

FOR LEASE

Prime Retail Space Available

1530 N Broadway Ave | Bartow, FL 33830



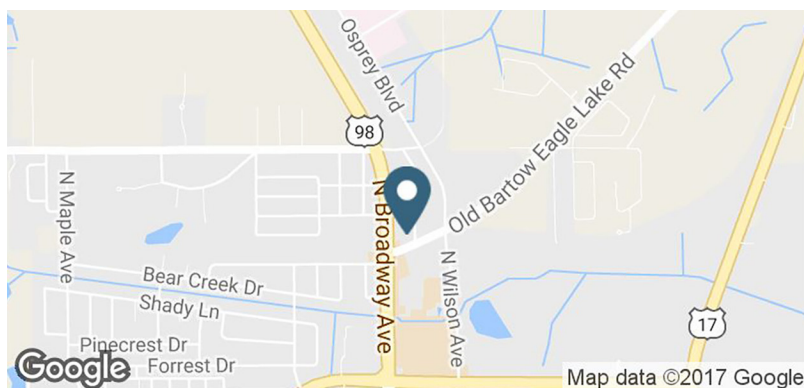
Overview

AVAILABLE 4,800 SF

LEASE RATE \$32 Base Rent
\$7.50 NNN

Description

- Prime retail space available in the heart of Bartow, less than 13 miles southeast of Lakeland
- Well located with convenient access and excellent frontage along US Hwy 98, just north of high traffic intersection at Van Fleet Drive
- Spring 2018 delivery
- Surrounding retailers include: Wendy's, KFC, Tropical Smoothie Cafe, McDonald's, Checkers, RaceTrac, Ruby Tuesday, Dunkin' Donuts, CVS, Perkins, Lowe's and many more



Contact

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BLAKE HUNTER

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Demographics

	1 MILE	3 MILE	5 MILE
Total Population	5,587	19,967	32,897
2021 Growth	2.40%	1.99%	1.57%
Median HH Income	\$46,279	\$44,639	\$50,113
Daytime Population	15,835	23,867	26,867

Year: 2017 | Source: Esri

Traffic Counts

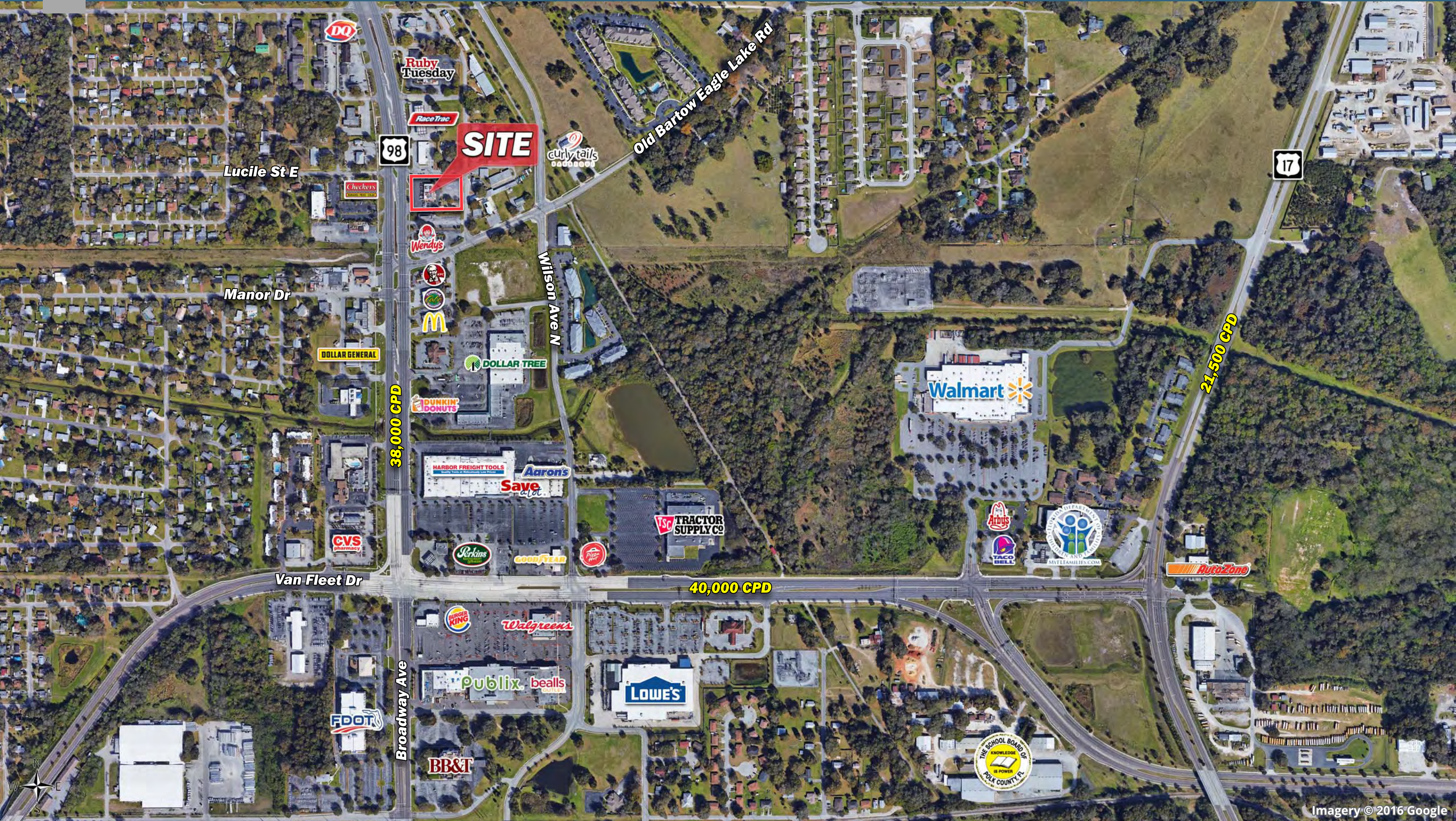
Broadway Ave 38,000 CPD

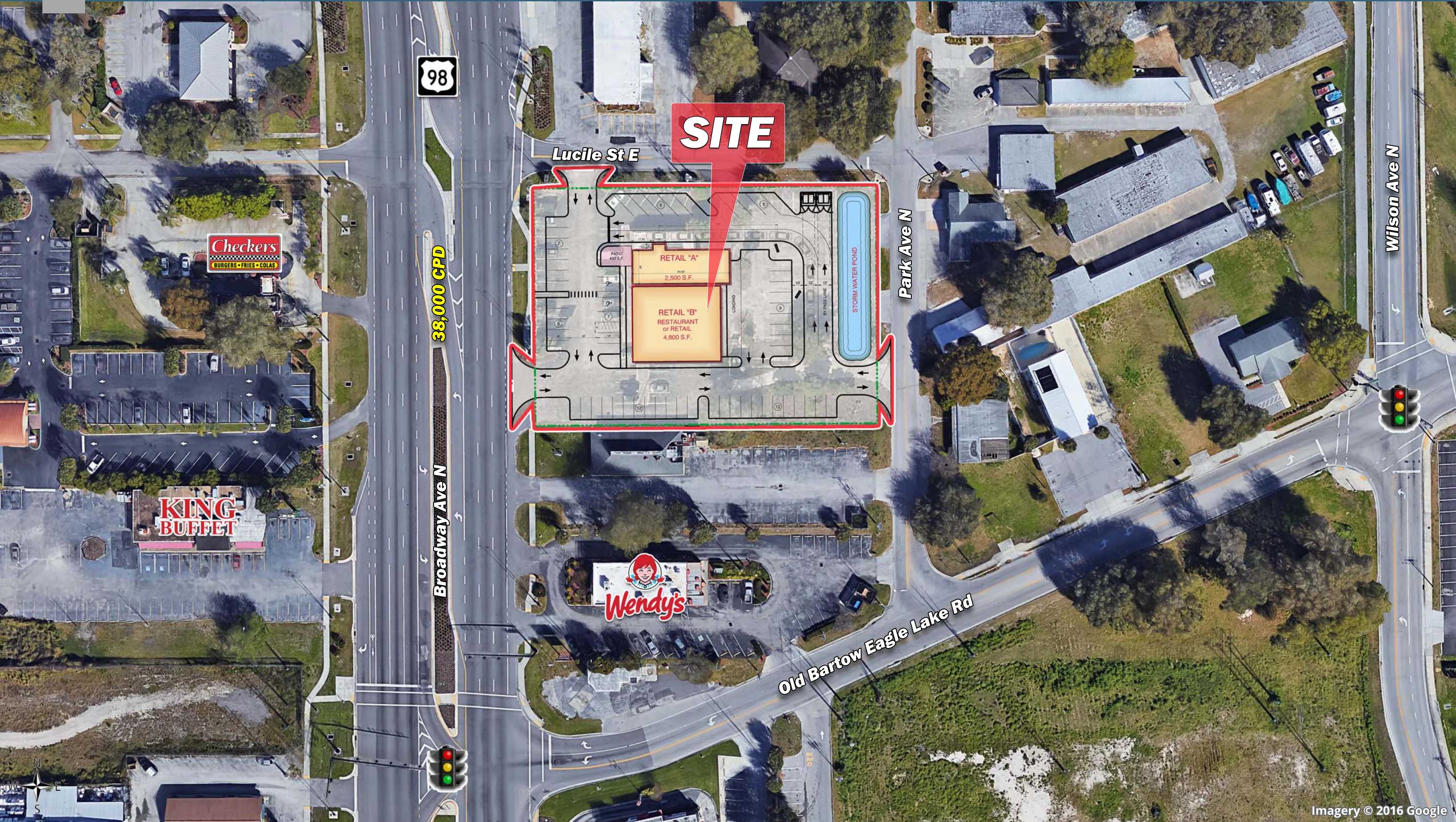
Year: 2016 | Source: FDOT

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Executive Summary

1530 N Broadway Ave | Bartow, FL 33830



	1 mile	3 miles	5 miles
Population			
2000 Population	4,016	16,236	24,890
2010 Population	4,877	18,077	30,403
2016 Population	5,587	19,967	32,897
2021 Population	6,291	22,036	35,564
2000-2010 Annual Rate	1.96%	1.08%	2.02%
2010-2016 Annual Rate	2.20%	1.60%	1.27%
2016-2021 Annual Rate	2.40%	1.99%	1.57%
2016 Male Population	48.9%	47.7%	48.0%
2016 Female Population	51.1%	52.3%	52.0%
2016 Median Age	32.1	36.8	37.0
Households			
2000 Households	1,591	5,866	8,900
2010 Households	1,908	6,515	10,789
2016 Total Households	2,163	7,158	11,610
2021 Total Households	2,455	7,917	12,561
2000-2010 Annual Rate	1.83%	1.05%	1.94%
2010-2016 Annual Rate	2.03%	1.52%	1.18%
2016-2021 Annual Rate	2.56%	2.04%	1.59%
2016 Average Household Size	2.56	2.62	2.72
Housing Units			
2016 Total Housing Units	2,437	8,136	13,074
2016 Owner Occupied Housing Units	1,022	4,264	7,574
2016 Renter Occupied Housing Units	1,141	2,894	4,036
2016 Vacant Housing Units	274	978	1,464
Race and Ethnicity			
2016 White Alone	60.3%	67.0%	69.4%
2016 Black Alone	30.0%	23.0%	19.9%
2016 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2016 Asian Alone	1.2%	1.3%	2.6%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	21.2%	17.5%	17.3%
Income			
2016 Median Household Income	\$46,279	\$44,639	\$50,113
2016 Average	\$59,688	\$59,296	\$65,105
Per Capita Income	\$21,624	\$22,738	\$23,809
2016 Population 25+ by Educational Attainment			
Total	3,407	13,106	21,591
High School Graduate	33.3%	29.5%	29.6%
GED/Alternative Credential	7.5%	6.9%	6.1%
Some College, No Degree	18.6%	20.1%	20.3%
Associate Degree	11.3%	10.5%	9.8%
Bachelor's Degree	12.0%	13.2%	15.8%
Graduate/Professional Degree	2.3%	4.4%	4.9%
Data for all businesses in area			
Total Businesses:	549	977	1,239
Total Employees:	15,835	23,867	26,867
Total Residential Population:	5,587	19,967	32,897
Employee/Residential Population Ratio:	2.83:1	1.2:1	0.82:1