FOR LEASE OR GROUND LEASE

RETAIL OUTPARCELS AVAILABLE

US Highway 17 & Snively Ave
Winter Haven, FL 33880

www.cbre.us/orlando

CBRE

PROPERTY DETAILS

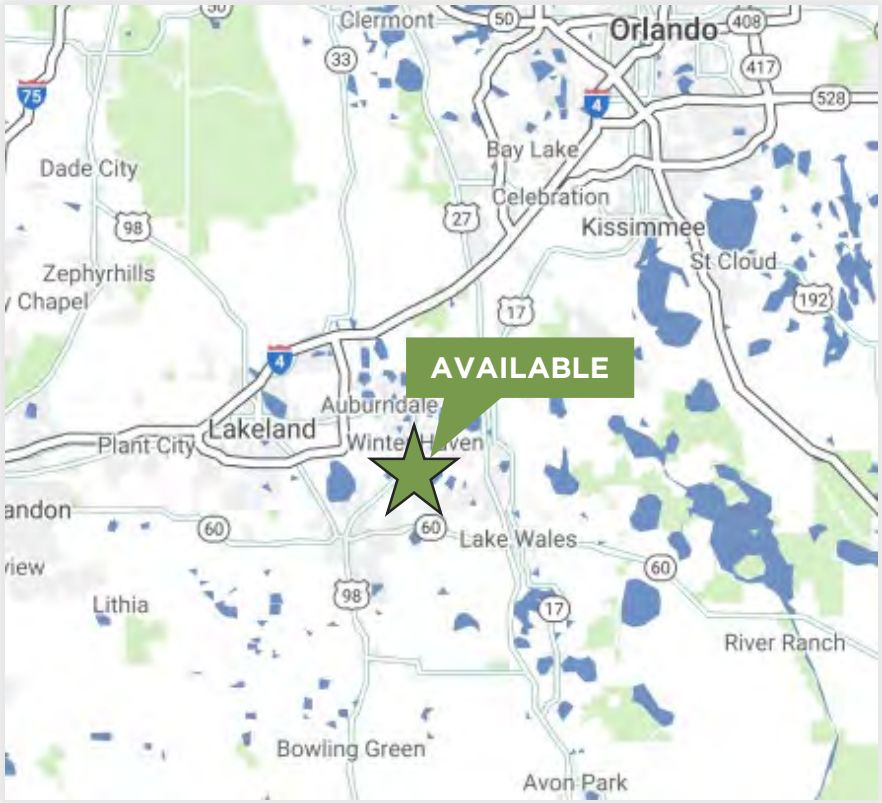
- **Opportunity**

  0.50 – 3.69 ± acre outparcel for ground lease

  1,000 to 12,000SF of retail space for lease

- **Strong Visibility**

  Situated at the heavily trafficked Intersection of US Highway 17 (40,000 AADT) and Snively Ave (12,700 AADT) at the entry point to Winter Haven



- **Location**

  Located within Winter Haven's rapidly growing southern corridor including multiple single-family residential neighborhoods consisting of more than 3,600 new homes

- **Zoning**

  Commercial Zoning City of Winter Haven

- **Nearby Facilities**

  LEGOLAND Resort, Lake Region High School, Winter Haven High School, AdventHealth Fieldhouse and Conference Center ($25 million renovation underway), Chain of Lakes Park, Pinewood Elementary School, Snively Elementary School

Nearby Restaurants and Retail

CONCEPTUAL SITE PLAN

VICINITY MAP

PROPERTY AREA:

PARCEL 1	1.21 ACRES
PARCEL 2	2.07 ACRES
PARCEL 3	0.69 ACRES
OVERALL PROPERTY AREA	3.97 ACRES

BLACKFIN PARTNERS

WINTER HAVEN CONVENIENCE STORE
SEC US HWY 17 N & SNIVELY AVENUE
WINTER HAVE, FLORIDA 33880

Bowman CONSULTING

PMP	PMP	VB
DESIGN	DRAWN	CHKD

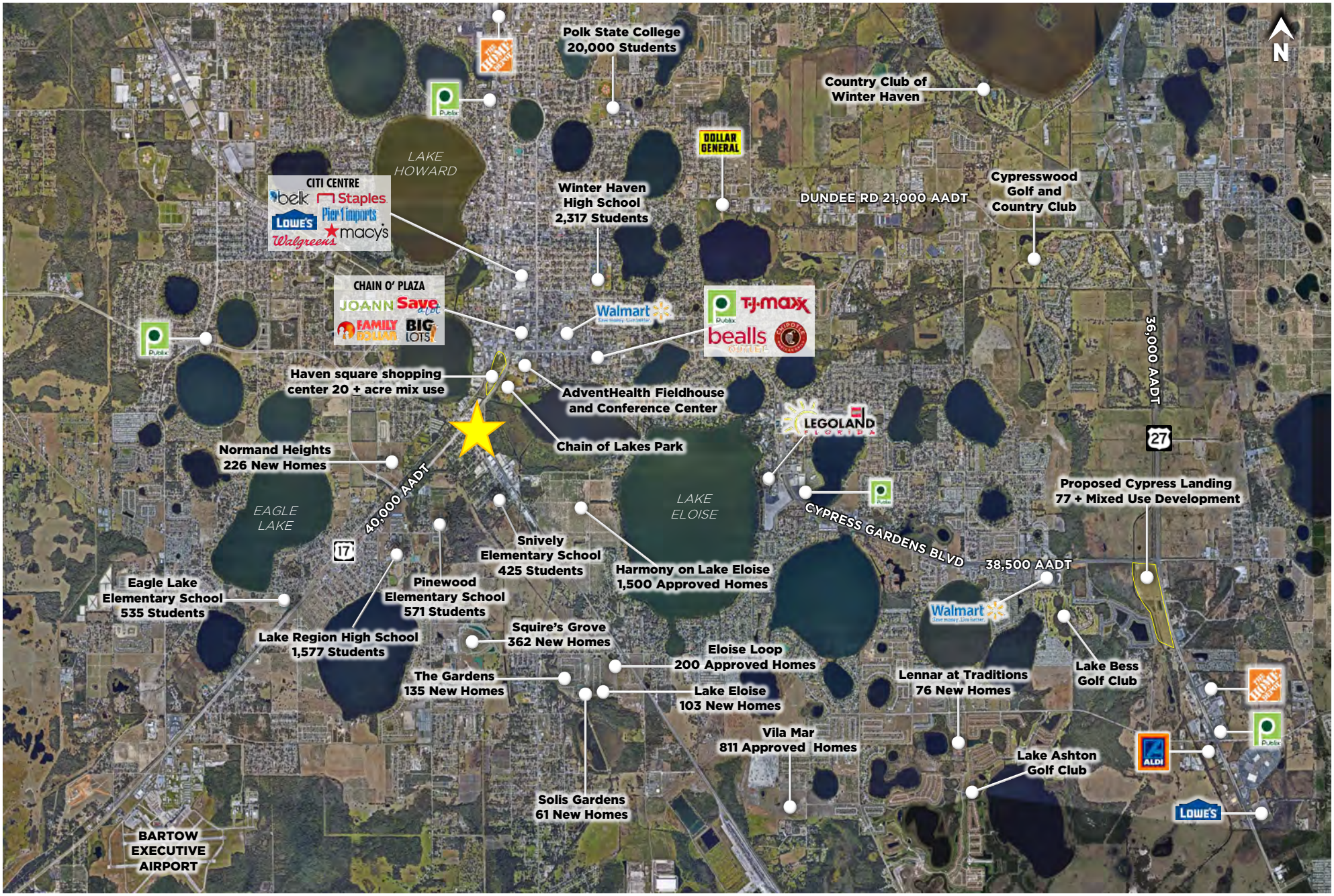
200510.1-01
PROJECT NUMBER

SCALE 1" = 80'

VERSION

PARCEL AERIAL

AERIAL | SUBMARKET



AERIAL | WINTER HAVEN

AERIAL | SOUTHEAST VIEW | RESIDENTIAL GROWTH

AERIAL | NEIGHBORHOOD

IN THE NEWS

Winter Haven is experiencing growth with more than $300 billion per year in economic activity.

A GROWING A COMMUNITY

WINTER HAVEN EXPERIENCING EXPLOSIVE GROWTH POWERED BY MORE THAT $100 MILLION IN ECONOMIC INVESTMENT

- *Central Florida Development Council, September 2016*
- "Decisions both grand and seemingly small in business and government have positioned greater Winter Haven well for robust and diversified economic growth for many years to come."
- **Read full article here**

LOCAL LEADERS EXPECT CONTINUED GROWTH AND INNOVATION N 2020

- *Central Florida Development Council, January 2020*
- "As a new decade comes into focus, Polk County's education, municipal and business leaders are forecasting economic activity, growth and a lot of progress in 2020."
- **Read full article here**

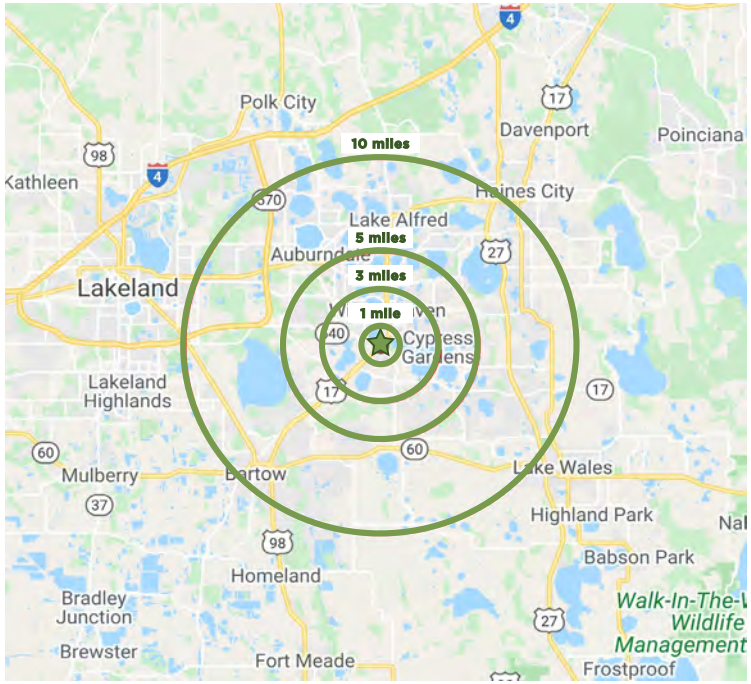
CENTRAL FLORIDA'S BOOM SHOWS TRUE PICTURE OF U.S. REAL ESTATE TRENDS

- *CURBED. com, April 2019*
- "It is only a matter of time before the area between Tampa and Orlando becomes, in essence, a conurbation."
- **Read full article here**

2019 DEMOGRAPHICS

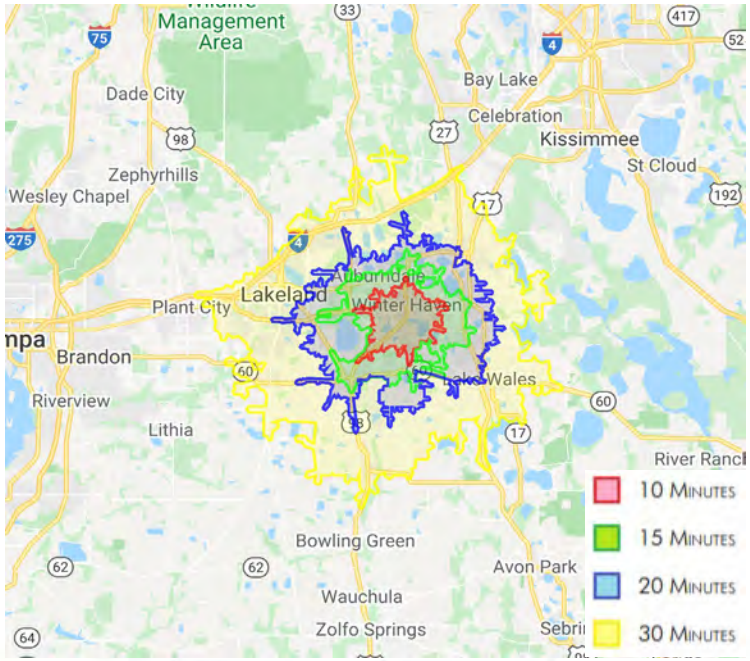
RADIUS RINGS

	1 MILE	3 MILES	5 MILES	10 MILES
Population	3,454	43,999	97,473	220,151
Pop. Growth Projection - 2024	3,651	46,777	103,986	236,173
Median Age	36.3	38.8	40.4	42.9
Average Household Income	$63,381	$69,505	$68,485	$67,460
Median Household Income	$43,639	$50,533	$51,339	$50,563
Households with Income Over $50k	244	3,327	7,553	17,473
Households with Income Over $75k	117	1,817	4,649	10,532
Pop. College Educated or Higher	433	7,276	17,597	43,233
Daytime Population (Employees)	2,379	48,880	62,368	100,870
Business Establishments	192	1,943	3,397	6,696



DRIVE TIME

	10 MINS	15 MINS	20 MINS	30 MINS
Population	75,054	144,282	234,820	525,746
Pop. Growth Projection - 2024	79,986	154,250	251,536	563,466
Median Age	39.9	40.9	42.6	41.1
Average Household Income	$68,519	$67,399	$67,977	$69,440
Median Household Income	$50,976	$50,517	$50,903	$51,345
Households with Income Over $50k	5,788	11,419	18,731	39,415
Households with Income Over $75k	3,533	6,882	11,313	24,719
Pop. College Educated or Higher	13,007	26,545	46,792	110,029
Daytime Population (Employees)	57,165	84,926	113,189	216,169
Business Establishments	2,897	5,236	7,694	16,518



RETAIL OUTPARCELS AVAILABLE FOR LEASE

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