

STANDALONE PROFESSIONAL OFFICE BUILDING FOR LEASE

WINTER HAVEN, FL 33880

127 Avenue C SE



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,929 SF +/-
Available SF:	1,929 SF +/-
Year Built:	1964
Renovated:	2017
Zoning:	R3 - Mixed Use

PROPERTY OVERVIEW

1,929 SF +/- of move-in ready professional office is available for lease in Winter Haven. 127 Ave C is a standalone building that was recently renovated in 2017 including an updated/repainted front porch, new landscaping, and a brand-new roof. The property includes a large reception area, training/conference room, 5 private offices, breakroom, storage, patio area, 2 private restrooms, and a rear entrance. There are 5 parking spaces in the rear, 1 front handicap space, and street parking available. Some furniture will be included.

The property is located right in the heart of Downtown Winter Haven and is surrounded by residential properties. The building is adjacent to Grace Lutheran School and in close proximity to Winter Haven Hospital. The property is perfect for any home healthcare group as well as counseling professionals. All professional office users are welcome.

PROPERTY HIGHLIGHTS

- Standalone Move-In Ready Professional Office Building
- Includes 5 Private Offices, Training Room, Reception, and 2 Private Bathrooms
- Located in Downtown Winter Haven
- Perfect for Counseling Groups or Any Professional Office User
- Recently Renovated in 2017

PRESENTED BY
ASHLEY WALKER
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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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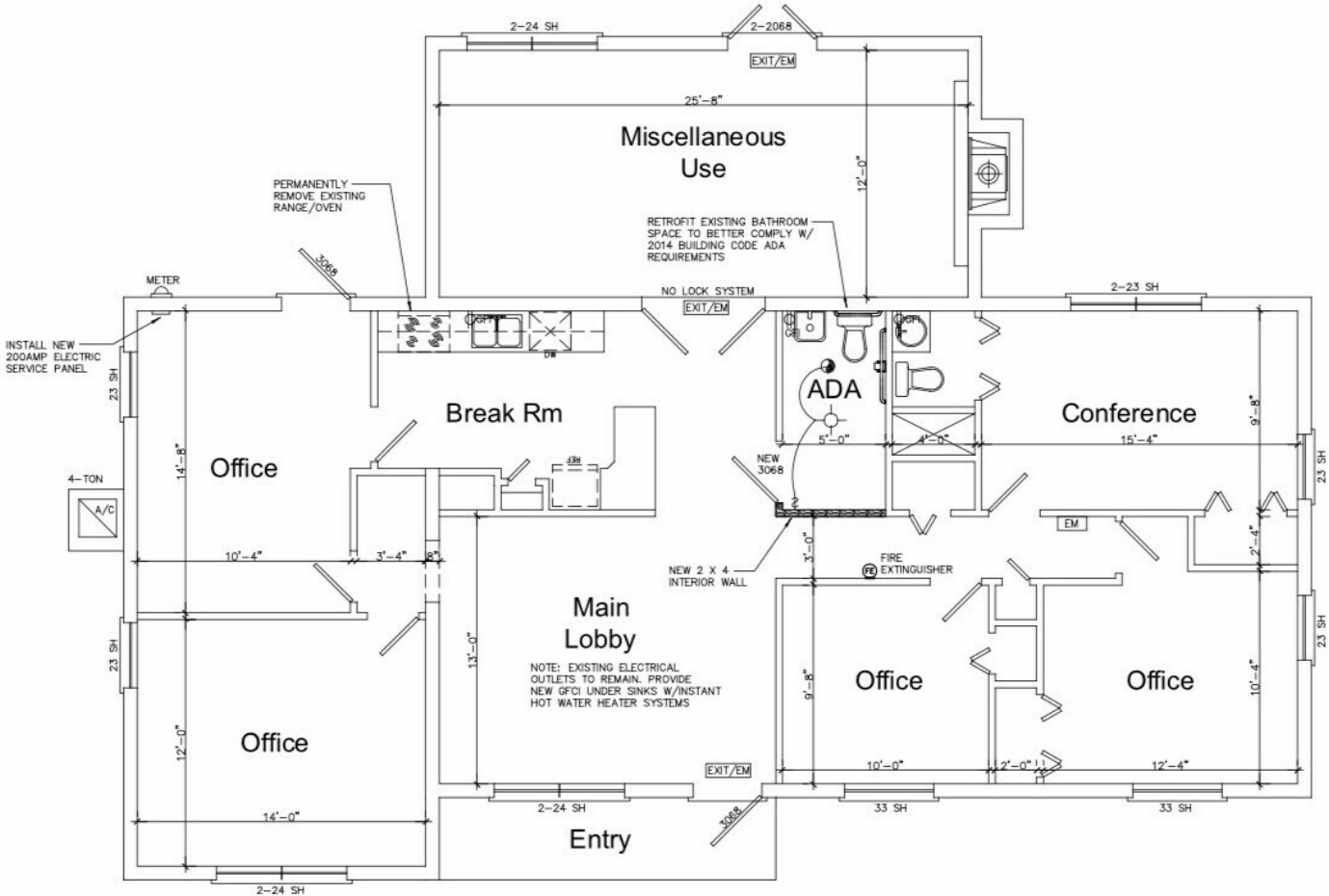
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FLOOR PLAN

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PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA SPECIFICATIONS	
AC SPACE	1817 sq. ft.
ENTRY	65
TOTAL	1882 sq. ft.

ELECTRICAL KEY			
⊕	- 110V WALL OUTLET	⊙	- CAN LIGHT
⊖	- 220V WALL OUTLET	⊙	- CEILING LIGHT
⊕ ^{WR/GFI}	- OUTSIDE OUTLET	⊙	- EXHAUST FAN
\$	- WALL SWITCH	- - -	- ELECTRICAL LINE
⊙	- WALL LIGHT	⊙	- FLOOD LIGHTS
⊙	- FLUOR. LT.	EXIT/EM	- EXIT/EMERGENCY LT.
		EM	- EMERGENCY LT.

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LOCATION MAP

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Google

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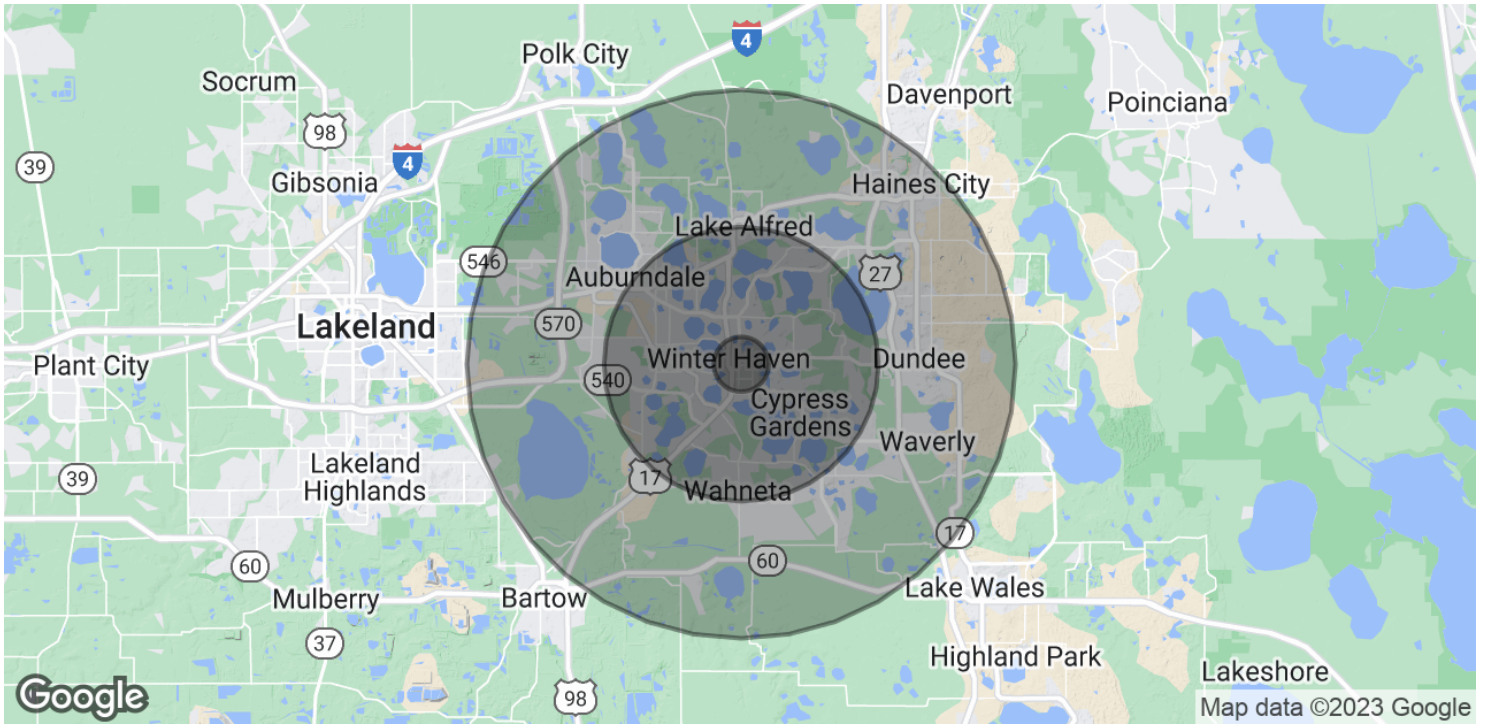
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,107	104,584	210,367
Average Age	41.0	41.8	42.9
Average Age (Male)	32.3	39.4	41.9
Average Age (Female)	46.8	42.9	44.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,518	43,611	90,929
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$44,482	\$55,777	\$53,353
Average House Value	\$99,791	\$148,460	\$149,507

* Demographic data derived from 2020 ACS - US Census

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