

LEGOLAND CORRIDOR COMMERCIAL SITES

0 CYPRESS GARDENS BLVD
WINTER HAVEN, FL 33884



R. Todd Dantzler, CCIM
O: 863.877.2846 | C: 863.287.3586
todd.dantzler@svn.com

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS
O: 863.877.2828 | C: 863.738.2246
gary.ralston@svn.com

Property Summary



OFFERING SUMMARY

Parcel Size:	8.38 Acres
Zoning:	C-3
Market:	Winter Haven
Traffic Count:	28,000
APN:	262901000000044020, 262912000000031080

PROPERTY OVERVIEW

The LEGOLAND corridor of Winter Haven, FL is a fast-growing, desirable commercial corridor. Less than 1 mile east of the main entrance are 6 retail parcels ranging from 1.10 - 1.70 ± acres, ready to be developed. As LEGOLAND continues to expand the theme park and associated hotels and resorts, this corridor will continue to boom.

The retail parcels will have a shared road system as well as master retention. The parcels are currently raw, but the owner will cooperate with some of the necessary infrastructures.

Location & Site Description



LOCATION DESCRIPTION

Located in the Lakeland-Winter Haven MSA, between Tampa and Orlando, these sites are situated in the center of the I-4 Corridor along Cypress Gardens Blvd between US Highway 17 and US Highway 27.

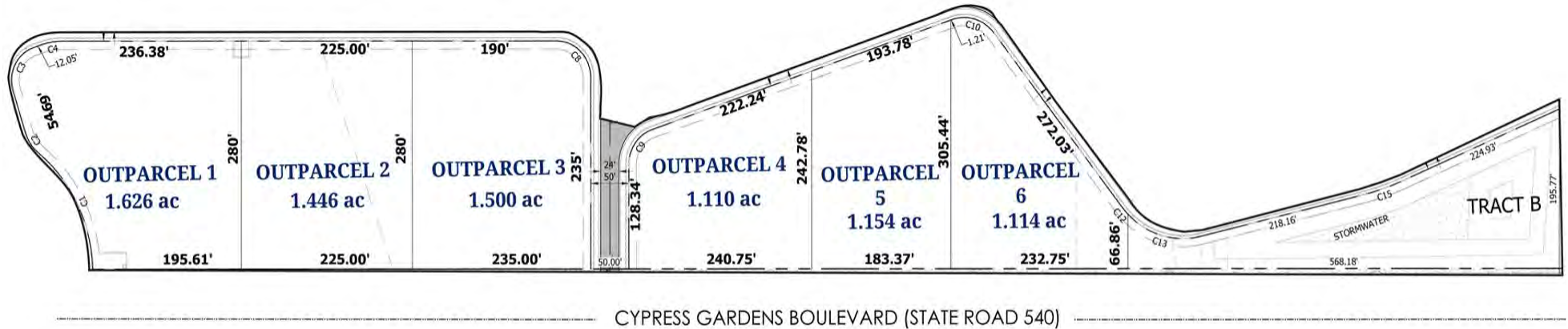
LEGOLAND Florida Resort is less than 1 mile to the west from the subject property. It is a notable theme park and water park that opened in 2011. The resort covers an area of about 150 acres and is a popular destination for families with young children. As the park expands, it continues to have a positive impact on the community.

AdventHealth has recently purchased 25.6 ± acres of land adjacent to the subject parcels. It is set to be a major facility equipped with 192 beds and a free standing Emergency Department. There will be cross easements and an interior road connecting the AdventHealth property to these lots, supporting improved traffic flow.

SITE DESCRIPTION

Parcels are sold individually and are approximately 1.20-1.70 acres, subject to final plat.

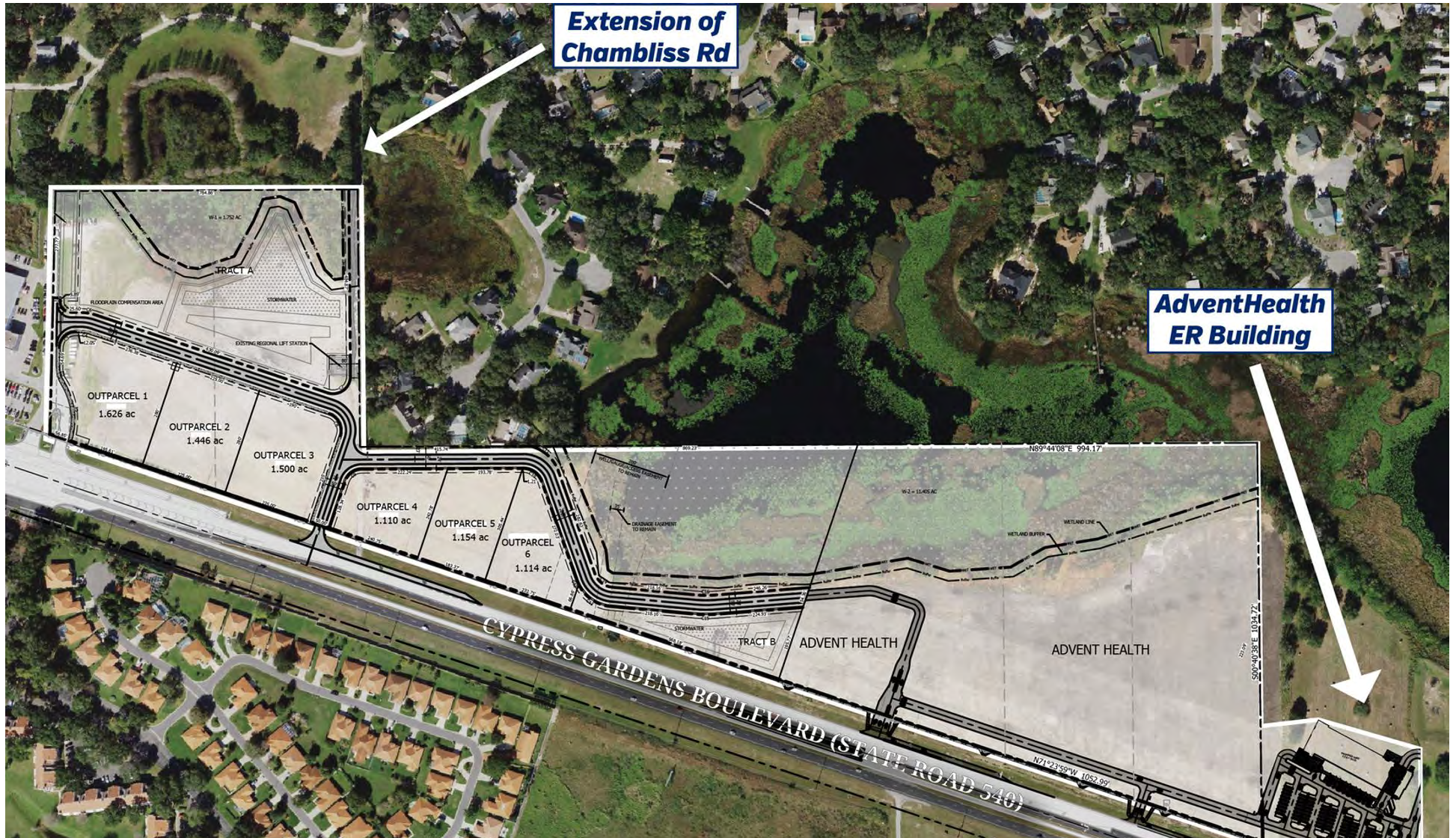
Lots & Pricing



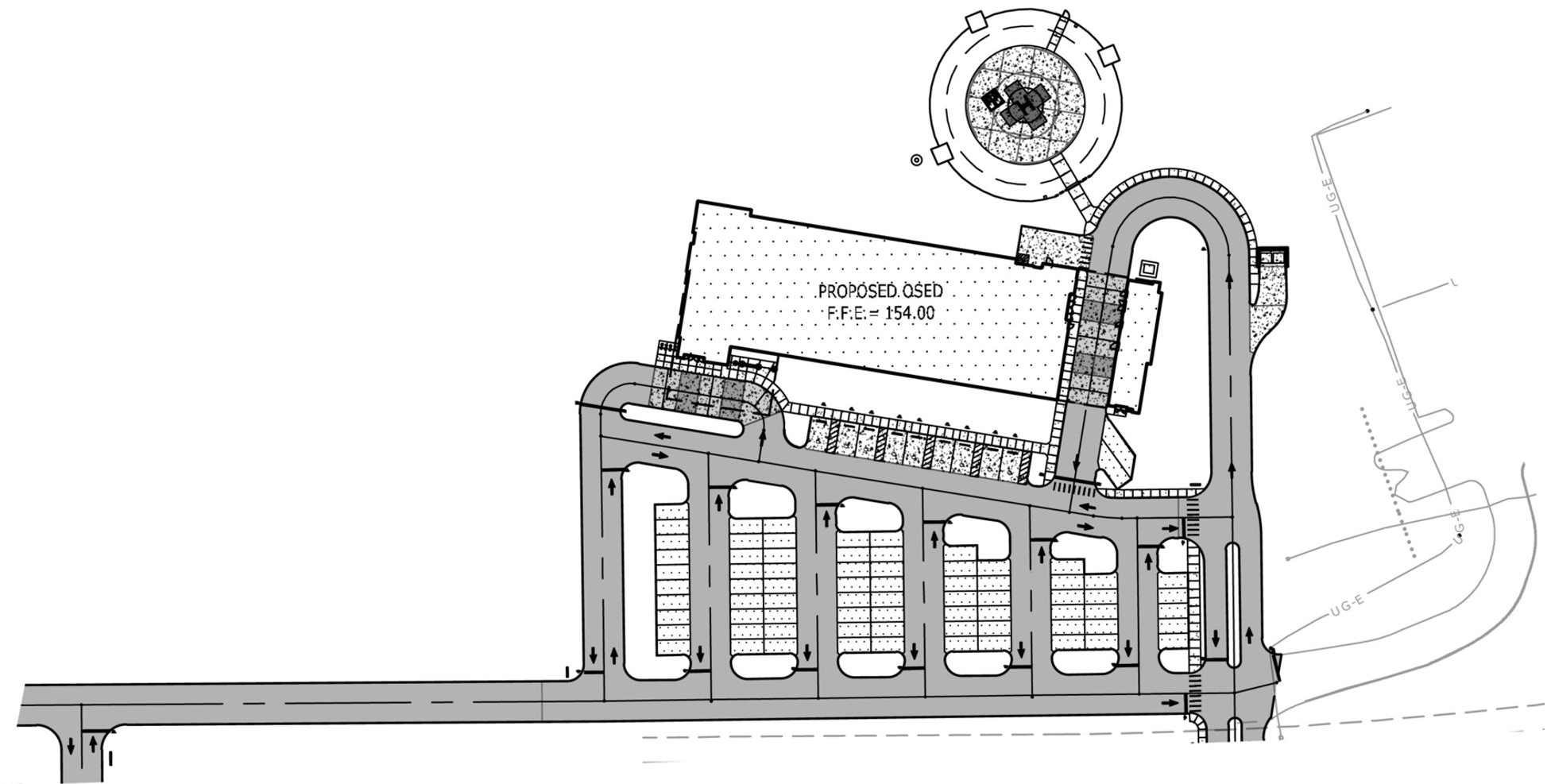
OF LOTS 6 | TOTAL LOT SIZE 1.11 - 1.63 ACRES | TOTAL LOT PRICE \$950,000 - \$1,750,000 | BEST USE COMMERCIAL DEVELOPMENT, COMMERCIAL INVESTMENT, LODGING & HOSPITALITY, RESTAURANT, RETAIL

STATUS	LOT #	SIZE	PRICE
Available	1	1.63 Acres	\$1,750,000
Available	2	1.45 Acres	\$1,250,000
Available	3	1.5 Acres	\$1,350,000
Available	4	1.11 Acres	\$1,000,000
Available	5	1.15 Acres	\$950,000
Available	6	1.11 Acres	\$950,000

AdventHealth Medical Campus Site Plan



AdventHealth ER Building Site Plan - Phase 1

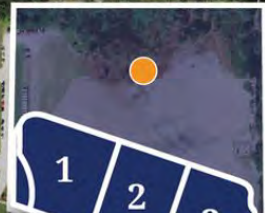


Cypress Gardens Rd



Developments

- Carlton at Lake Dexter - 561 ± MF Units
- Prose Winter Haven - 324 ± MF Units
- AdventHealth Hospital - 192 Beds • 19,960 ± SF
Emergency Department
- Village at Cypress Gardens - 264 ± MF Units
- HCA Stand Alone Emergency Department 10,860 ± SF
- 6 Retail Parcels - [1.10 to 1.70 ± Acres]
- Self-Storage 3-Story | 100,000 ± SF



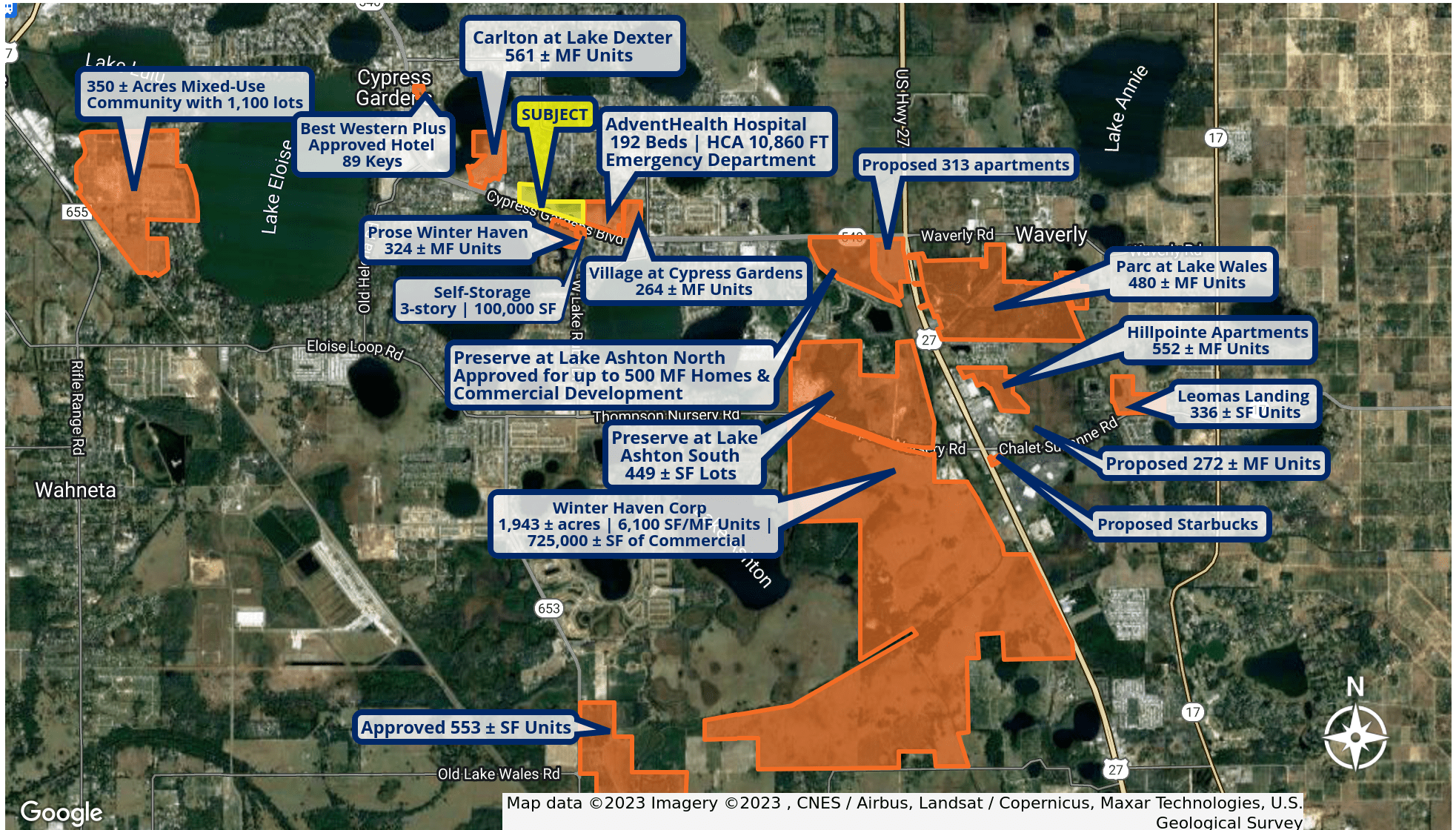
Cypress Gardens Blvd



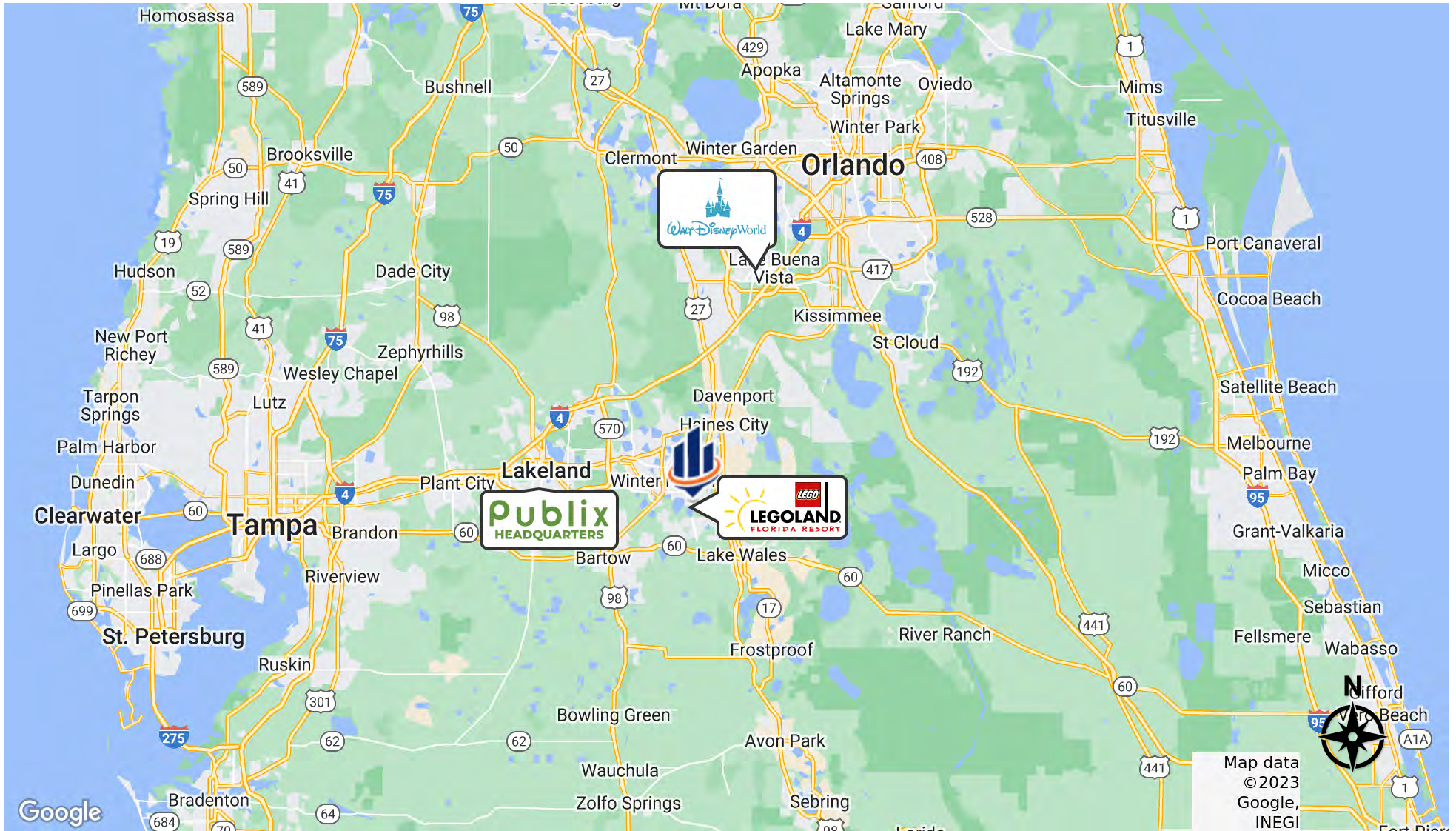
28,000 cars/day



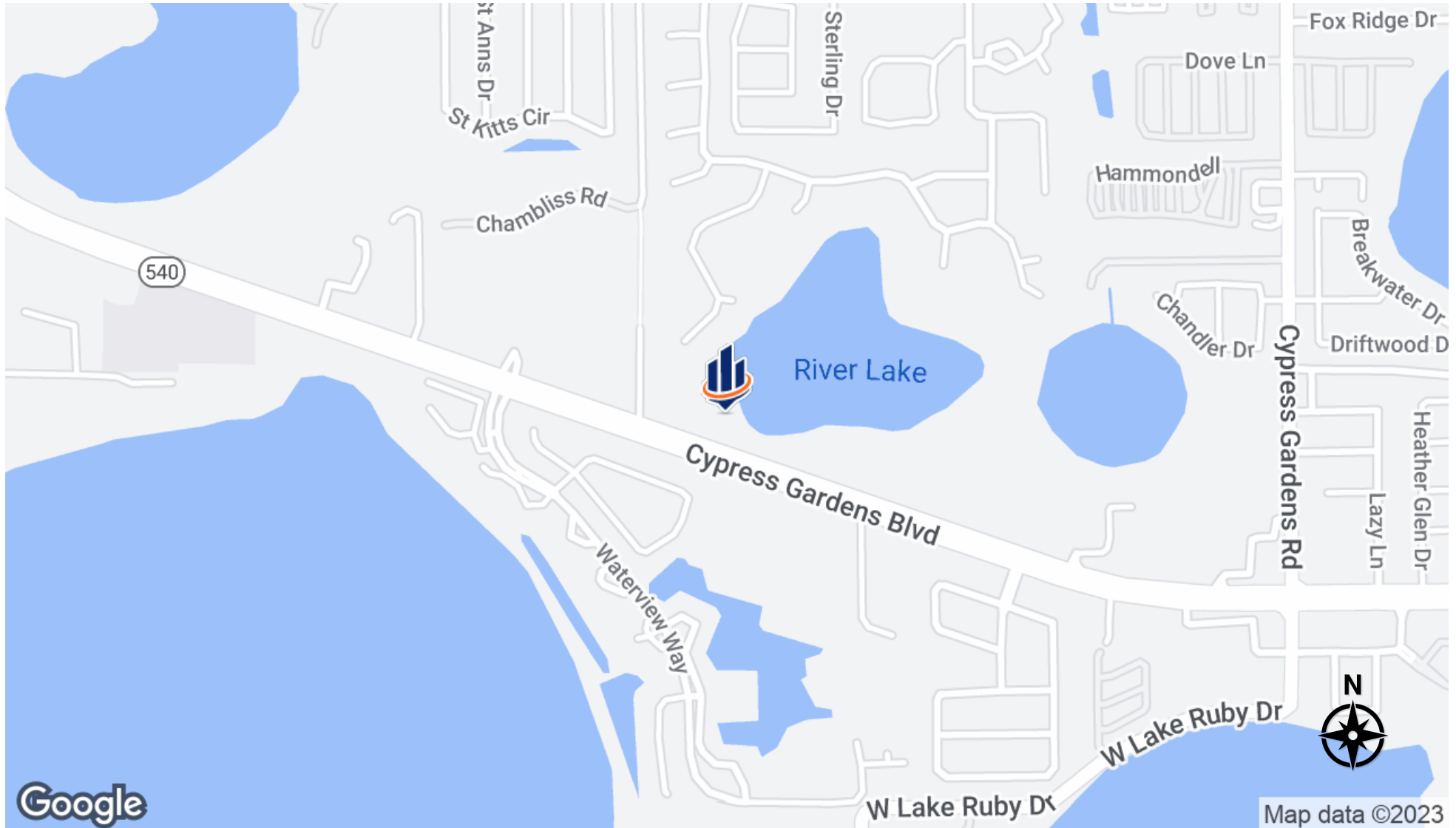
Additional Developments



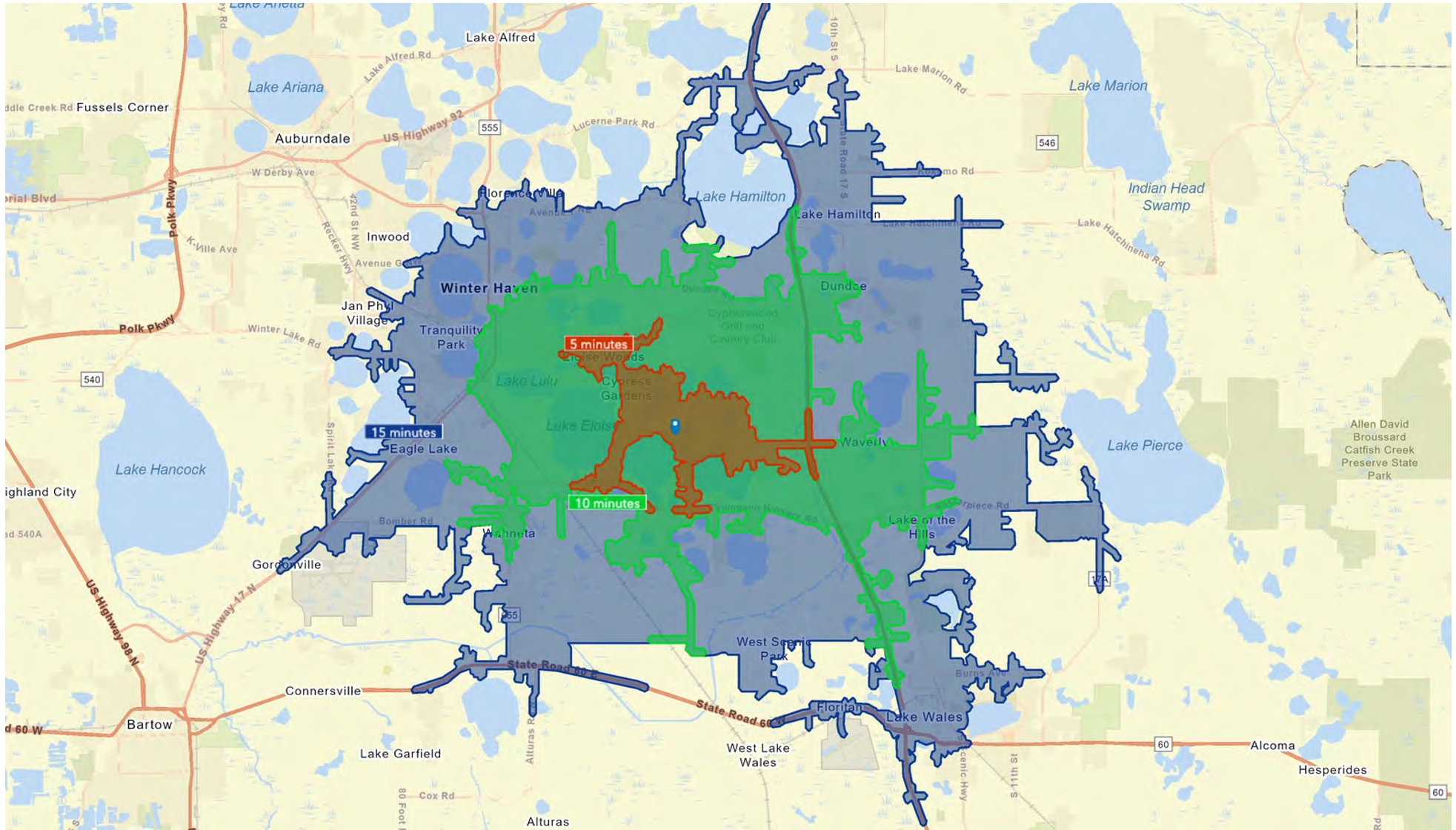
Regional Map



Location Map



Drive Times



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Winter Haven	Polk County	FL	US
Population	6,652	36,887	80,533	14,228	52,850	108,070	52,076	754,798	22,114,754	335,707,897
Households	2,831	15,468	31,933	5,721	21,287	42,387	20,551	283,648	8,760,977	128,657,669
Families	1,809	10,653	21,382	3,797	14,316	28,373	12,953	196,634	5,648,790	83,407,414
Average Household Size	2.32	2.36	2.50	2.45	2.45	2.53	2.51	2.61	2.47	2.55
Owner Occupied Housing Units	1,813	11,450	21,400	4,051	14,648	27,874	13,321	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	1,018	4,018	10,533	1,670	6,639	14,514	7,230	84,419	2,966,624	45,512,259
Median Age	43.6	49.0	43.8	46.8	45.8	43.40	47.6	41.9	42.8	38.9
Housing Unit/Household Ratio	1.17	1.16	1.17	1.13	1.18	1.19	1.19	1.23	1.20	1.13
Adjusted Population	6,917	38,069	83,999	14,247	55,456	114,244	54,831	824,953	23,508,530	
Income										
Median Household Income	\$65,163	\$64,185	\$55,613	\$65,745	\$58,611	\$53,595	\$52,751	\$57,063	\$65,438	\$72,414
Average Household Income	\$84,163	\$90,071	\$78,589	\$88,120	\$83,607	\$75,078	\$74,993	\$78,175	\$96,086	\$105,029
Per Capita Income	\$35,281	\$37,518	\$31,120	\$36,594	\$33,687	\$29,605	\$30,470	\$29,438	\$38,149	\$40,363
Trends: 2022 - 2027 Annual Growth Rate										
Population	0.49%	1.14%	1.31%	0.76%	1.17%	1.25%	1.15%	1.23%	0.61%	0.25%
Households	0.56%	1.15%	1.29%	0.86%	1.18%	1.24%	1.12%	1.23%	0.62%	0.31%
Families	0.47%	1.12%	1.27%	0.80%	1.13%	1.20%	1.07%	1.19%	0.59%	0.28%
Owner HHs	0.72%	1.63%	1.75%	1.20%	1.50%	1.69%	1.55%	1.43%	0.83%	0.53%
Median Household Income	3.55%	2.99%	2.54%	3.19%	2.94%	2.61%	2.07%	3.27%	3.75%	3.12%

Over 108,000 people with a median age of 43.40 within a 15-minute drive from the property.

Median household income of over \$65,000 within a 1-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Winter Haven Polk County FL US

Households by Income

<\$15,000	5.70%	5.30%	8.60%	5.40%	7.10%	9.90%	11.00%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	7.60%	7.70%	10.20%	7.70%	8.90%	10.40%	10.80%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	8.30%	8.70%	9.80%	8.20%	9.80%	10.40%	10.80%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	12.40%	12.90%	14.70%	12.10%	14.40%	14.80%	14.10%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	22.90%	23.00%	21.80%	23.00%	21.80%	21.30%	20.70%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	17.00%	15.60%	13.90%	16.60%	14.70%	13.70%	12.80%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	17.60%	15.70%	12.20%	17.10%	13.30%	11.50%	11.50%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	4.70%	4.90%	4.30%	4.70%	4.50%	3.80%	4.00%	4.50%	6.70%	8.40%
\$200,000+	3.80%	6.20%	4.60%	5.10%	5.40%	4.10%	4.30%	4.00%	7.90%	9.90%

Population by Age

0 - 4	4.80%	4.50%	5.50%	4.50%	5.10%	5.70%	5.20%	5.70%	5.10%	5.80%
5 - 9	5.30%	4.90%	5.80%	5.00%	5.40%	5.90%	5.30%	5.90%	5.30%	6.10%
10 - 14	5.80%	5.30%	5.90%	5.60%	5.70%	6.00%	5.40%	5.90%	5.50%	6.20%
15 - 19	5.60%	5.20%	5.50%	5.50%	5.40%	5.50%	5.00%	5.90%	5.50%	6.30%
20 - 24	4.40%	4.10%	4.90%	4.30%	4.70%	5.00%	4.80%	5.60%	5.90%	6.50%
25 - 34	13.50%	10.60%	12.30%	11.60%	11.60%	12.40%	11.40%	12.90%	13.30%	14.00%
35 - 44	12.20%	11.00%	11.50%	11.50%	11.20%	11.20%	10.40%	11.60%	11.90%	12.80%
45 - 54	11.60%	11.00%	11.00%	11.50%	11.00%	10.90%	10.30%	11.20%	11.90%	12.00%
55 - 64	12.70%	13.40%	12.70%	13.30%	13.00%	12.80%	13.20%	12.80%	13.40%	12.80%
65 - 74	12.60%	16.00%	13.40%	14.20%	14.40%	13.20%	15.10%	12.60%	12.20%	10.20%
75 - 84	8.10%	10.30%	8.40%	9.30%	9.20%	8.30%	10.00%	7.40%	7.10%	5.20%
85+	3.40%	3.60%	3.10%	3.60%	3.30%	3.10%	4.00%	2.50%	2.80%	2.10%

Race and Ethnicity

White Alone	66.80%	69.00%	60.80%	68.50%	64.60%	58.20%	54.50%	59.50%	56.70%	61.00%
Black Alone	12.20%	10.80%	15.10%	11.10%	12.80%	18.20%	23.30%	14.60%	14.90%	12.40%
American Indian Alone	0.40%	0.40%	0.50%	0.40%	0.40%	0.50%	0.40%	0.50%	0.40%	1.10%
Asian Alone	3.80%	3.50%	2.60%	3.80%	3.00%	2.20%	2.20%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	5.30%	5.70%	8.80%	5.30%	7.50%	9.00%	8.40%	9.80%	7.50%	8.60%
Two or More Races	11.30%	10.60%	12.10%	10.80%	11.60%	11.90%	11.20%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	16.40%	17.00%	23.80%	16.20%	21.00%	24.10%	22.50%	26.70%	27.10%	19.00%



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

Market Area Map



Location Area Map





R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

todd.dantzler@svn.com

Direct: **863.877.2846** | Cell: **863.287.3586**

PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year and in 2000 he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®. In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed, major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

Todd specializes in:

- Commercial Properties
- Industrial Properties
- Investment Properties
- Commercial Leasing
- Area: The Lakeland-Winter Haven Metro Area



GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

gary.ralston@svn.com

Direct: 863.877.2828 | Cell: 863.738.2246

PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow [www.hoyt.org] in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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