RETAIL OUTPARCELS AVAILABLE

621 Cypress Gardens Blvd | 620 & 680 Avenue Q
Winter Haven, FL 33880

www.cbre.us/orlando
PROPERTY DETAILS

• **Opportunity**
  Existing freestanding 6,760 sf building on 0.65 acres available for Sale or Lease along Winter Haven’s main retail thoroughfare

• **Strong Visibility**
  High visibility location fronting Cypress Gardens Blvd with 43,500 AADT

• **Nearby Facilities**
  2 miles Northwest of LEGOLAND Resort Within close proximity to Winter Haven High School, Chain O’ Lakes Sports Complex, and LEGOLAND Resort

• **Zoning**
  Commercial Zoning City of Winter Haven

• **Nearby Retail**
  Publix Supermarkets, Walmart Supercenter, Pet Supermarket, Bealls, SunTrust, Sprint, TJ Maxx, CVS, ABC Liquor, Aspen Dental, Vitamin Shoppe

• **Nearby Restaurants**
  Applebee’s, Starbuck’s, Chick-fil-a, Outback Steakhouse, Red Lobster, Panda Express, Olive Garden, Chili’s, Chipotle, Panera Bread, McDonald’s
CYPRESS GARDENS BLVD 43,500 AADT

PARCEL AERIAL

AVENUE Q SE

FULL ACCESS

100'

140.4'

133.4'

70'

271.02'

Pats Car Wash

DUKE'S

THE VITAMIN SHOPPE

chili’s
INTERSECTION AERIAL

6TH ST 13,500 AADT

AVENUE Q SE

Pats Car Wash

CYPRESS GARDENS BLVD 43,500 AADT

FULL ACCESS

Building Blocks Academy

Chili's

Juicy Burgers

SunTrust

Checkers

Gaskins

Aspen Dental

Chipotle

The Vitamin Shoppe
NEIGHBORHOOD AERIAL

DUKDEE RD 16,300 AADT
1ST ST 30,000 AADT
HAVENDE BLVD
CYPRESS GARDENS BLVD
SPIRIT LAKE RD
CHAIN O’ PLAZA
CITI CENTRE
Polk State College
Winter Haven Hospital
LAKE LULU
LAKE HOWARD
DUNDEE RD 16,300 AADT
WINTER LAKE RD 24,500 AADT
CYPRESS GARDENS BLVD
38,500 AADT
42,000 AADT
17
LEGO LAND
BEALLS
move
LEGOLAND
BEALLS

## 2019 Demographics

### Radius Rings

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>7 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>6,580</td>
<td>44,232</td>
<td>102,157</td>
<td>144,574</td>
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<tr>
<td>Pop. Growth Projection - 2024</td>
<td>6,878</td>
<td>47,333</td>
<td>109,278</td>
<td>154,789</td>
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<tr>
<td>Median Age</td>
<td>40.3</td>
<td>41.6</td>
<td>41.5</td>
<td>42.9</td>
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<tr>
<td>Average Household Income</td>
<td>$76,155</td>
<td>$67,689</td>
<td>$68,551</td>
<td>$65,911</td>
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<tr>
<td>Median Household Income</td>
<td>$50,852</td>
<td>$47,371</td>
<td>$49,482</td>
<td>$47,342</td>
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<tr>
<td>Households with Income Over $50k</td>
<td>475</td>
<td>3,224</td>
<td>7,270</td>
<td>10,613</td>
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<tr>
<td>Households with Income Over $75k</td>
<td>237</td>
<td>2,068</td>
<td>4,847</td>
<td>6,775</td>
</tr>
<tr>
<td>Pop. College Educated or Higher</td>
<td>1,582</td>
<td>8,841</td>
<td>20,052</td>
<td>28,018</td>
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<tr>
<td>Daytime Population (Employees)</td>
<td>6,665</td>
<td>52,001</td>
<td>60,817</td>
<td>75,902</td>
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<tr>
<td>Business Establishments</td>
<td>499</td>
<td>2,257</td>
<td>3,257</td>
<td>4,540</td>
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</table>

### Drive Time

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<tr>
<th></th>
<th>5 Mins</th>
<th>10 Mins</th>
<th>15 Mins</th>
<th>20 Mins</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>12,640</td>
<td>70,397</td>
<td>126,696</td>
<td>201,265</td>
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<tr>
<td>Pop. Growth Projection - 2024</td>
<td>13,253</td>
<td>75,228</td>
<td>135,847</td>
<td>215,604</td>
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<tr>
<td>Median Age</td>
<td>41.7</td>
<td>41.3</td>
<td>41.9</td>
<td>42.1</td>
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<tr>
<td>Average Household Income</td>
<td>$74,189</td>
<td>$68,880</td>
<td>$67,401</td>
<td>$63,773</td>
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<tr>
<td>Median Household Income</td>
<td>$51,044</td>
<td>$49,778</td>
<td>$48,460</td>
<td>$45,779</td>
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<tr>
<td>Households with Income Over $50k</td>
<td>940</td>
<td>5,069</td>
<td>9,257</td>
<td>14,625</td>
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<tr>
<td>Households with Income Over $75k</td>
<td>500</td>
<td>3,360</td>
<td>5,952</td>
<td>8,999</td>
</tr>
<tr>
<td>Pop. College Educated or Higher</td>
<td>2,907</td>
<td>14,440</td>
<td>24,154</td>
<td>37,948</td>
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<tr>
<td>Daytime Population (Employees)</td>
<td>37,471</td>
<td>55,708</td>
<td>72,441</td>
<td>106,757</td>
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<tr>
<td>Business Establishments</td>
<td>1,148</td>
<td>2,699</td>
<td>4,161</td>
<td>7,050</td>
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</tbody>
</table>
RETAIL OUTPARCELS AVAILABLE FOR LEASE

PLEASE CONTACT:

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