

MEDICAL/OFFICE/RETAIL FOR LEASE

7450 CYPRESS GARDENS BLVD, WINTER HAVEN, FL 33884

7450 Cypress Gardens Blvd



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	37,408 SF
Available SF:	2,513 SF
Year Built:	2007

PROPERTY OVERVIEW

****Final Suite Remaining!****

7450 Cypress Gardens Blvd is right in the heart of Winter Haven, FL. Suite 7500 is built out completely as a medical office and is available within the medical plaza right behind Walmart near the lighted intersection of Cypress Gardens Blvd and HWY 27. The property would be a good fit for medical office specialties including primary care, neurology, cardiology, or dentistry. Neighboring tenants include AdventHealth Home Care Heartland, American Institute of Dermatology, BayCare, Akumin Corp, Physician Partners of America, and Integrative Physical Medicine. 175 Parking Spaces Available. 27,000 is the annual average daily traffic on Cypress Gardens Blvd.

PROPERTY HIGHLIGHTS

- Move-In Ready Medical Offices
- Includes 4 Exam Rooms w/ Sinks, Nurses Station,, Three Bathrooms, Breakroom, Reception, Waiting Area, Check-In/Check-Out, and MA station
- Medical Tenants Include AdventHealth Home Care Heartland, Akumin, and Physician Partners of America
- Great Location Right Off HWY 27
- 27,000 AADT (Average Annual Daily Traffic) on Cypress Gardens Blvd

PRESENTED BY
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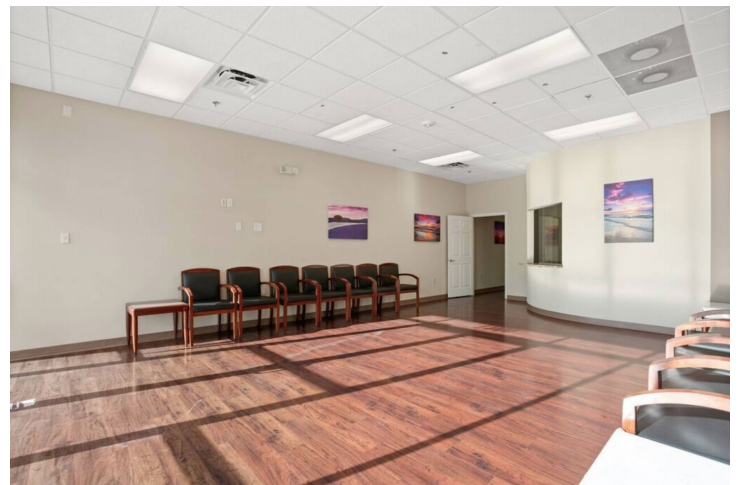
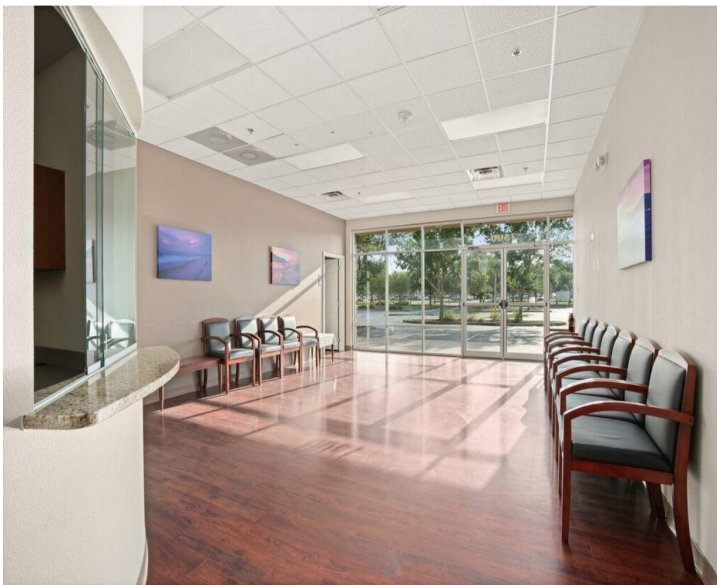
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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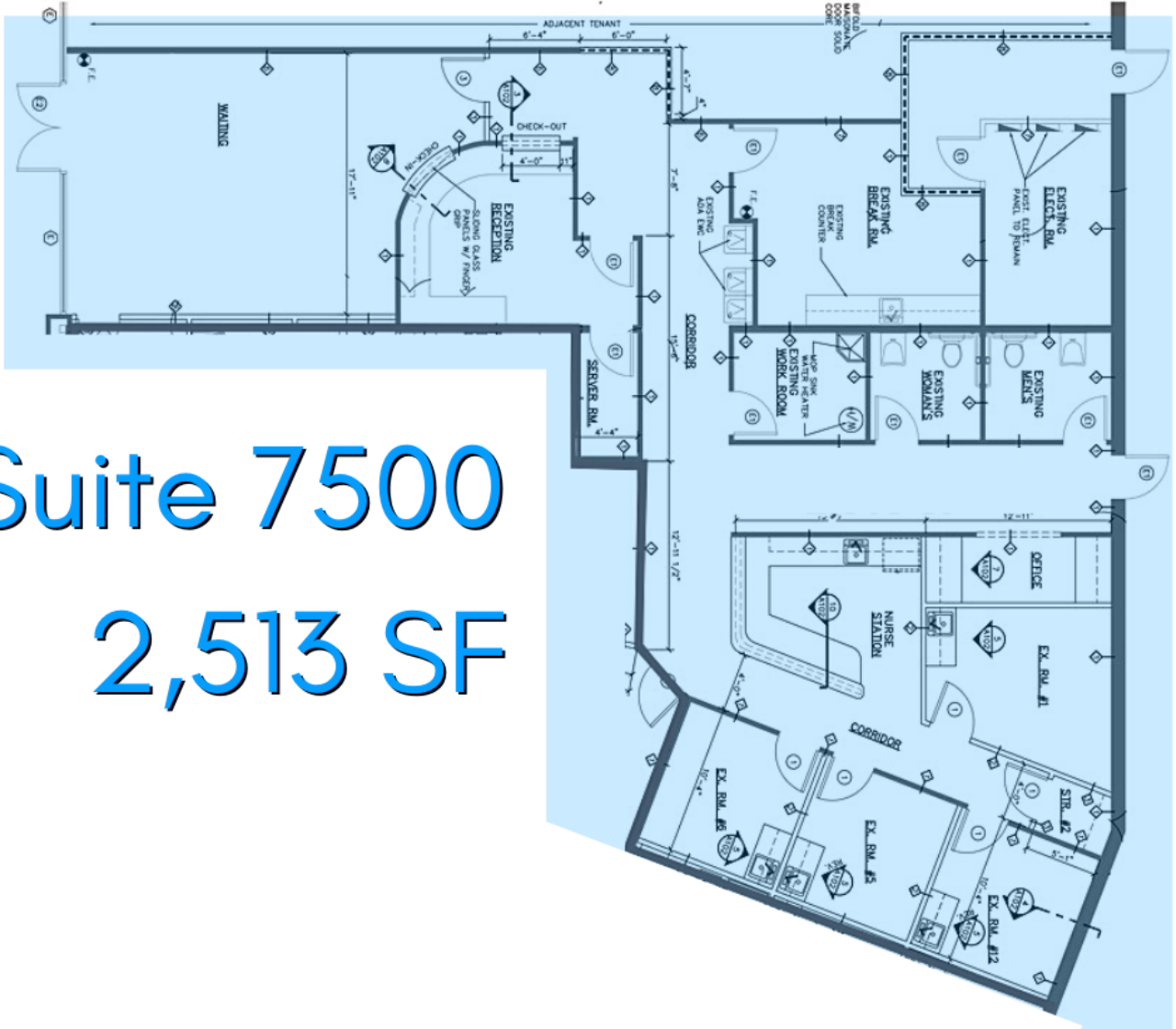
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FLOOR PLAN

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Suite 7500
2,513 SF

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LOCATION MAPS

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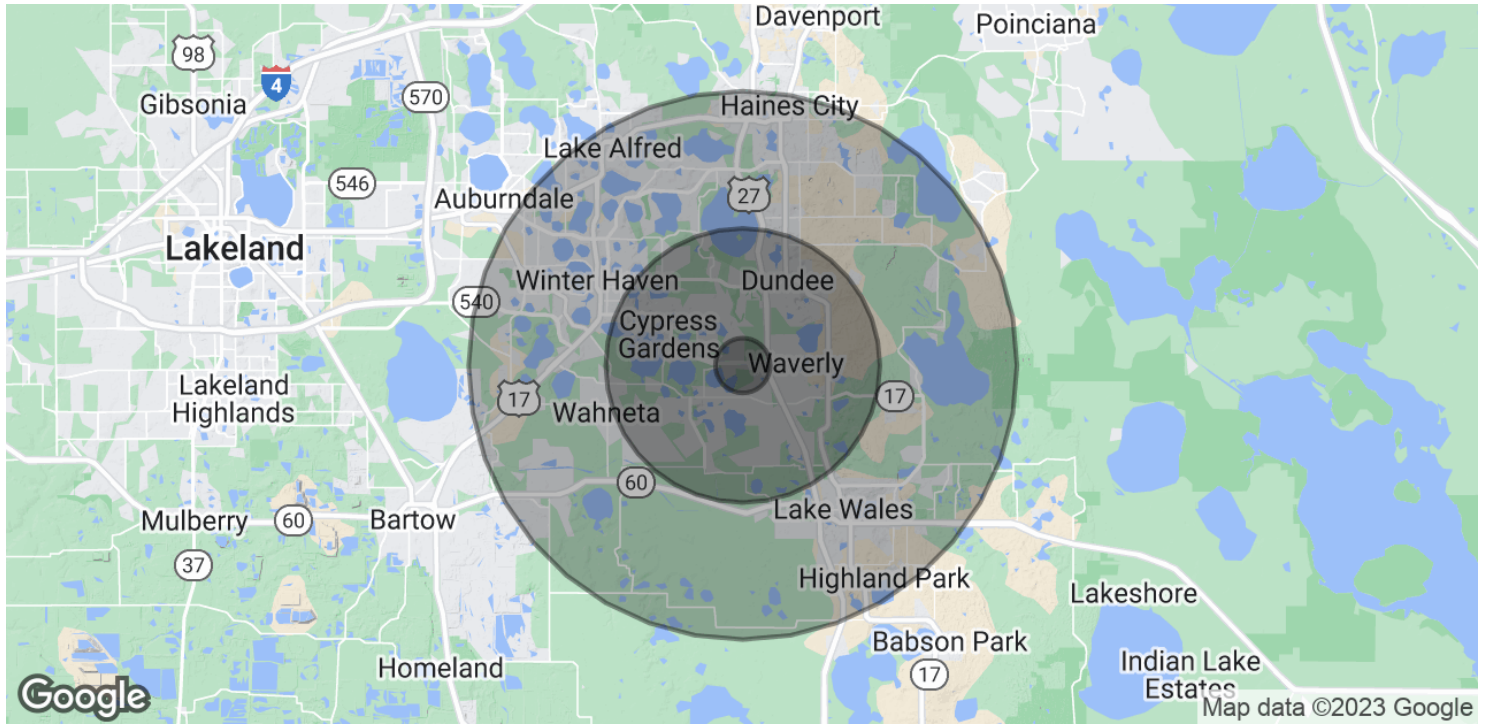
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,590	46,147	166,182
Average age	47.2	44.0	40.6
Average age (Male)	47.2	43.6	39.7
Average age (Female)	47.2	44.7	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	660	18,490	66,035
# of persons per HH	2.4	2.5	2.5
Average HH income	\$63,212	\$64,481	\$51,970
Average house value	\$210,020	\$204,195	\$166,613

* Demographic data derived from 2020 ACS - US Census

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