

101 US Hwy 17 S., Winter Haven, FL

\$895,000

High Visibility Winter Haven Commercial Building



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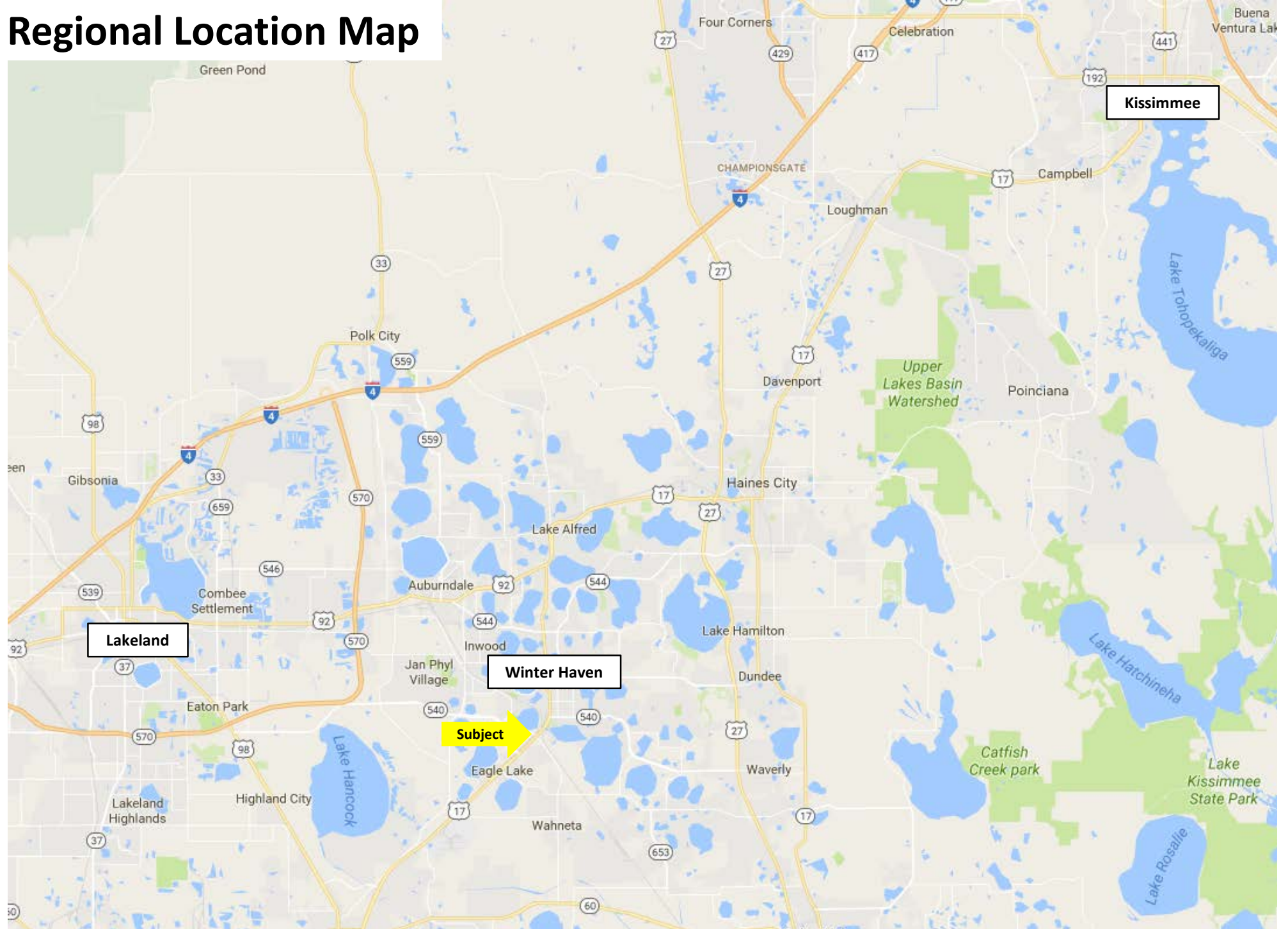
High Visibility Winter Haven Commercial Building

- Hard corner, multi-lane, signalized intersection
- Very good traffic count... 33,000 cars/day on US 17
- More than 63,000 people are located within a 10 minute drive time
- Immediate occupancy
- Potential uses:
 - Convenience store / gas station
 - Restaurant
 - Bank, loan office, pawn shop
 - Auto sales, auto parts, tire store
 - Real estate office

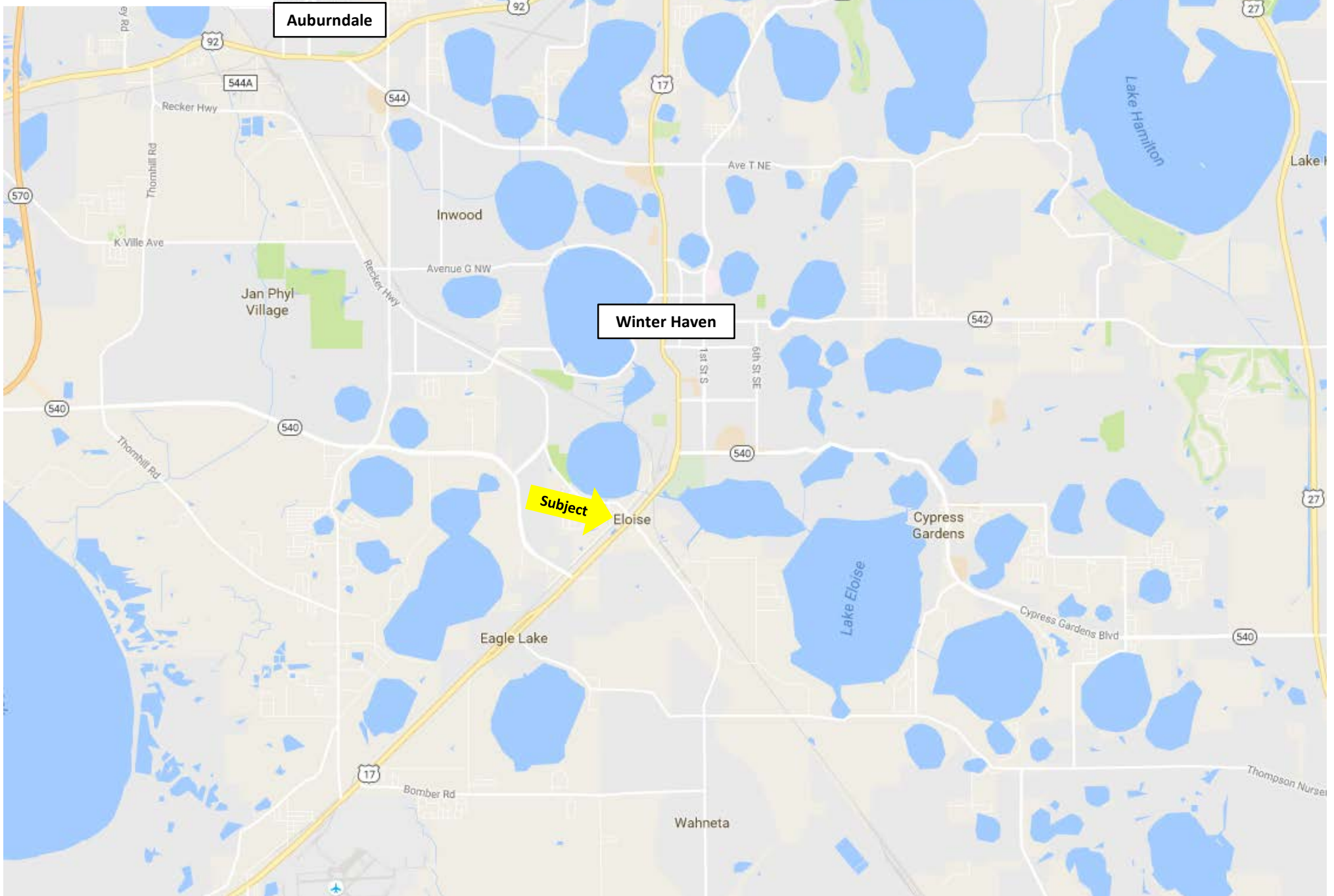
Executive Summary

Site Address:	101 US HIGHWAY 17 S WINTER HAVEN, FL 33880
County:	POLK
PIN (Property Identification Number):	262905671500001010
Building Size (s):	3,120 SF
Land Size:	1.39 +/- acres
Property Use:	Store (One Story)
Zoning:	CAC, Community Activity Center (Polk County)
Traffic Count:	33,000 cars/day on US Highway 17
Price	\$895,000

Regional Location Map

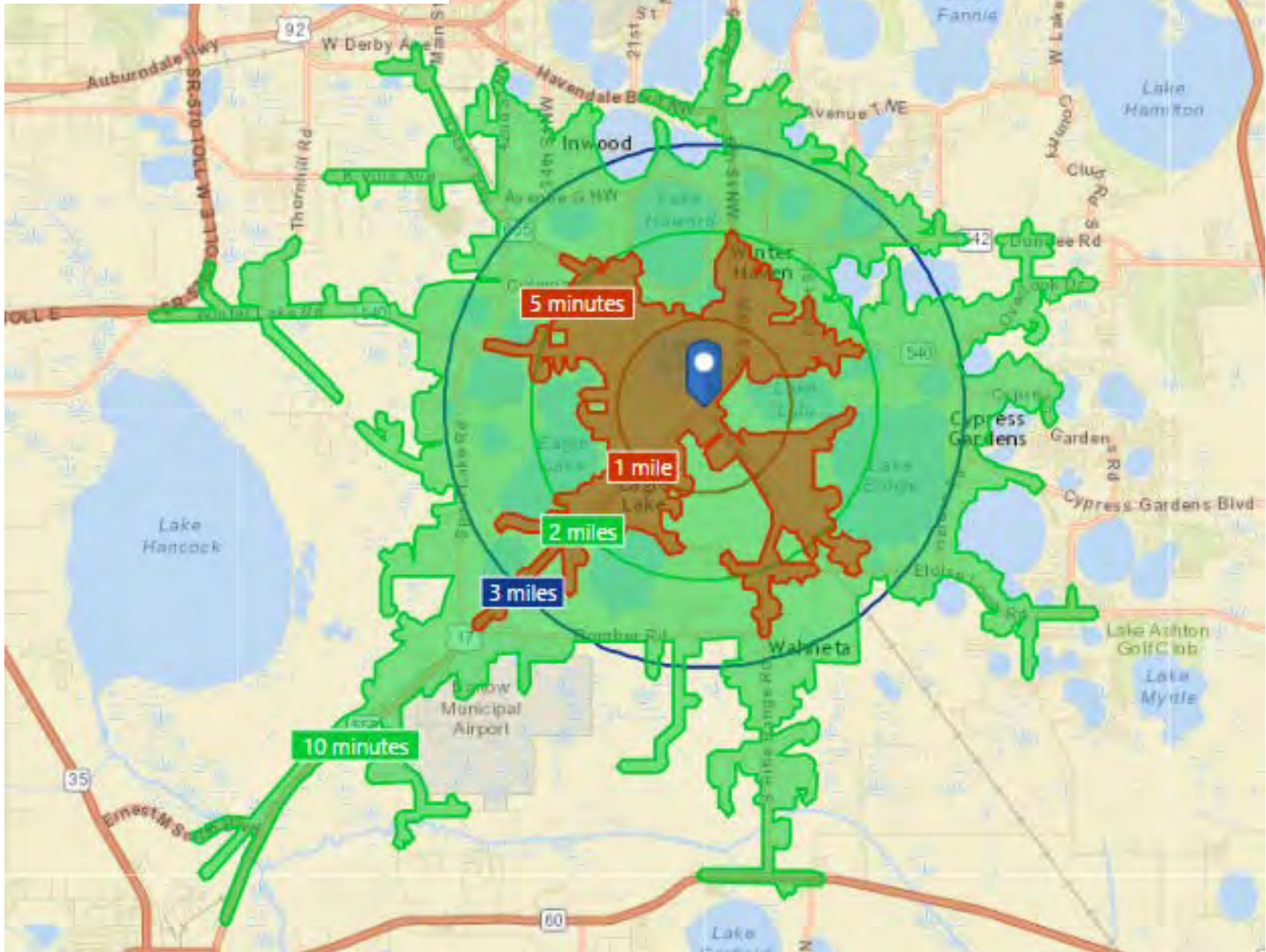


Location Map



114 N. Tennessee Ave., 3rd Floor | Lakeland, FL 33801 | 877.518.5263 | SRDcommercial.com

**1, 2, 3 mile radius
5 & 10 minute drive**



Benchmark Demographics

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>	<u>5 minutes</u>	<u>10 minutes</u>	<u>Polk</u>	<u>FL</u>	<u>US</u>
Population	3,468	16,989	40,172	11,382	63,650	642,909	20,108,440	323,580,626
Households	1,315	6,514	14,748	4,244	23,232	240,058	7,858,449	121,786,233
Families	871	4,076	9,757	2,787	15,705	166,952	5,083,223	80,307,260
Average Household Size	2.63	2.58	2.70	2.67	2.72	2.63	2.50	2.59
Owner Occupied Housing Units	794	3,404	8,757	2,380	14,437	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	521	3,110	5,991	1,865	8,795	81,462	2,922,303	45,359,091
Median Age	35.7	36.9	38.3	36.1	38.9	41.0	41.9	38.0

Trends: 2015 - 2020 Annual Rate

Population	1.93%	1.33%	1.10%	1.55%	1.03%	1.18%	1.29%	0.84%
Households	1.93%	1.14%	0.94%	1.44%	0.90%	1.07%	1.21%	0.79%
Families	1.84%	1.12%	0.87%	1.35%	0.81%	1.00%	1.13%	0.72%
Owner HHs	2.12%	1.23%	0.78%	1.49%	0.74%	0.97%	1.09%	0.73%
Median Household Income	0.81%	1.26%	1.75%	1.23%	1.84%	2.79%	2.52%	1.89%

Households by Income

<\$15,000	16.40%	19.00%	17.50%	17.20%	17.40%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	14.40%	14.20%	15.50%	13.20%	14.90%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	12.50%	14.10%	12.40%	15.00%	12.20%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	18.40%	16.40%	15.70%	17.30%	15.60%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	18.60%	17.10%	17.90%	18.20%	18.80%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	11.00%	9.50%	9.80%	10.00%	10.20%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	7.00%	6.80%	7.40%	7.20%	7.40%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	0.90%	1.20%	1.70%	0.80%	1.70%	2.40%	3.99%	5.29%
\$200,000+	0.60%	1.60%	2.10%	1.10%	1.80%	2.16%	4.08%	5.36%

Median Household Income	\$39,122	\$36,815	\$38,401	\$37,994	\$39,223	\$43,856	\$48,377	\$54,149
Average Household Income	\$49,672	\$50,818	\$53,814	\$50,383	\$53,595	\$59,091	\$69,330	\$77,008
Per Capita Income	\$17,788	\$19,715	\$20,218	\$18,979	\$20,003	\$22,615	\$27,618	\$29,472

Population by Age

0 - 4	7.50%	7.00%	6.60%	7.40%	6.60%	6.12%	5.40%	6.19%
5 - 9	7.30%	6.80%	6.60%	7.20%	6.60%	6.11%	5.53%	6.33%
10 - 14	7.20%	6.80%	7.00%	6.90%	6.90%	6.23%	5.69%	6.46%
15 - 19	6.40%	6.50%	6.50%	6.50%	6.40%	6.09%	5.85%	6.55%
20 - 24	6.70%	6.70%	6.60%	6.70%	6.40%	6.17%	6.56%	7.09%
25 - 34	14.10%	14.00%	13.00%	14.10%	12.70%	12.37%	12.83%	13.64%
35 - 44	11.80%	11.80%	11.60%	11.70%	11.60%	11.56%	11.93%	12.62%
45 - 54	12.10%	12.40%	12.60%	12.30%	12.50%	12.23%	13.34%	13.27%
55 - 64	11.90%	11.90%	12.40%	11.80%	12.60%	13.00%	13.37%	12.82%
65 - 74	8.60%	8.60%	9.40%	8.60%	9.80%	11.61%	10.90%	8.76%
75 - 84	4.70%	5.00%	5.20%	4.80%	5.50%	6.21%	6.03%	4.35%
85+	1.80%	2.50%	2.60%	2.10%	2.50%	2.30%	2.59%	1.92%

Race and Ethnicity

White Alone	70.40%	69.10%	69.50%	69.80%	67.30%	72.91%	73.36%	70.52%
Black Alone	8.50%	16.00%	16.70%	15.00%	19.10%	15.39%	16.38%	12.79%
American Indian Alone	1.20%	0.70%	0.60%	0.70%	0.50%	0.46%	0.40%	0.97%
Asian Alone	1.40%	1.80%	1.70%	1.80%	1.80%	1.84%	2.77%	5.46%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.07%	0.07%	0.19%
Some Other Race Alone	14.90%	9.20%	8.70%	9.40%	8.40%	6.46%	4.12%	6.76%
Two or More Races	3.60%	3.10%	2.80%	3.20%	2.80%	2.88%	2.90%	3.32%

Hispanic Origin (Any Race)	32.70%	22.70%	22.50%	23.20%	22.00%	21.08%	25.07%	17.92%
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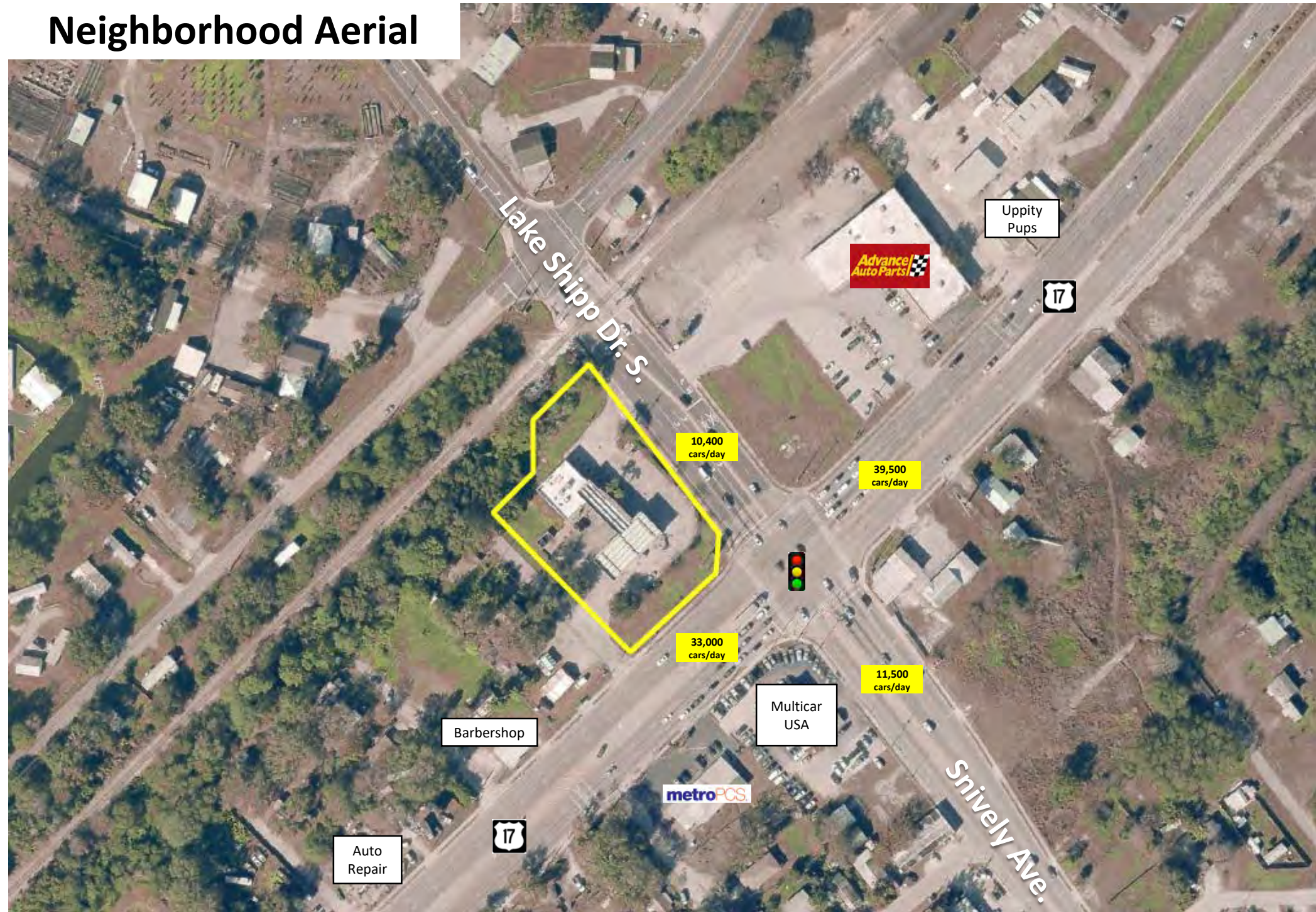
Market Area



Trade Area



Neighborhood Aerial



Site Characteristics

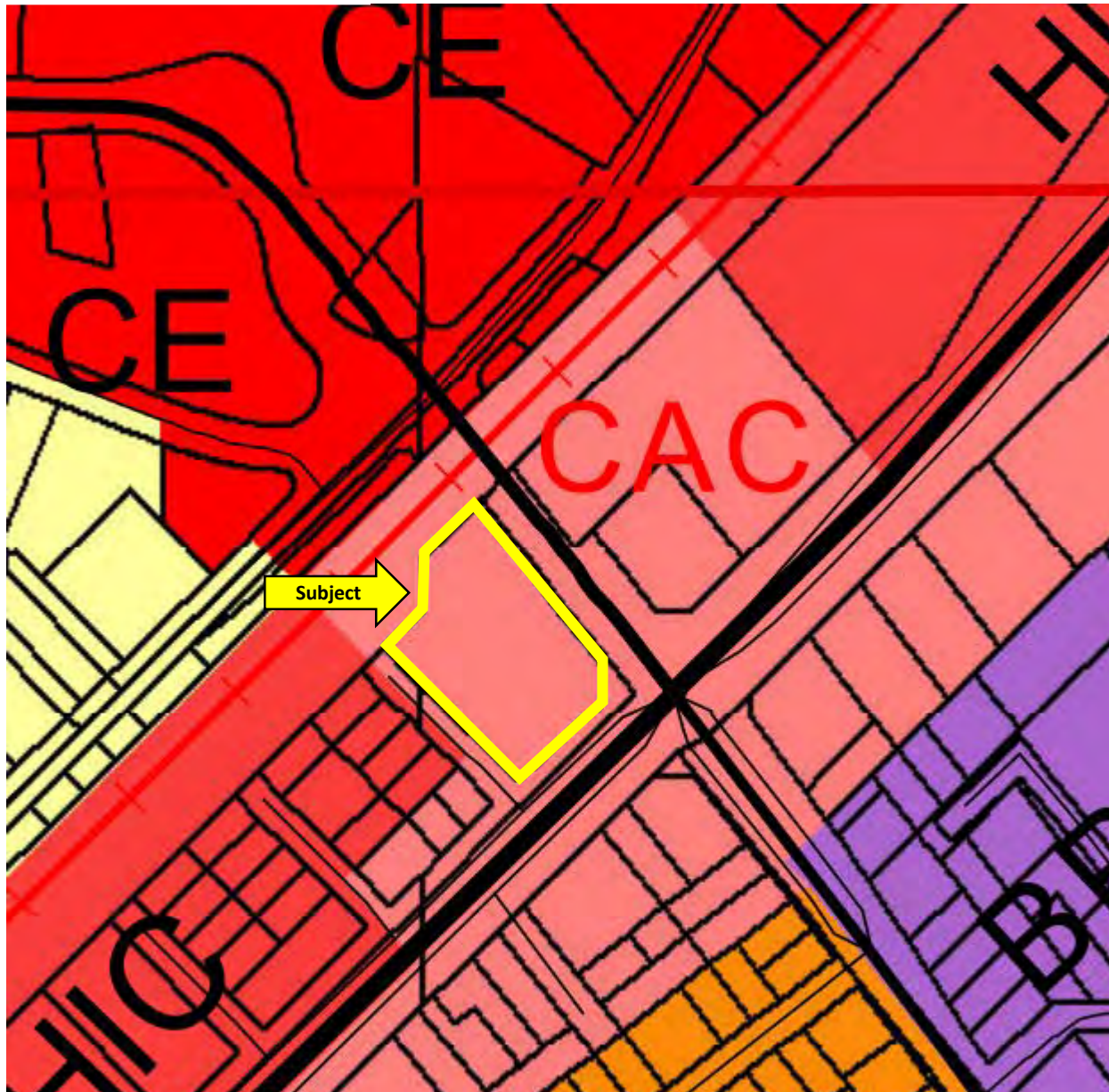


Parcel Data

Owner and Property Description		Parcel Map
Owner Name:	7 WINTER HAVEN LLC 7-11 INC AV TAX DEPT #32754	
Mailing Address:	801 ANCHOR RODE DR STE 206 NAPLES FL 34103	
Site Address:	101 US HIGHWAY 17 S WINTER HAVEN FL 33880	
Subdivision:	SOUTHAVEN UNIT 3	
County:	POLK	
Land Use Code:	1175	
Land Use Desc:	Convenience Stores ONLY	
Land Use FDOR Code:	11	
Land Use FDOR Desc:	Store (One Story)	
Zoning:		
Acres:	1.39	
Number of Parcels:		
PIN:	262905671500001010	
ALTKEY:		
Last Data Update:	11/01/2016	

pin	s_address	acres	SF	land	bldg	mrkt_tot	o_name1
' 262905671500001010	101 US HIGHWAY 17 S	1.39	3,120	658,248	216,854	875,102	7 WINTER HAVEN LLC

Zoning



LAND USE LEGEND	
	CC - Convenience Center
	NAC - Neighborhood Activity Center
	CAC - Community Activity Center
	TC - Town Center
	RAC - Regional Activity Center
	HIC - High-Impact Commercial Center
	TCC - Tourism Commercial Center
	LCC - Linear Commercial Corridor
	CE - Commercial Enclave
	OC - Office Center
	EC - Employment Center
	BPC-1 - Business Park Center-1
	BPC-2 - Business Park Center-2
	IND - Industrial
	PM - Phosphate Mining
	LR - Leisure Recreation
	PI - Professional Institutional
	INST-1 - Institutional-1
	INST-2 - Institutional-2
	IAC - Interchange Activity Center
	ROS - Recreation and Open Space
	PRESV - Preservation
	CORE - Conservation Core
	MU - Mixed Use
	RCC - Rural Cluster Center (Non-Residential)
	RCC-R - RCC - Rural Cluster Center (Residential)
	RS - Residential-Suburban
	RL-1 - Residential Low-1
	RL-2 - Residential Low-2
	RL-3 - Residential Low-3
	RL-4 - Residential Low-4
	RM - Residential Medium
	RH - Residential High
	A/RR - Agriculture/Residential-Rural
	PRE-DRI & DRI - Development of Regional Impact
	SAP - Selected Area Plan
	Southeast SAP Village Center Core
	Southeast SAP Village Center

- Community Activity Center (CAC): The purpose of the CAC district is to provide for shopping needs of residents living within a surrounding community. The CAC district permits special residential development, non-residential uses such as offices, department stores, supermarkets, restaurants and community facilities.

Floor Plan

Buildings

BUILDING 1 (1313 - CONVENIENCE MARKET)

Building Characteristics

Total Under Roof: 3,174 sqft

Living Area (as originally constructed): 3,120 sqft

Actual Year Built: 1999

Effective Year: 1999

Wall Structure: CONCRETE

Element	Units
HEAT CODE	
EXTERIOR WALL	
LIVING UNITS	1
Stories	1
WALL HEIGHT	16

101 US HIGHWAY 17

