

**FORTUNE**  
INTERNATIONAL  
REALTY

**2590 HAVENDALE BLVD NW, WINTER HAVEN, FL 33881**



**OFFERING MEMORANDUM**

Exclusively Presented by:

**XIMENA SEPULVEDA MESINA**  
REALTOR ASSOCIATE  
(954) 643-4693  
xsm.realtor@gmail.com

**JORGE DEPASSIER**  
REALTOR ASSOCIATE  
954-274-4835  
jdepa.realtor@gmail.com

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By acceptance of this Offering Memorandum (The "Memorandum"), you (The Recipient) agree to the following conditions.

This Memorandum is only provided with the understanding that you (The Recipient) agree to these conditions. If you (The Recipient) do not agree to these conditions, you must promptly return this Memorandum to the address below.

Attention: <b>XIMENA SEPULVEDA MESINA</b>	<b>JORGE DEPASSIER</b>
Realtor Associate	Realtor Associate
Fortune International Realty	Fortune International Realty
8551 NW 53 St #A106, Doral, FL 33166	8551 NW 53 St #A106, Doral, FL 33166

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## PROPERTY DESCRIPTION

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## PROPERTY DESCRIPTION

### Overview

This 8,000 square-foot commercial stand-alone building, constructed in 1990, is located at 2590 Havendale Blvd NW in Winter Haven, FL. The property is a single-story concrete structure with an 18-foot ceiling height. Currently leased to a daycare operator on a NNN lease with annual base rent escalations, it represents a secure, income-generating investment. Recent updates include a new roof installed in 2024.

### Highlights

Prime location, long-term lease, recent property upgrades, and potential for increased income with yearly rent adjustments.

**Price:**  
**\$1,690,000**

**Address:** 2590 Havendale Blvd NW, Winter Haven, FL 33881

#### Building Details:

**Type:** Stand-alone building

**Area:** 8,000 SF

**Year Built:** 1990

**Wall Structure:** Concrete

**Stories:** 1

**Ceiling Height:** 18 feet

**Acreage:** 0.65 acres

**Zoning:** Commercial/Industrial

**Current Use:** Daycare

**Key Features:** New roof installed in 2024, equipped interior spaces including kitchen and prep areas, ample parking lot, and durable construction.



## PROPERTY DESCRIPTION

### Market Overview

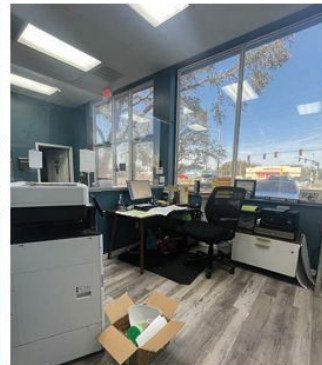
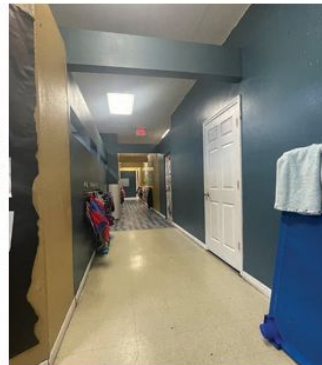
The property is situated in Winter Haven, a rapidly growing region in Florida. Its prime location along Havendale Blvd NW offers significant visibility and accessibility, with close proximity to major thoroughfares such as Avenue NW and 20th St NW. The surrounding community features a mix of residential and commercial developments, ensuring steady demand for daycare and related services.

**Population Growth:** Polk County has experienced remarkable population growth, increasing by over 30% between 2010 and 2022. The county's population is projected to reach 878,226 by 2025, reflecting a growth rate of 3.53% annually.

**Residential and Commercial Growth:** Winter Haven has seen a surge in development, with 822 single-family residential permits and 19 new commercial permits issued in 2024 alone. Additionally, nearly 2,000 new multi-family units have been introduced, with 1,500 of these located along Cypress Gardens Boulevard. This growth highlights the city's expanding housing inventory and commercial opportunities, making it an attractive location for investment.

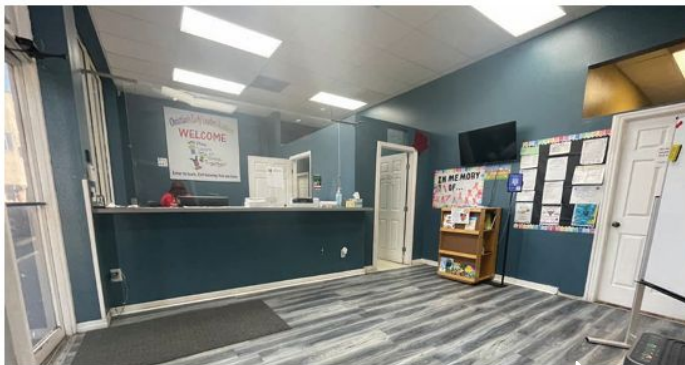
**Economic Growth:** Polk County has emerged as one of Florida's fastest-growing regions, driven by its strategic location along the I-4 corridor between Tampa and Orlando. The county has become a logistics hub, attracting major companies like Amazon, Publix, and Walmart. In 2022–2023, the Central Florida Development Council reported \$429 million in capital investments and the creation of 483 new jobs with average salaries exceeding \$60,000. The warehousing sector alone employed over 20,000 people by late 2023, further diversifying the local economy.

**Map Insights:** An aerial map of the area shows key features, including municipal boundaries, government lots, and parcel numbers. This highlights the property's strategic positioning within a well-connected and growing community.

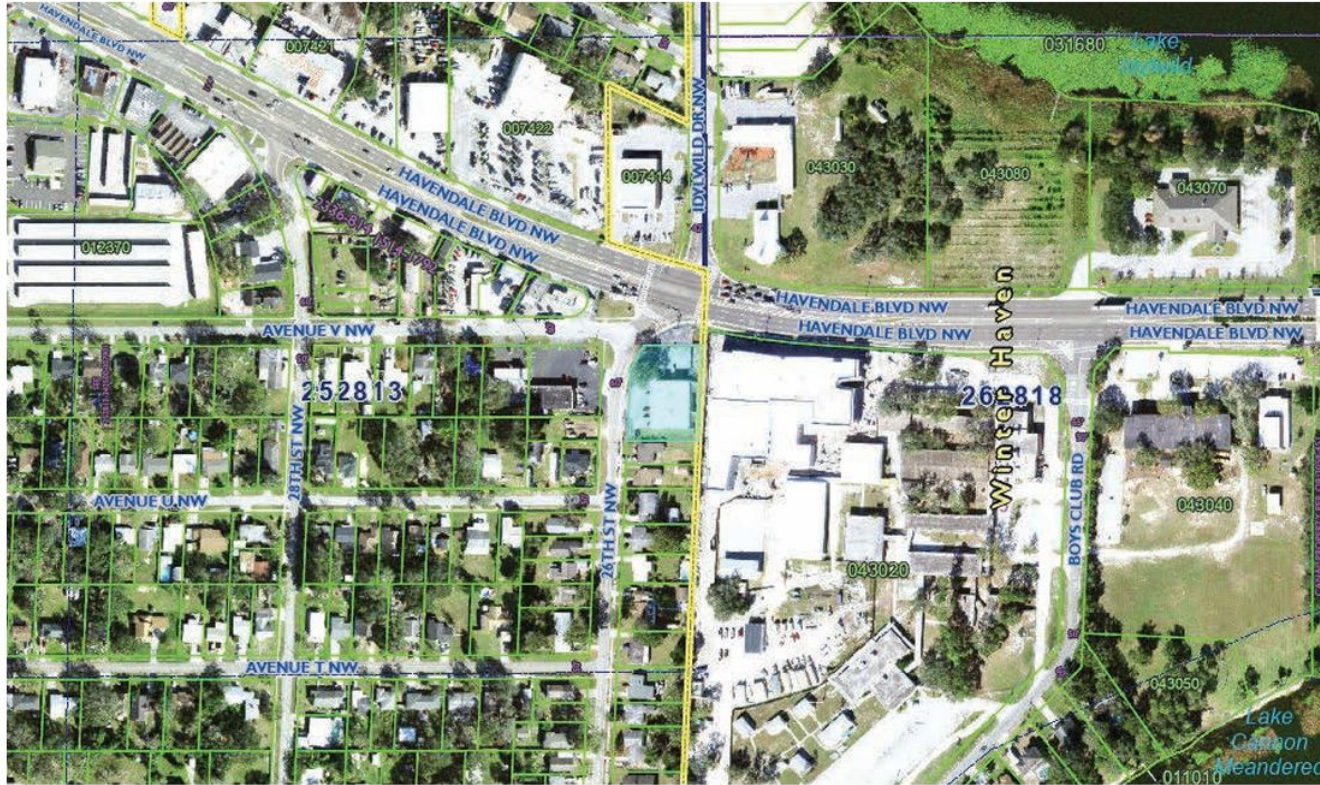




A WELL-MAINTAINED BLUE FACADE WITH LARGE GLASS DOORS AND AMPLE PARKING, ENHANCING CURB APPEAL.



# Aerial Map



# COMMERCIAL GROWTH

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## Commercial Growth

Winter Haven, FL, has been experiencing significant commercial growth, driven by its strategic location and strong economic development initiatives. The city is part of Florida's Super Region, which generates \$300 billion per year in economic activity. Key industries fueling growth include agribusiness, freight transportation, healthcare, technology, and tourism.

Downtown Winter Haven has undergone a major transformation over the past decade, thanks to private sector investments and revitalization efforts. Developers like Six/Ten have played a crucial role in attracting businesses and enhancing the city's infrastructure.

Additionally, Winter Haven is home to the Central Florida Integrated Logistics Park, a 1,500-acre development supporting over 12 million square feet of commercial space. The city has also seen expansions in hospitality, healthcare, and residential projects, including new hotels and urban apartments.

Winter Haven, FL, offers several promising investment opportunities in commercial real estate. Here are some key areas to consider:

- **Retail & Mixed-Use Developments:** The city is seeing growth in retail spaces and mixed-use properties, particularly in downtown areas.
- **Industrial & Logistics Parks:** With its strategic location, Winter Haven has strong demand for industrial spaces and logistics hubs.
- **Hospitality & Tourism:** New hotel developments and short-term rental investments are gaining traction.
- **Office Spaces:** Businesses are expanding, increasing the need for modern office spaces.

Winter Haven, FL, is attracting new businesses and expanding its commercial landscape. Here are some notable developments:

- **Target:** The city is getting its first Target store as part of the Haven Square development, a 20-acre mixed-use retail, restaurant, and medical complex.
- **Major Employers:** Companies like AT&T, Walmart, Verizon, State Farm, The Home Depot, and Lowe's have a presence in Winter Haven.
- **Local Growth:** Businesses such as Winter Haven Hospital, Indian River Transport, and Polk State College continue to be key employers in the area.





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