

±1,860 SF ON 1.51 ACRES AUTOMOTIVE RETAIL OPPORTUNITY

**1900-1950 DUNDEE ROAD
WINTER HAVEN, FL 33884**

LEASE RATE
CALL FOR PRICING



Contact for more information:

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Lease Rate

Call for Pricing Guidance

PROPERTY DETAILS

LOCATION

1900-1950 DUNDEE RD
WINTER HAVEN, FL 33884

LAND SIZE

±1.51 ACRES

TERM

NEGOTIABLE

PRICE

CALL FOR PRICING

BUILDING SIZE

1,860 SF

YEAR BUILT

2005

USE

AUTO SERVICE/CAR WASH

**ESTABLISHED QUICK LUBE/AUTOMOTIVE
SERVICE WITH ADJACENT CAR WASH**

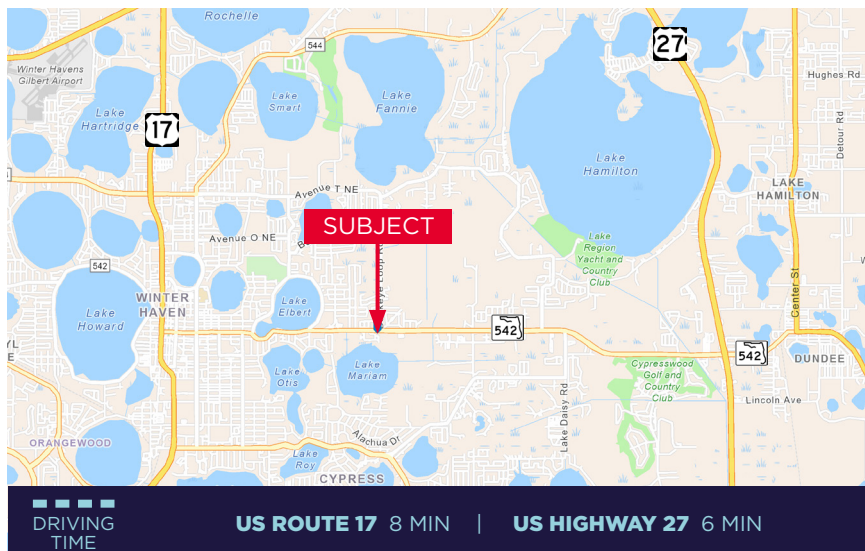
OVERVIEW

1900-1950 Dundee Road presents a unique automotive retail opportunity along the highly traveled Dundee Road/SR 542 corridor in Winter Haven, Florida. Situated on two contiguous parcels totaling approximately 1.51 acres, the property features an established quick-lube/automotive service facility together with an adjacent car wash operation, providing excellent visibility, convenient access and existing automotive infrastructure.

The property benefits from its position along one of Winter Haven's

primary east-west commercial corridors, providing connectivity to US Highway 27 and the greater Lakeland-Winter Haven market. The surrounding trade area continues to experience significant residential growth, with the population within five miles projected to increase approximately 14% between 2025 and 2030.

Existing improvements include multiple automotive service bays, self-service car wash bays, an automatic car wash component, surface parking, and prominent roadway signage.



NEARBY AMENITIES

±1,860 SF ON 1.51 ACRES - AUTOMOTIVE RETAIL
1900-1950 DUNDEE RD, WINTER HAVEN, FL 33804



PROPERTY BOUNDARY

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19,000 AADT

DUNDEE RD

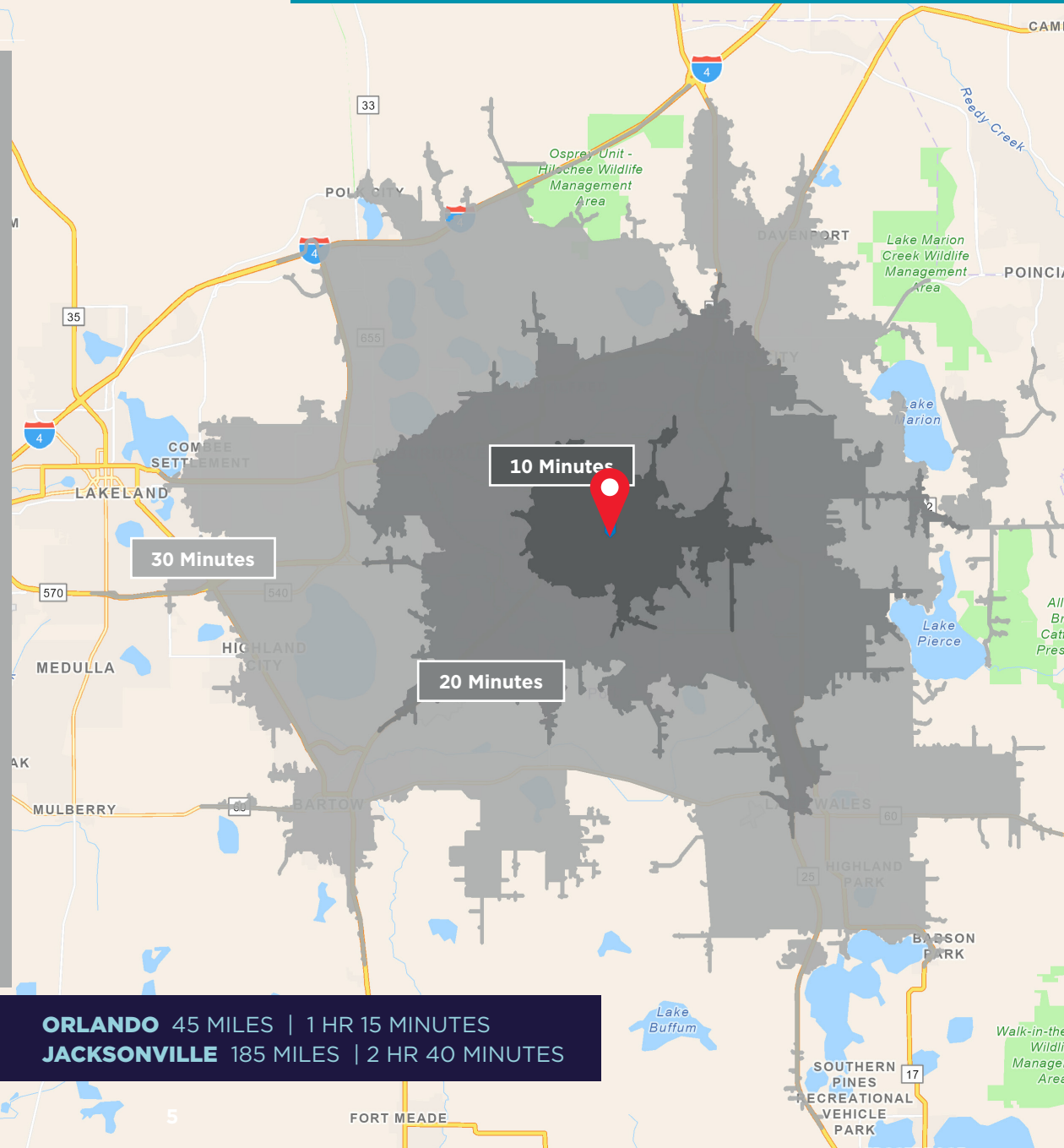
19TH ST SE

POPULATION GROWTH

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DRIVE TIME

10 Minutes	20 Minutes	30 Minutes
2010 Population 31,915	139,252	268,230
2026 Population 42,841	197,304	406,591
2010-2026 Population Growth 34.2%	41.6%	51.5%
2026-2031 (Annual) Est. Population growth 1.87%	2.36%	2.50%
2026 Median Age 44.2	43.1	41.4
Average Household Income \$91,754	\$87,245	\$90,692
2026 Total Households 17,378	77,858	153,003
Total Employees 63,620	112,684	173,313



MIAMI 224 MILES | 3 HR 20 MINUTES
TAMPA 54 MILES | 1 HR 10 MINUTES

ORLANDO 45 MILES | 1 HR 15 MINUTES
JACKSONVILLE 185 MILES | 2 HR 40 MINUTES

2025 DEMOGRAPHICS

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KEY FACTS (5 MILES)



118,862

2026 Total
Population



\$89,116

2026 Average
Household Income



47,704

2026 Total
Households



43.2

2026 Median Age



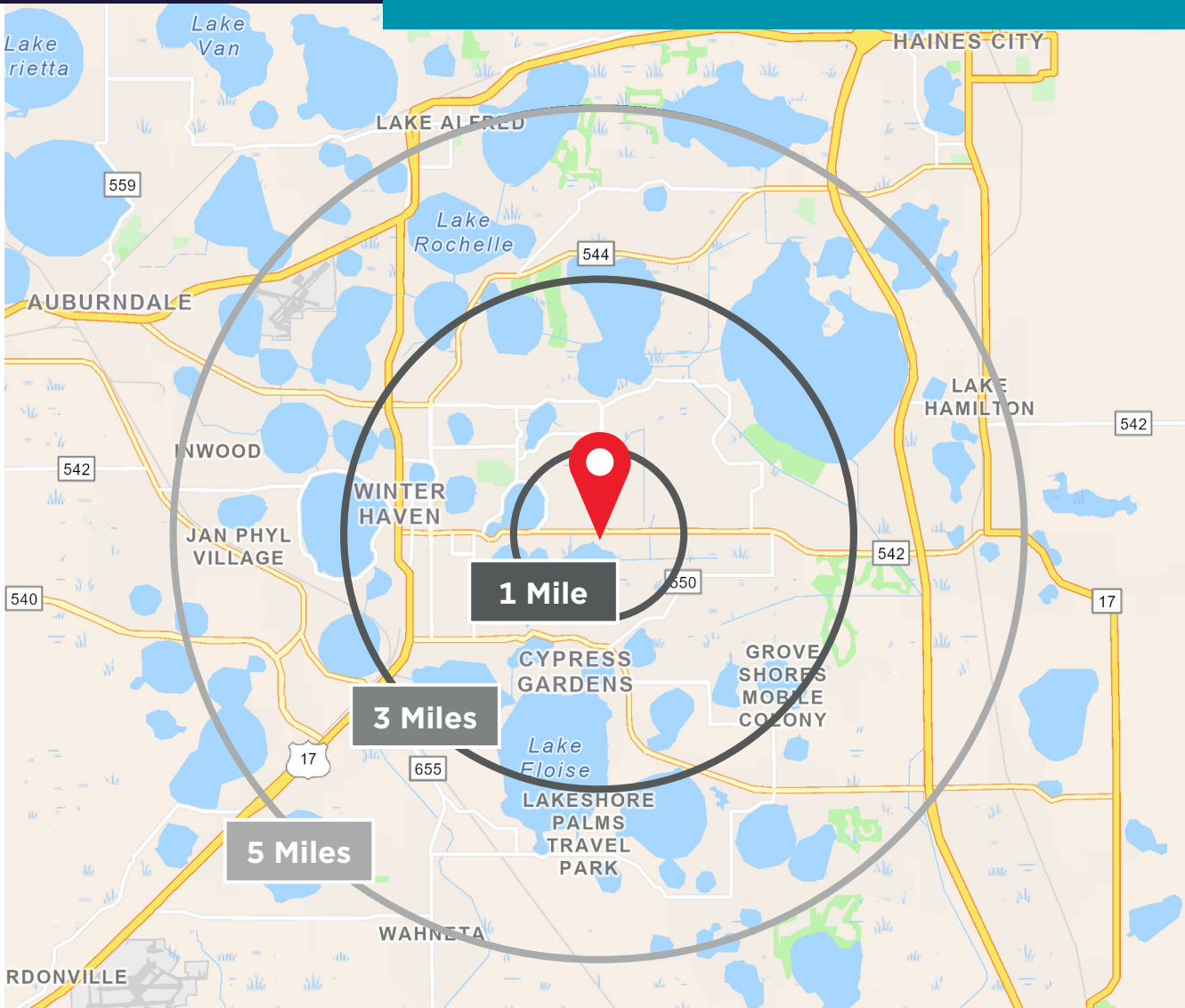
2.47

2026 Average
Household Size



\$345,745

2026 Average Home
Value



Population

- 1 Mile 5,543
- 3 Mile: 48,145
- 5 Mile: 118,862

Average Household Income

- 1 Mile \$109,505
- 3 Mile: \$93,588
- 5 Mile: \$89,116

Median Age

- 1 Mile 45.2
- 3 Mile: 43.7
- 5 Mile: 43.2

AREA OVERVIEW

WINTER HAVEN, FLORIDA

Located in the heart of Polk County, Winter Haven is one of Central Florida's most dynamic and rapidly growing communities, strategically positioned between Tampa and Orlando. Known as the "Chain of Lakes City," Winter Haven is connected by more than 50 scenic lakes that contribute to the area's unique character, recreational opportunities, and high quality of life. As a principal city within the Lakeland-Winter Haven Metropolitan Area, Winter Haven continues to experience significant residential, commercial, and economic growth, attracting new businesses, residents, and investment from across the state and beyond.

Winter Haven benefits from its location within Polk County, one of Florida's fastest-growing counties and a major hub for logistics, distribution, manufacturing, healthcare, tourism, and retail development. Convenient access to U.S. Highway 27, State Road 540, and Interstate 4 provides businesses with connectivity to major Florida markets,

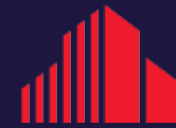
including Orlando, Tampa, and the surrounding Central Florida region. The county's expanding population, growing workforce, and business-friendly environment continue to drive demand for commercial services and development opportunities throughout the area.

The city offers a compelling mix of economic vitality and lifestyle amenities. Winter Haven is home to LEGOLAND® Florida Resort, a vibrant downtown district, waterfront dining, local boutiques, and year-round recreational activities. Ongoing residential development, continued infrastructure investment, and sustained population growth have positioned Winter Haven as a sought-after destination for families, professionals, and businesses alike. With its central location, strong demographics, and expanding consumer base, Winter Haven presents an exceptional environment for retailers, service providers, and investors seeking to establish a presence in one of Florida's most active growth corridors.



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**CUSHMAN &
WAKEFIELD**

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