

Bartow Medical Office Available



1190 E. Church Street, Bartow, FL. 33830



FOR LEASE!

4,400 SF free standing building with
20 parking spaces, on 0.60 Acre.

Available for Single Tenant

Less than 1.5 Miles from
Bartow Regional Medical Center.

Lease Rate: \$14.00/SF, NN

 **THE
MAHONEY
GROUP INC.**
COMMERCIAL REAL ESTATE SERVICES

3825 South Florida Ave Suite 5
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Contact: Will Daniel
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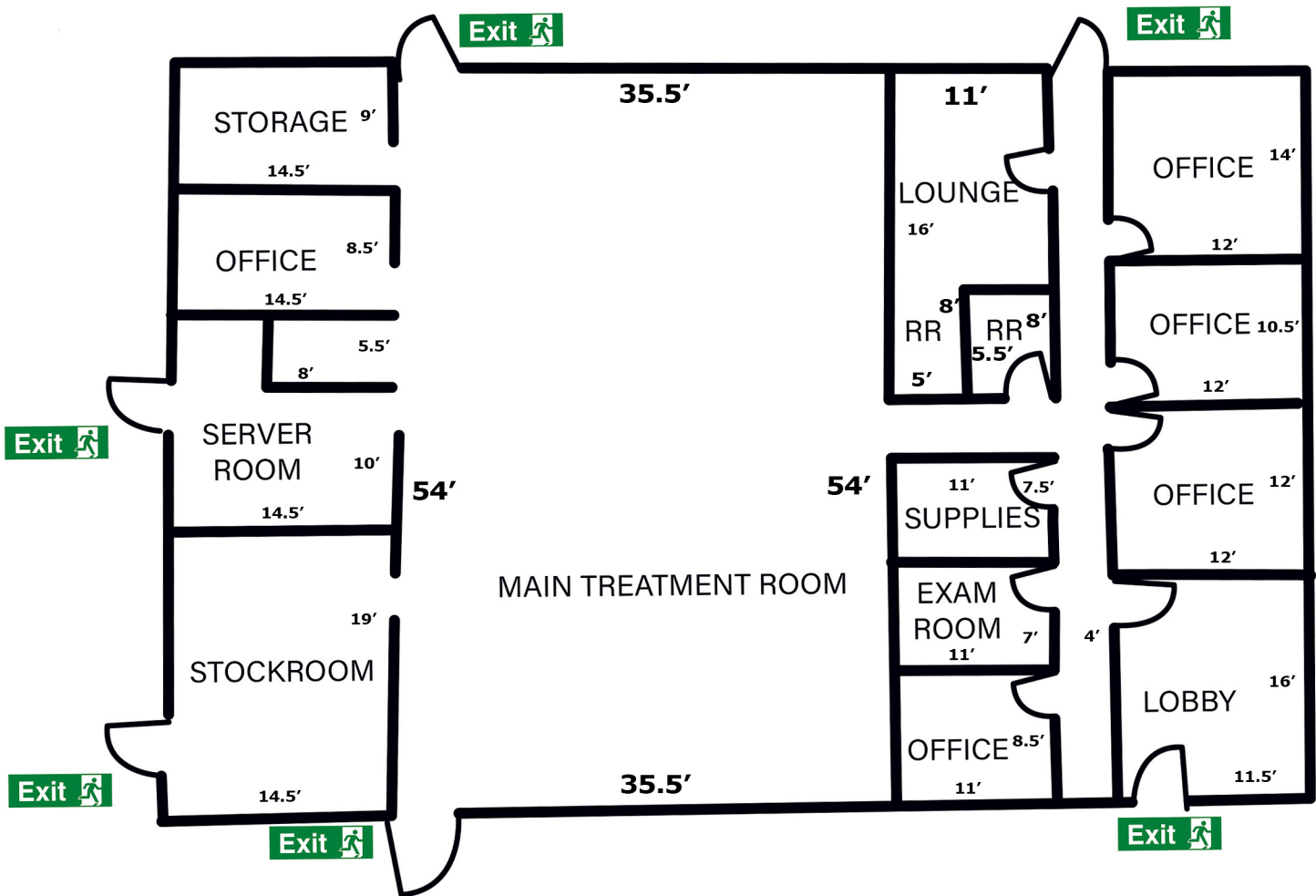
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PROPERTY:	1190 E. Church Street, Bartow, FL 33830
PROPERTY LOCATION:	Corner of Church Street and Hobart Avenue, 2 blocks West of US HWY 17, 1 block South of Van Fleet Drive, 2 blocks North of Main Street.
BUILDING SIZE:	±4,400 Square Feet on 0.60 Acre.
AVAILABLE SPACE:	Entire building available for single tenant.
FEATURES:	Reception waiting room, open floor area, multiple Offices, conference room, kitchen with break area two ADA restrooms.
LEASE RATE:	\$14.00 per Square Foot.
OPERATING EXPENSES:	Double Net Lease, Taxes and Insurance.
ZONING/LAND USE:	C-2 Community zoning and R-3. Medical use.
UTILITIES:	City of Bartow, water, sewer and electric.
PARKING:	20 spaces with 1 ADA space (4/1000).
COMMENTS:	Corner lot with ample parking. Less than 1.5 Miles from Bartow Regional Medical Center. Traffic Counts of 21,000+ on N Holland Parkway and 36,500+ on East Van Fleet Drive (State Road 60).
CONTACT:	Will Daniel, Broker - Associate. O: 863-619-6740- Email: will@mahoneygroupinc.com

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FLOOR PLAN

