

# For Lease



## Single Tenant Building - Winter Haven

1105 6th Street Northwest  
Winter Haven, FL 33881





# PROPERTY SUMMARY

1105 6TH STREET NORTHWEST



## Property Summary

Building SF:	2,426 SF
Occupancy:	Vacant
Lease Rate:	\$20/SF NNN
Lot Size:	6,672 SF
Frontage:	57 FT
Signage:	Pylon signage
Parking:	20 spaces across the plaza
Parking Ratio:	8.3/1,000
Renovated:	1994
Uses:	Retail, Medical, C-Store, Office, Restaurant, and
Traffic	33,000 VPD

## Property Overview

Prime Winter Haven Location

Dominant Winter Haven's bustling main street with this versatile, C-3 zoned property at 1105 6th NW. Located in this high-traffic location, steps away from a Publix-anchored plaza and Chase Bank.

- C-3 Zoning: Endless possibilities - retail shops, restaurants, offices, salons, medical services, and more!
- Direct Frontage on 6th Street: Capture the attention of thousands of daily commuters and local residents, with an average daily vehicle count of 33,000 vehicles per day!
- High-Visibility Corner Location: Stand out from the crowd with maximum exposure to foot and vehicle traffic.
- Adjacent to Publix-Anchored Plaza and Chase Bank: Benefit from established foot traffic and brand recognition.
- Ample Parking: Accommodate your customers with convenient on-site parking across the plaza.

This building features some unique features, such as:

- Large storefront windows for eye-catching displays
- Spacious interior for flexible layouts
- Modern amenities and utilities
- Adjacent to a C-Store

## Location Overview

### RICHARD KURBAN, CCIM

Principal

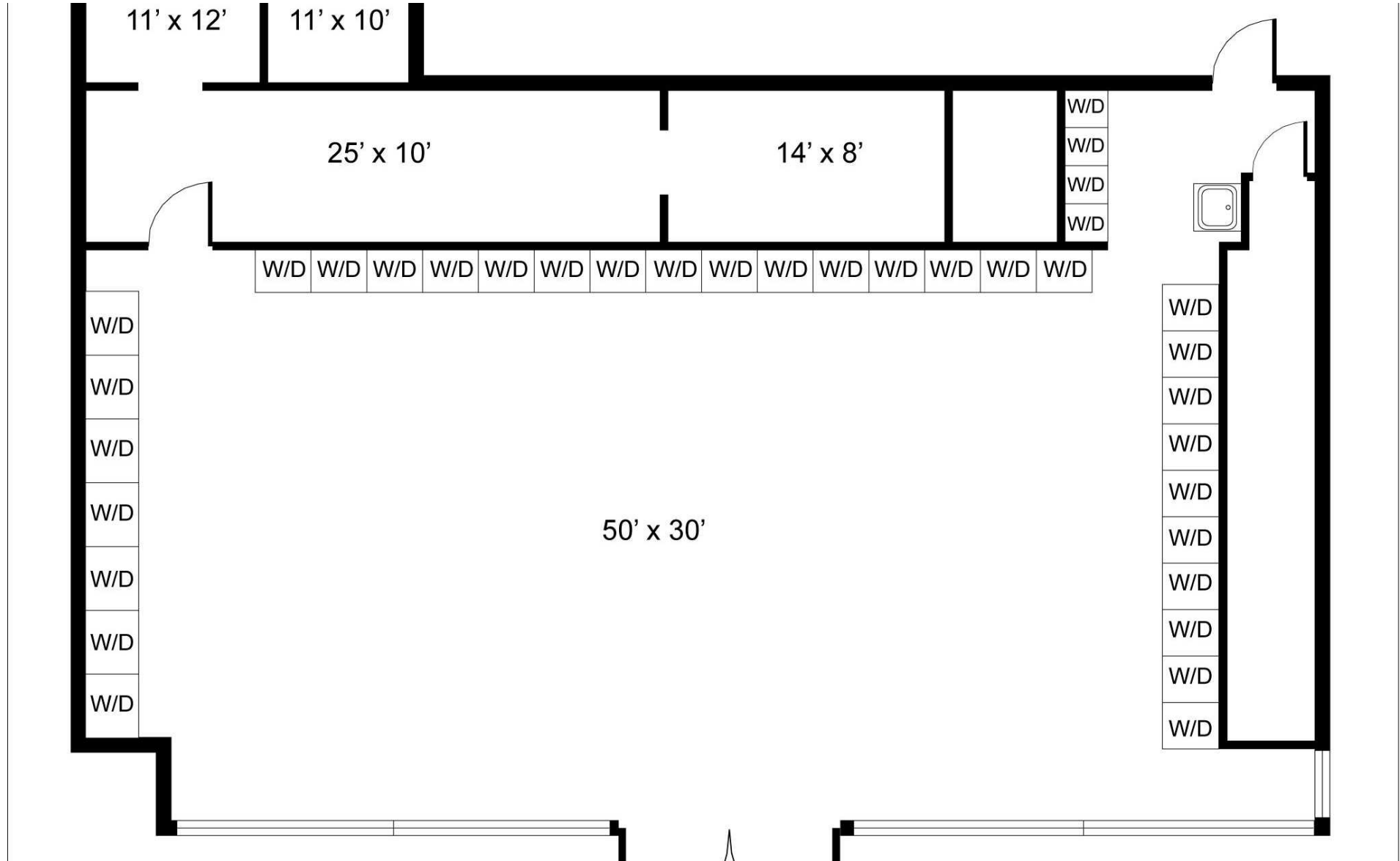
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# FLOOR PLAN

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*PRESENTED BY:*

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