



## BARTOW, FLORIDA – VINTAGE STUART BUILDING OFFICE AND RETAIL SPACE AVAILABLE

Property Identification                      STUART BUILDING

Property Address                              160 East Summerlin Street, Bartow, FL 33830

Property Location                            NW corner of Summerlin Street and Central Avenue, within the business and government core of Downtown Bartow with tree lined, wide brick sidewalk on S. Central Avenue.

Property Type                                   Vintage building (built 1913) being one of the best example of early 20<sup>th</sup> Century commercial buildings remaining in Downtown Bartow. CB/brick/mortar construction with first floor awnings for the storefront retail spaces.

Size Building/Features                      3-story, 11,600 SF building, fully renovated in the 1980's. Amenities: elevator, high ceilings, large windows, all suites have separate A/C units, interior stairwell (2<sup>nd</sup> & 3<sup>rd</sup> floors). Storefront retail suites.

RETAIL ADDRESS	RETAIL SIZE/RATE		OFFICES / SIZE	OFFICES/RATE
145 S. Central Avenue	652 SF – \$815.00/month		Suite 204 – 511 SF	\$681.33/month
155 S. Central Avenue	500 SF – \$625.00/month		Suite 205 – 431 SF	\$574.67/month
175 S. Central Avenue	532.50 SF - \$665.63/month			
195 S. Central Avenue	921 SF – \$1,151.25/month		<del>Suite 206 – 211 SF</del> <b>LEASED</b>	\$281.33/month
160A E. Summerlin St.	1,560 SF – \$1,950/month		<del>Suite 207 – 348 SF</del> <b>LEASED</b>	\$464.00/month
			Suite 208 – 478 SF	\$637.33/month
All commercial leases are subject to 7%			Suite 209 – 505 SF	\$673.33/month
			Suite 210 – 481 SF	\$641.33/month
Florida State sales tax.			Max. contiguous East Wing	1,501 SF
			Max. contiguous West Wing	1,464 SF

Utilities    Water/sewer: Municipal City of Bartow - Electric: TECO  
Tenant to pay for its own utilities and janitorial

Land Use:    C-1 Downtown – City limits of Bartow

Parking    Off street parking with municipal lot one block away

Comments     Great retail/office space with immediate access to all Central Florida roads (SR 60/US 17/County Line Road)

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