



LOWE'S macy's HIBBETT SPORTS STAPLES ALDI belk

Walmart Publix bealls BEALLS TJ-maxx

Chick-fil-A Starbucks BIG LOTS! Save a Lot

LEGOLAND Water Park

LEGOLAND Beach Retreat

LEGOLAND Resort

Publix bealls OUTLET KOHL'S

Shoppes on the Ridge

Eagle Ridge Mall

REGAL ENTERTAINMENT GROUP Dillard's SEARS Lowe's HIBBETT SPORTS jcpenney

Lake Ashton Health & Fitness Center

LAND FOR SALE

7.42± AC

WINTER HAVEN
FLORIDA

COMMERCIAL/INDUSTRIAL

CONTACT

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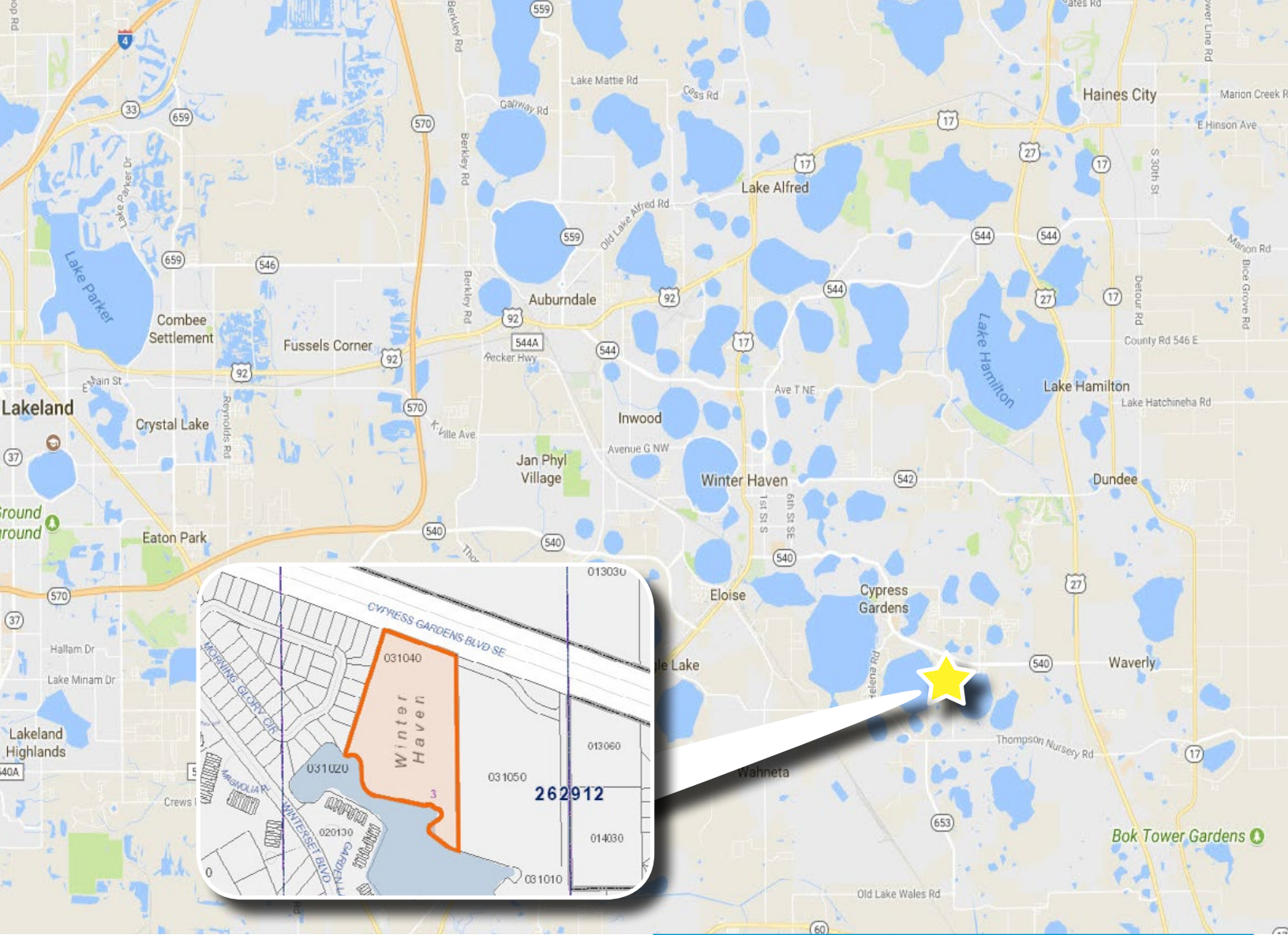
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Accelerating success.



Property Highlights

- › **Area.** Fast growing and globally recognized market with extraordinary tenant performance.
- › **Amenities.** Proximity to shopping, banking, restaurants, housing, schools, Legoland Theme Park and other entertainment venues.
- › **Housing.** High quality and affordable.
- › **Location.** Easily accessible to US-27 and US-17 which allows rapid access to other major corridors throughout the state.

	DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
1	2017 Total Population	6,320	32,488	70,514
2	Estimated Housing Units	2,620	13,511	27,328
3	Median Household Income	\$53,614	\$54,933	\$46,248
TRAFFIC COUNTS (AADT)				
1	Cypress Gardens Boulevard East of Site		25,000	
2	Cypress Gardens Boulevard West of Site		25,500	
3	US-27 North of Cypress Gardens Boulevard		35,000	
4	US-27 South of Cypress Gardens Boulevard		40,000	
LOCATION				
1	Legoland - 1.7 miles		4 minutes	
2	Disney Area Attractions - 30 miles		38 minutes	
3	Downtown Orlando - 49 miles		59 minutes	
4	Tampa - 55 miles		60 minutes	



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