commercial real estate development opportunity
- Commercial zoning regulations in Plant City

Gary Ralston, CCIM, SIOR & Sid Bhatt, CCIM



I-4 FRONTAGE PLANT CITY DEVELOPMENT SITE

6.2 AC • Call Advisors • Lakeland

- Available land on Interstate 4 in Plant City
- Prime commercial real estate development opportunity
- Commercial zoning in Plant City allows to be suitable for a wide range of purposes

Sid Bhatt, CCIM & Gary Ralston, CCIM, SIOR



4 ACRES FOR COMMERCIAL DEVELOPMENT

4 AC • \$2,600,000 • Zephyrhills

- Zoned for Commercial Development
- Significant engineering and development work is already completed
- Contiguous to 300 new residential units
- The VA hospital on the east side of Ft King Rd

Steve Toner, MBA



TEN ACRES FOR COMMERCIAL DEVELOPMENT ON CR HIGHWAY

10 AC • \$2,482,500 • Zephyrhills

- Available as 7 acres for Commercial or Multifamily, or 3 Acres for Commercial Development
- Much development work done & available
- Located in the heart of Zephyrhills

Steve Toner, MBA



FROSTPROOF HWY 27 MIXED-USE DEVELOPMENT

48 AC • \$2,400,000 • Frostproof

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

Keat Waldron, ALC



MINNEOLA BUSINESS PARK PARCEL C

8.82 AC • \$1,800,000 • Minneola

- 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 Clermont/Minneola fast-growing market

Marvin Puryear



I-10 & US 331 COMMERCIAL DEVELOPMENT ACREAGE

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

- 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
- 27,500 cars per day

Austin Fisher



1.82 ACRES ON US 301 FOR DEVELOPMENT

1.82 AC • \$1,495,000 • Riverview

- Near busy intersection in Riverview
- Multiple Possible Uses
- Near numerous major retails
- Access via traffic light

Steve Toner, MBA



I-75 COMMERCIAL DEVELOPMENT ACREAGE

51.6 AC • \$1,415,000 • Jasper

- Zoned Commercial Highway Intensive [CHI]
- Consists of 51 ± acres with over 1150' of I-75 road frontage
- Excellent access to I-75 (exit 451) and Highway 129
- Located between Valdosta, GA and Lake City, FL

Austin Fisher

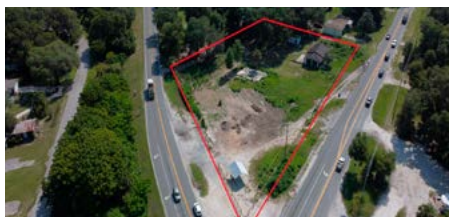


OLD MEDULLA RD COMMERCIAL DEVELOPMENT LOTS

11.92 AC • \$1,200,000 • Lakeland

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

Glenn Folsom & David Goffe, CCIM



CR 48 COMMERCIAL CORNER LOT

1.6 AC • \$999,000 • Okahumpka

- 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, gas

Trish Leisner, CCIM



HILLSBOROUGH ACREAGE WITH I-4 FRONTAGE

9.03 AC • \$875,000 • Plant City

- Excellent visibility and accessibility from I-4
- 10-acre parcel of land in Plant city, just off I-4
- Equipped with a 200-amp, 110-volt power supply, complete with a functioning meter

Berlente Hirsch



COMMERCIAL DEVELOPMENT LOT DOWNTOWN LEEBSBURG

1.94 AC • \$850,000 • Leesburg

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

Jeremiah Thompson & Marvin Puryear



WINTER LAKE ROAD DEVELOPMENT LAND

7.18 AC • \$800,000 • Winter Haven

- Highway frontage on Winter Lake Rd
- Endless possibilities for development
- Location that sees 24,500 cars passing by daily
- Highest and best uses include low to medium density residential

David Hungerford, CCIM



US 98 N LAKELAND COMMERCIAL LAND

2.2 AC • \$775,000 • Lakeland

- Frontage along US 98 N corridor
- LCC - Future Land Use
- Close proximity to major retailers

Linda Schultz

VACANT COMMERCIAL LAND

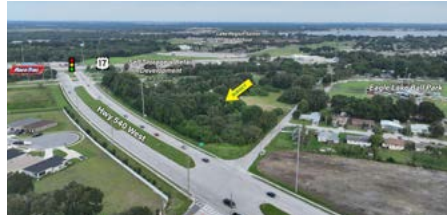


STATE ROAD 52 CORNER

8.22 AC • \$750,000 • Dade City

- State Road 52 Hard Corner
- 8.22 upland acres
- Income-producing Mobile home on the property

James Hancock



HWY 540 W AND COOLEY RD DEVELOPMENT CORNER

5.93 AC • \$695,000 • Eagle Lake

- 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



Under Contract

WEST PIPKIN ROAD COMMERCIAL DEVELOPMENT

5.03 AC • \$600,000 • Lakeland

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

Glenn Folsom & Gary Ralston, CCIM, SIOR



MINNEOLA VACANT COMMERCIAL

3.593 AC • \$600,000 • Minneola

- Opportunity in the vibrant heart of Minneola, Florida
- .97 acres of the property boasts versatile B-1 zoning
- Income-generating potential

Shea R. Booster



6875 NORTH CHURCH AVE IN MULBERRY, FLORIDA

0.72 AC • \$500,000 • Mulberry

- Commercial property is located on North Church Avenue in Polk County
- Lot is situated near a busy intersection
- Surrounded by several restaurants and retail businesses

David Goffe, CCIM & Gary Ralston, CCIM, SIOR



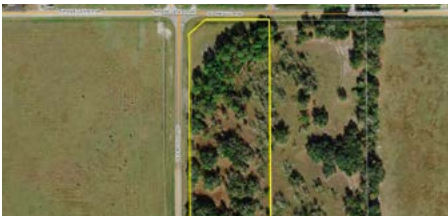
Under Contract

US HIGHWAY 1 COMMERCIAL LAND

2.85 AC • \$350,000 • Vero Beach

- Two commercially zoned parcels
- Visibility and exposure from its 700 ± FT highway frontage on US-1
- Approximately 23,000 cars per day
- Fast-growing area of Indian River County

Trish Leisner, CCIM & Marvin Puryear



LOT 1 - OLD MEDULLA RD COMMERCIAL DEVELOPMENT

5.37 AC • \$600,000 • Lakeland

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

Glenn Folsom & David Goffe, CCIM



Under Contract

LOT 2 - OLD MEDULLA RD COMMERCIAL DEVELOPMENT

6.55 AC • \$600,000 • Lakeland

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

Glenn Folsom & David Goffe, CCIM



Under Contract

US 27 AND RONALD REAGAN PARKWAY COMMERCIAL SITES

17.35 AC • \$451,000 • Davenport

- Twelve commercial lots
- 0.8 - 2.95 Acres
- Located at the key intersection of US 27 and Ronald Reagan Parkway
- Near I-4 and the back entrance to Champions Gate

Gary Ralston, CCIM, SIOR



1.31 AC DELAND DEVELOPMENT SITE

1.31 AC • \$450,000 • DeLand

- Ideal for a retail user
- Frontage along S Spring Garden Ave
- Proximity to major retailers and amenities

Wyatt Dreggors & Christopher Fojo



Under Contract

HARNEY RD. COMMERCIAL [SWFWMD TBC-14]

3.6 AC • \$444,000 • Thonotosassa

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

David Hungerford, CCIM

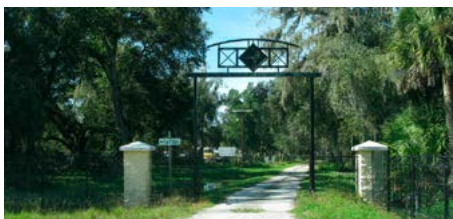


NORTH LAKELAND VACANT COMMERCIAL PROPERTY

1.25 AC • \$375,000 • Lakeland

- Frontage and visibility along US 98 N
- LCC - future land use offers wide range of possibilities
- All upland acreage
- Access via Fox Lake Dr

Linda Schultz



2.33 ACRE SITE FOR COMMERCIAL DEVELOPMENT

2.33 AC • \$300,000 • Crystal Springs

- 2.33 ± Acres of vacant commercial
- Zoned for Commercial Development
- Zoning: C-2 (Pasco County)
- 99% upland

Steve Toner, MBA



MADISON COMMERCIAL 13 ACRES LAND/INDUSTRIAL

12.77 AC • \$300,000 • Madison

- Madison Commercial 13 is ready for business
- Located on SR 53 in Madison, FL adjacent to the Florida Gulf & Atlantic Railroad
- Convenient to Interstate 10 and US 90

Greg Driskell & Mark Wirick



PHELPS STREET AND FL-19 CORNER LOT

0.29 AC • \$299,000 • Groveland

- 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



1.14 ACRES ON COMMERCIAL CORNER CR 39 & FIG AVE

1.14 AC • \$250,000 • Zephyrhills

- 1.14 ± Acres vacant commercial / industrial
- Excellent site for self storage or warehouse distribution
- 145 ± FT of frontage
- Corner lot

Steve Toner, MBA



CLERMONT COMMERCIAL 0.20 ACRE LOT ALONG SR 50

.20 AC • \$175,000 • Clermont

- SR50 frontage (100.3 FT)
- Engineering plans included
- All utilities on site

Marvin Puryear



MEMORIAL BLVD COMMERCIAL PARCEL

0.37 AC • \$115,000 • Lakeland

- Vacant commercial land
- Site on E Memorial Blvd
- Views of Lake Parker
- High traffic count location

James Edwards, AICP



FORT MEADE HIGHWAY COMMERCIAL

2.36 AC • \$100,000 • Fort Meade

- Located on the corner of Southeast 9th Street and US 17 in downtown Fort Meade
- Commercial zoning and corner location on 2 paved road
- deal for many business and commercial

Daniel Lanier



BEACH ROAD LOT 1

1.01 AC • \$99,900 • Perry

- Vacant commercial lot close to Keaton Beach, FL
- Would allow for up to 4 RV Sites or 1 commercial building
- This lot is 1 of 5 available lots

Stephen Batman



BEACH ROAD LOT 2

1.01 AC • \$99,900 • Perry

- This lot is a corner lot and has road frontage on Beach Rd. and Sea Meadow Dr.
- Vacant commercial lot close to Keaton Beach, FL
- This lot is 1 of 5 available lots

Stephen Batman



BEACH ROAD LOT 3

1 AC • \$99,900 • Perry

- This lot is a corner lot and has road frontage on Beach Rd. and Sea Meadow Dr.
- This lot is 1 of 5 available lots
- Vacant commercial lot close to Keaton Beach, FL

Stephen Batman



BEACH ROAD LOT 4

1 AC • \$99,900 • Perry

- Vacant commercial lot close to Keaton Beach, FL
- This lot is 1 of 5 available lots

Stephen Batman



BEACH ROAD LOT 5

1 AC • \$99,900 • Perry

- This lot is 1 of 5 available lots
- Would allow for up to 4 RV Sites or 1 commercial building
- Vacant commercial lot close to Keaton Beach, FL

Stephen Batman

Under Contract



US HIGHWAY 27 S MIXED-USE DEVELOPMENT LAND

205.3 AC • \$18,000,000 • Leesburg

- 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

Under Contract



LAKE COUNTY 418 ACRES DEVELOPMENT LAND

418 AC • \$15,000,000 • Groveland

- 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

Trish Leisner, CCIM

New Listing



WINSLOW'S POINT MIXED USE LAKEFRONT

270 AC • \$8,900,000 • Lake Wales

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

Richard Dempsey, ALC, CIPS

Under Contract



25 ACRES FOR INFILL MIXED USE DEVELOPMENT

25 AC • \$5,500,000 • Zephyrhills

- 25 ± Acres approved for 354 apartment units or 220 town homes, plus 4 acres zoned for commercial development.
- All utilities to site
- Almost all upland

Steve Toner, MBA



84 ACRES FOR SF RESIDENTIAL DEVELOPMENT OR LIGHT

84 AC • \$5,400,000 • Dade City

- 84 Acres in 4 Parcels in fast-growing area of SE Pasco County
- Best use: single-family residential developments
- 4,800 ± FT of frontage on Old Lakeland Highway

Steve Toner, MBA

Under Contract

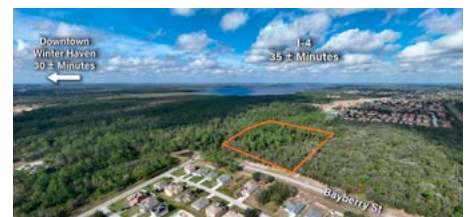


48 ACRE WATERFRONT RESIDENTIAL DEVELOPMENT SITE

48.35 AC • \$5,000,000 • Vero Beach

- Few miles north of Vero Beach, Florida
- Easy access to the Atlantic Ocean, I-95, and State Road 60
- Roughly 1,300 FT of water frontage on the Indian River

Tyler Davis, ALC



POINCIANA MULTI FAMILY DEVELOPMENT OPPORTUNITY

11.6 AC • \$4,999,900 • Poinciana

- 11.6 ± acres located in the path of development, located in Village 7, neighborhood 3 of the Poinciana PUD
- Approved for 232 units of senior housing and is serviced by TOHO utilities and Duke Energy

R. Todd Dantzler, CCIM



OLD KISSIMMEE ROAD MULTIFAMILY DEVELOPMENT

10.34 AC • \$4,875,000 • Davenport

- 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

- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- Utilities are located on 301
- Numerous national food service and retailers on US301 within close proximity

Marvin Puryear



Under Contract

PLANT CITY DEVELOPMENT SITE

38.77 AC • \$4,500,000 • Plant City

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

Tyler Davis, ALC & Jerrod Parker



SOUTH LAKELAND MULTIFAMILY DEVELOPMENT SITE

23.86 AC • \$4,200,000 • Lakeland

- Located in the path of development
- Proximity to Walmart, Downtown Lakeland, and US 98
- 17.52 net acres

Tyler Davis, ALC & Adam H. Klein



Under Contract

AUBURNDALE MULTIFAMILY APARTMENT SITE 17.62 ACRES

17.62 AC • \$3,750,000 • Auburndale

- 17.62 Acres of Multi Family Land in Growing Auburndale
- Property annexation with create ability to sustain 15-18 units per acre. We expect to be able to build 225-275 units. 50 FT max height or

Craig Morby & Eric Ammon, CCIM



NORTH LAKE COUNTY RESIDENTIAL LAND

45.6 AC • \$3,500,000 • Leesburg

- 45 ± Acres (38 ± acres uplands)
- SFR Development Parcel
- 55' Easement adjoins Lake Square Mall with direct access
- 100' Easement to Radio Road

Marvin Puryear



LAKE COUNTY 91 ACRES WATERFRONT DEVELOPMENT

91 AC • \$3,000,000 • Groveland

- 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



405 N CITRUS GROVE BLVD

737,035 SF • \$1,900,000 • Polk City

- Located in Polk City, just off 33 in Polk City
- Currently zoned RS (Residential Suburban)
- Water and sewer about the property

Eric Ammon, CCIM & Craig Morby



Under Contract

POLK CITY APARTMENT LAND

18.71 AC • \$1,800,000 • Polk City

- Water is on site, and sewer is nearby
- Road frontage on both State Road 33 and Citrus Grove Blvd N
- Just a couple of miles North of Florida Polytechnic University

David Hungerford, CCIM



New Listing

LAKELAND & BARTOW, FL - SINGLE FAMILY HOME PORTFOLIO

12,453 SF • \$1,686,620 • Lakeland

- Residential home portfolio in Lakeland, Florida
- 10 property single family portfolio
- Featuring 9 homes and 1 vacant lot
- Excellent turnkey opportunity

Danielle Brown, Eric Ammon, CCIM & Craig Morby



Under Contract

LIVE OAK 145 ACRE DEVELOPMENT PARCEL

145 AC • \$1,500,000 • Live Oak

- 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



MEADOWCREST RESIDENTIAL MIXED USE

11 AC • \$1,500,000 • Crystal River

- Multifamily residential & commercial - approved for 168 MF units
- Three access points stubbed out
- Water and sewer are at the property

Greg Driskell & Clay Taylor, ALC



VENICE RESIDENTIAL/ MEDICAL OFFICE ACREAGE

10 AC • \$2,549,000 • Nokomis

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

Eric Ammon, CCIM & Craig Morby



TRANSITIONAL PLANT CITY STRAWBERRY TRACT

14.2 AC • \$1,420,000 • Plant City

- Located on West Trapnell Road and 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



PRIVATE LAKE PROPERTY WITH 30 ACRES

10,000 SF • \$1,375,000 • Bartow

- 30 Acre property in Bartow/Alturas
- 10 Acre private lake
- 5 income producing units

Craig Morby & Eric Ammon, CCIM

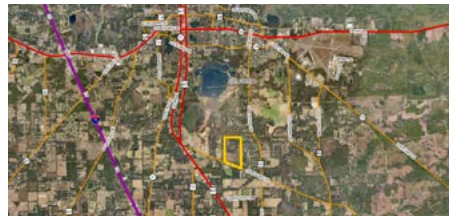


AVON PARK MULTIFAMILY DEVELOPMENT

55 AC • \$1,250,000 • Avon Park

- Located within the city limits of Avon Park
- 100% Uplands & 1,200 FT of road frontage
- Zoning with a high-density future land use
- Great employment opportunities nearby: Nucor Steel Mill, Ford, Medical offices, and Walmart

Keat Waldron, ALC



189 ACRE SFR DEVELOPMENT PARCEL

188.8 AC • \$1,250,000 • Lake City

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

Tony Wallace, CF & Marvin Puryear



3816 LAKE BRITE

8.96 AC • \$1,299,000 • Groveland

- Clear span 10,000 SF warehouse
- 2,358 SF house recently renovated built 2008
- Multiple outbuildings/barns/sheds for livestock
- Fenced/Cross Fenced

Trish Leisner, CCIM



HERNANDO COUNTY MULTIFAMILY LAND

5.98 AC • \$1,200,000 • Brooksville

- 5.98 Acres - Residential Vacant Brooksville at US 41 & Broad Street
- Conveniently Located at US 41 & SR 50 - 22,500 AADT
- Minutes away from desirable dining and shopping

Eric Ammon, CCIM & Craig Morby



DADE CITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

28 AC • \$875,000 • Dade City

- Rolling pastures (Res-1)
- Gated pavers and landscaped entry
- Fronts to paved driveway with fencing
- High and dry

Steve Toner, MBA



WEST LAKELAND MULTIFAMILY ACREAGE

18.06 AC • \$1,500,000 • Lakeland

- 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, CIPS



5 ACRE MF RESIDENTIAL SITE ON SR 52 E OF I-75

5 AC • \$450,000 • San Antonio

- Can be developed for warehouse, commercial, or multifamily
- In close proximity to the "Connected City" Development
- At the NW crossing of SR 52 and Oak Street

Steve Toner, MBA



WINTER HAVEN TRIPLEX

2,700 SF • \$425,000 • Winter Haven

- Stable tenants
- Below market rent
- New roof
- Well maintained

David Goffe, CCIM



TAMPA BYPASS CANAL ACREAGE

1.59 AC • \$78,000 • Tampa

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

Zeb Griffin, ALC

Business For Sale



MANATEE COUNTY DAIRY FARM & OPERATION

350.2 AC • Call Listing Advisors • Myakka City

- Turn-key, income-producing operation currently housing a herd of up to 3,000 lactating cows
- Six free-stall barns, a milking parlor, production areas, commodity storage, silage storage, milk processing plant capable of processing and packaging all milk produced onsite
- Situated in the agriculturally rich Manatee County

Trent Saunders, ALC & David Saley

Business For Sale



ROSS HAMMOCK RANCH TURNKEY HUNTING OPERATION

1,221 AC • \$9,500,000 • Inglis

- Turn-key, full-service
- Exotic hunting ranch
- The main lodge is a log construction, very upscale, 5-bedroom, 3.5-bathroom
- 50% is in hardwood hammock

Trent Saunders, ALC & David Saley

Business For Sale



SOUTH GEORGIA DRY CLEANER

5 Buildings • \$5,000,000 • South Georgia

- 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. A separate laundry plant and 3 more drop-off/pick-up sites

Todd Davis & Larry Montanus



KID CITY USA | HEATHROW

11,820 SF • \$4,000,000 • Lake Mary

- Kid City USA was established over 20 years ago with 127+ locations nationwide and expanding
- Exclusive Lake Mary and Heathrow communities are located in the Orlando MSA

Rafael Mendez, CCIM

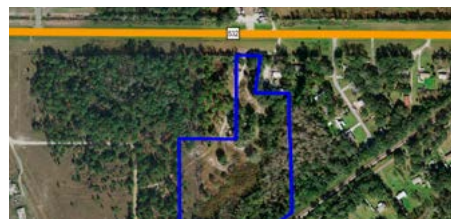


KINGS HWY INDUSTRIAL DEVELOPMENT SITE

16.689 AC • \$2,950,000 • Fort Pierce

- Industrially zoned development site
- Located roughly 1.7 miles North of Exit 131
- Surrounded by industrial development and warehouses
- Strong opportunity for a distribution or developer

Jeff Cusson, Tyler Davis & Dean Saunders, ALC, CCIM



OSCEOLA POLK LINE ROAD DEVELOPMENTAL ACREAGE

13.75 AC • \$2,200,000 • Davenport

- Investment opportunity
- Close to Orlando
- Paved road frontage

Dusty Calderon & Dean Saunders, ALC, CCIM



HISTORIC MOUNT DORA 10 CAP AIRBNB INVESTMENT PROPERTY

4,973 SF • \$1,500,000 • Mount Dora

- 1-2 Minutes to everything in Mt Dora
- 3 minutes for Mount Dora boating center and marina
- Less than 45 minutes from Orlando's theme park attractions [Disney, Sea World, Universal]

Marvin Puryear & Kellie Wheeler



Under Contract

CHURCH FACILITY WITH SINGLE FAMILY HOME

13,904 SF • \$1,450,000 • Lake Wales

- 3 Buildings, incl. church, single family home and auxiliary building
- Comprising 13,904 SF on 2.16 Acres

Eric Ammon, CCIM & Craig Morby



Under Contract

CENTRAL FLORIDA BBQ BUSINESS AND REAL ESTATE

1,611 SF • \$600,000 • Auburndale

- BBQ joint, nestled in Polk County, Florida
- Spanning 0.76 ± acres and an inviting indoor/outdoor seating
- 1,611 ± SF covered

Jonathan Fleming & R. Todd Dantzler, CCIM



MOCK ROAD SELF STORAGE

67,450 SF • \$5,900,000 • Albany, GA

- Established well-maintained complex that consists of 67,450 SF (513 Units)
- 4.47 acres, and a free-standing manager's office
- The units are completely fenced, with coded entrance, and security cameras
- 50 climate-controlled units were added in 2023
- Over 1,000 residential rental units in close proximity
- Major employers such as Proctor & Gamble, Miller Coors, Marine Corp Logistic Base, and GA Pacific are located less than 2 miles away
- Mock Rd has 8,930 cars per day

Todd Davis



GLYNN COUNTY INDUSTRIAL DEVELOPMENT ACREAGE

92.67 AC • \$2,520,000 • Brunswick, GA

- Vacant industrial development land zoned GI General Industrial
- Close proximity to Brunswick, Georgia, and easy access to Hwy 341 & I-95
- Can be accessed by either Greenswamp Road or Country Road
- Potential development site for a manufacturing facility, warehouse, open yard storage, or solar farm

Austin Fisher



HWY 96 COMMERCIAL DEVELOPMENT

57.66 AC • Call Advisors • Kathleen, GA

- Lake Joy Rd: 15,300 cars per day
- I-75: 72,200 cars per day
- Seller is willing to sell individual parcels

Tom Tuggle & Todd Davis



PERRY COMMERCIAL RETAIL

14,454 SF • \$1,800,000 • Perry, GA

- 2.77 acres
- 12,200 cars per day
- Excellent visibility
- Steady population and employment growth

Tom Tuggle & Todd Davis



ELLAVILLE COMMERCIAL DEVELOPMENT

29.8 AC • \$1,636,020 • Ellaville, GA

- Commercial site
- Over 1,500 FT of road frontage along major 4 lane highway
- Unique opportunity for a variety of ventures
- 1,932 FT of road frontage along HWY 19

Tom Tuggle



LEESBURG GA INDUSTRIAL WAREHOUSE

81,000 SF • \$1,600,000 • Leesburg, GA

- 480 - 3 Phase Power
- Fire Suppression
- 3 Acres Fenced
- 1.8 Acres Paved
- New Roof installed in 2018

Todd Davis



LAKE JOY RD COMMERCIAL DEVELOPMENT

1.5 AC • \$900,000 • Warner Robins, GA

- 16,800 cars per day
- Level topography
- All utilities are available at the site

Todd Davis & Tom Tuggle



PINETREE BLVD COMMERCIAL LAND

9.41 AC • \$725,000 • Thomasville, GA

- 7,000 cars per day
- Level topography
- 100% upland

Todd Davis & Austin Fisher



HOUSTON COUNTY MOBILE HOME DEVELOPMENT

14.4 AC • \$625,000 • Houston, 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



LEDO ROAD COMMERCIAL

3,940 SF • \$465,000 • Albany, GA

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

Todd Davis



HIGHWAY 32 DEVELOPMENT

35.42 AC • \$420,000 • Leesburg, GA

- 100% Upland
- Half a mile west of Leesburg GA
- 1,500 FT of frontage on Hwy 32

Todd Davis



HWY 129 DEVELOPMENT

47.21 AC • \$307,000 • Fitzgerald, GA

- Opportunity zone
- 1,630 FT of frontage on Hwy 129
- 24.7 acres of planted pine and 22.51 acres of mature mixed hardwood
- 95% Uplands

Todd Davis & Tom Tuggle



LEE COUNTY COMMERCIAL DEVELOPMENT

10.1 AC • \$299,000 • Leesburg, GA

- Great place for commercial development
- Frontage on Hwy 32 and 512.65 ± FT on Hwy 19 Bypass
- County water and power are available
- Seller will consider a build-to-suit

Todd Davis



IRWIN COUNTY RESIDENTIAL LAND

18.51 AC • \$180,000 • Ocilla, GA

- Great home site
- 10.81 acres of upland and 7.7 acres of an 11-acre spring-fed pond
- 1,285 FT of frontage on Old Whitley Rd and 765 FT on Ineva Circle

Todd Davis & Tom Tuggle



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

ADVISOR CONTACTS

NAME	OFFICE LOCATION	PHONE	EMAIL
Ali Manekia, CCIM, SIOR	Orlando	516-655-8700	ali.manekia@svn.com
Angel Coleman	Orlando	904-334-6287	angel.coleman@svn.com
Angie Workman	Lakeland	863-225-9438	angie.workman@svn.com
Armon Johnson	Orlando	407-883-0362	armon.johnson@svn.com
Augie Schmidt	Lakeland	863-409-2400	augie@svn.com
Austin Fisher	Georgia	850-545-9132	austin.fisher@svn.com
Ben Gibson	Lakeland	941-737-2800	ben.gibson@svn.com
Berlinte Hires, CCIM, SIOR	Lakeland	407-373-5252	berlinte.hires@svn.com
Bill Nguyen	Orlando	407-304-0553	bill.nguyen@svn.com
Bo Jahna	Lakeland	863-557-0320	bojahna@svn.com
Brian Beasley, CCA, CNLM	Lakeland	863-287-2702	brian.beasley@svn.com
Brigid Sellers	Lakeland	941-268-7643	brigidsellers@svn.com
Bryan Cusson	Lakeland	772-559-4789	bryan.cusson@svn.com
Bryant Peace, ALC	Georgia	229-726-9088	bryant.peace@svn.com
Carlos Ulloa	Lakeland	863-670-2596	carlos.ulloa@svn.com
Carly Powell	Lakeland	863-698-3716	carly.powell@svn.com
Carson Futch	Georgia	863-559-0800	carson.futch@svn.com
Chad Johnson	Lakeland	352-535-5320	chad.johnson@svn.com
Chapman Shuman	Georgia	912-661-3891	chapman.shuman@svn.com
Christina Kurtz-Clark, CCIM, ALC	Orlando	352-223-0817	christina.kurtzclark@svn.com
Clay Taylor, ALC	Lakeland	863-224-0835	clay.taylor@svn.com
Clifford (Cliff) Wiley, CCIM	Lakeland	863-838-2520	clifford.wiley@svn.com
Clinton Crist	Georgia	904-669-3137	clinton.crist@svn.com
Craig Morby	Lakeland	863-581-0059	craig.morby@svn.com
Daniel Lanier	Lakeland	863-698-2971	daniel.lanier@svn.com
Danielle Brown	Lakeland	863-670-7842	danielle.brown@svn.com
David Genho	Lakeland	407-952-9487	dgenho@svn.com
David Goffe, CCIM	Lakeland	863-272-7169	david.goffe@svn.com
David Hitchcock, ALC, CCIM	Lakeland	863-557-0082	david.hitchcock@svn.com
David Hungerford, CCIM	Lakeland	863-660-3138	david.hungerford@svn.com
David Lapham	Lakeland	517-990-4907	david.lapham@svn.com
David Saley	Lakeland	863-220-4444	david.saley@svn.com
Dean Saunders, ALC, CCIM	Lakeland	863-287-8340	dean@svn.com
Dusty Calderon	Lakeland	407-908-9525	dustyc@svn.com
Eric Ammon, CCIM	Lakeland	863-602-1001	eric.ammon@svn.com
Eric Hoyer, CF, CA, RCA	Lake City	863-670-0734	eric.hoyer@svn.com
Gary Ralston, CCIM, SIOR, CPM, CRE	Lakeland	863-738-2246	gary.ralston@svn.com
Glenn Folsom	Lakeland	863-559-3268	glenn.folsom@svn.com
Greg Driskell	Lake City	386-867-2736	greg.driskell@svn.com
Harrison Skoinik	Orlando	352-460-7357	harrison.skoinik@svn.com
Hunter Forbes	Georgia	850-687-0572	hunter.forbes@svn.com
Jack Vogel	Lake City	352-238-0858	jvogel@sreland.com
James Hancock "Jimmy"	Lakeland	352-585-3583	jhancock@svn.com
Jeff Bewsher	Lake City	352-317-0586	jeff.bewsher@svn.com
Jeff Cusson, CCIM	Lakeland	772-473-8497	jeffcusson@svn.com
Jeff Henwood	Lakeland	407-240-0009	jeff.henwood@svn.com
Jeremiah Thompson	Lakeland	352-255-3670	jeremiah.thompson@svn.com
Jerrod Parker	Lakeland	813-967-2862	jerrod.parker@svn.com
Jim Allen	Lakeland	863-738-3636	james.allen@svn.com
Jim Edwards	Lakeland	863-430-4244	james.edwards@svn.com
John Holzaepfel, ACF, CF CA	Lake City	352-238-0917	john.holzaepfel@svn.com
"Jay" John Vogel II	Lake City	352-238-0458	john.vogel@svn.com
Jonathan Fleming	Lakeland	863-251-2770	jonathan.fleming@svn.com

NAME	OFFICE LOCATION	PHONE	EMAIL
Jose Damian Reyes	Orlando	787-308-4951	jose.rivera@svn.com
Joe Sussingham	Lakeland	863-398-4556	joe.sussingham@svn.com
Josh Sheppard	Lakeland	407-399-1120	josh.sheppard@svn.com
Keat Waldron, ALC	Lakeland	863-214-3410	keat.waldron@svn.com
Ken Rembert	Lakeland	352-316-0101	ken.rembert@svn.com
Larry Montanus	Lakeland	513-290-8301	larry.montanus@svn.com
Lauren Smith, CCIM	Lakeland	863-873-1970	lauren.smith@svn.com
Leslie Fordham	Orlando	312-532-1258	leslie.fordham@svn.com
Linda Schultz	Lakeland	386-479-8420	linda.schultz@svn.com
Liz Menendez, CCIM	Tampa	727-409-0101	liz.menendez@svn.com
Maricruz Gutierrez Mejia	Lakeland	863-978-3751	maricruz.g.mejia@svn.com
Mark Wirick	Lake City	850-545-6598	mark.wirick@svn.com
Marty Smith	Georgia	770-328-6354	marty.smith@svn.com
Marvin Puryear	Orlando	352-267-5900	mpuryear@svn.com
Matt Agostinelli	Lakeland	843-864-4820	matthew.agostinelli@svn.com
Matt Christian	Lakeland	941-914-6614	mattc@svn.com
Matt Milliron	Lakeland	850-728-2301	matt.milliron@svn.com
Matthew Simpson	Lake City	352-317-8932	matthew.simpson@svn.com
Mike Damboise	Lakeland	863-381-0123	mike.damboise@svn.com
Mike Lansdell, ALC	Georgia	912-409-0925	mike.lansdell@svn.com
Mike Matre, ALC, RF, ACF	Georgia	229-869-1111	mike.matre@svn.com
Mike Parker	Lakeland	321-340-0860	mike.parker@svn.com
Mike Shenefield, MBA	Lakeland	863-529-8109	mike.shenefield@svn.com
Morgan Sellars	Orlando	352-267-4849	morgan.sellars@svn.com
Oliva Meador	Lakeland	863-990-6617	olivia.meador@svn.com
Paul Meador	Lakeland	863-692-3425	pmeador@saundersrealestate.com
Rafael Mendez, CCIM	Orlando	407-748-8970	rafael.mendez@svn.com
Reinaldo Sobrino	Orlando	407-437-2550	reinaldo.sobrino@svn.com
Richard Dempsey, ALC, CIPS	Lakeland	863-581-1903	r.dempsey@svn.com
Rick Gonzalez, ALC, CCIM	Lakeland	352-408-3892	rick.gonzalez@svn.com
Rick Rupp, ALC	Lakeland	863-221-6497	rick.rupp@svn.com
Rob Arnold	Lakeland	352-267-2595	rob.arnold@svn.com
Robert Bohannan, MAI	Tampa	813-293-9934	robert.bohannan@svn.com
Ryan Denove	Georgia	321-460-2855	ryan.denove@svn.com
Ryan Smith	Orlando	407-616-3301	ryansmith@svn.com
Shea Booster	Lakeland	541-771-1177	shea.booster@svn.com
Sid Bhatt, CCIM, SIOR	Tampa	704-930-8179	sid.bhatt@svn.com
Stephen Batman	Orlando	863-608-1618	stephen.batman@svn.com
Stephen Saley	Lakeland	863-899-9356	stephen.saley@svn.com
Steve Toner, MBA	Lakeland	813-391-0302	steve.toner@svn.com
Tim Holden	Lakeland	561-758-7656	tholden@sreland.com
Todd Dantzler, CCIM	Lakeland	863-287-3586	todd.dantzler@svn.com
Todd Davis	Georgia	229-349-3884	todd.davis@svn.com
Tom Tuggle	Georgia	478-297-5471	tom.tuggle@svn.com
Tony Wallace, CF	Lake City	352-538-7356	tony.wallace@svn.com
Trace Linder	Tampa	863-287-3281	trace.linder@svn.com
Trent Saunders, ALC	Lakeland	863-640-0390	trent.saunders@svn.com
Trish Leisner, CCIM	Orlando	352-267-6216	trish.leisner@svn.com
Troy Amos	Georgia	706-223-9324	troy.amos@svn.com
Tyler Davis, ALC	Lakeland	205-441-8538	tyler.davis@svn.com
Ulises Tamayo	Orlando	407-759-1278	ulises.tamayo@svn.com
Zane Mueller	Lakeland	352-303-9322	zane.mueller@svn.com
Zeb Griffin, ALC	Lakeland	352-630-7547	zeb.griffin@svn.com



Property Management Services

Empowering Your Investments: Personalized Solutions for Commercial Properties

Our team of dedicated commercial property managers aim to take the reins, easing your responsibilities and allowing you to focus your time on other business opportunities. Following our hands-on approach, investors will be provided with unparalleled solutions to maximize the potential of their property.



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

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

