



SUBJECT

29,000 ±  
Cars/Day

# LEGOLAND CORRIDOR COMMERCIAL SITES

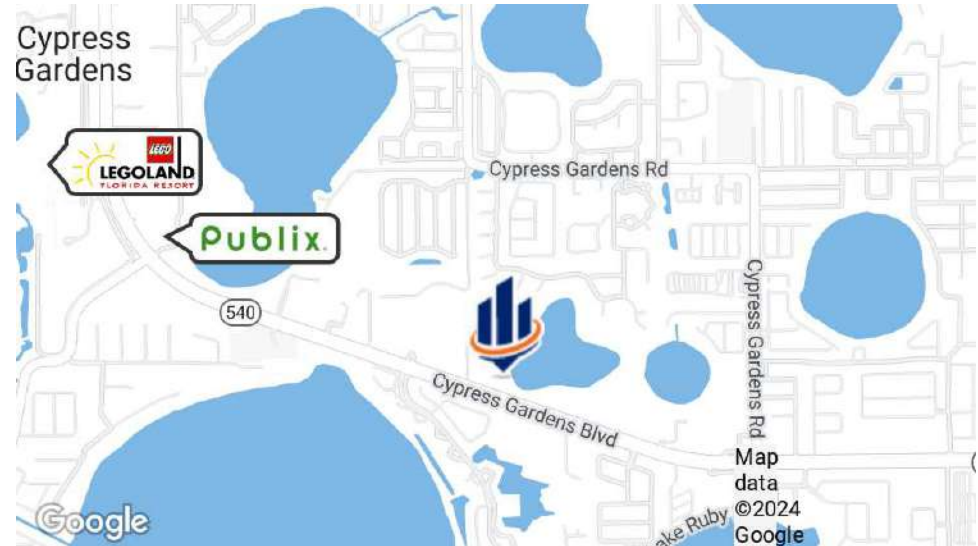
CYPRESS GARDENS BLVD  
WINTER HAVEN, FL 33884

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**New AdventHealth Hospital  
Under Construction**  
Phase I:  
**[19,960 ± SF ER]**  
Phase II:  
**[192 Beds & 160,000 ± SF Medical Offices]**

# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>6 Commercial Sites</b> <b>[\$950,000-\$1,750,000]</b>
Zoning:	C-3
Market:	Winter Haven
Submarket:	Lakeland-Winter Haven MSA
Traffic Count:	29,000 Cars/Day
APN:	262912000000031080, 262901000000044020

## 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 owner is developing six (6) retail parcels that will have a shared road system as well as master retention. The parcels are currently undeveloped.

## PROPERTY HIGHLIGHTS

- Fast growing, desirable commercial corridor
- Major development in the area
- Frontage along Cypress Gardens Blvd
- Over 1,100 new multifamily units within 1/2 mile

# 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.

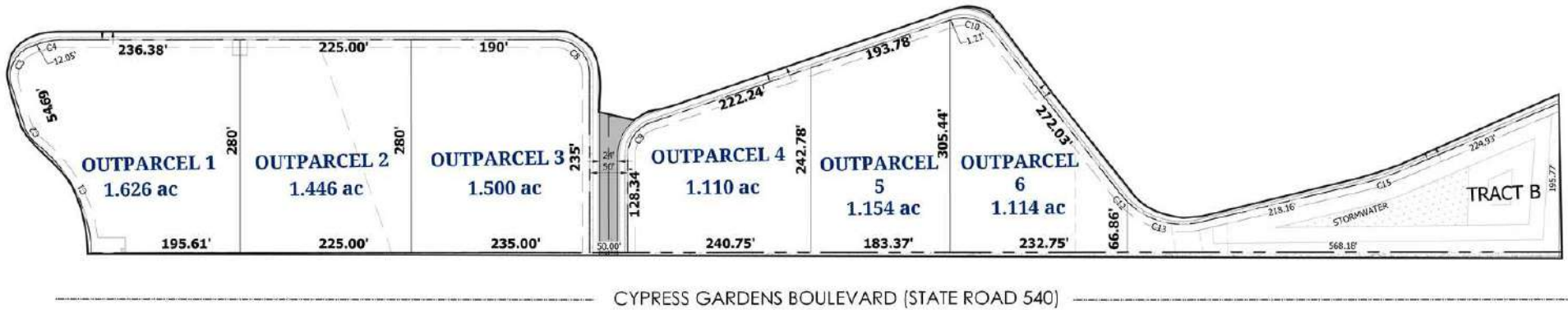
LEGOLAND Florida Resort is less than 1 mile to the west from the subject property. It is a notable theme park and water park that opened in 2011. The resort covers an area of about 150 acres and is a popular destination for families with young children. As the park expands, it continues to have a positive 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 1.10-1.70 acres, subject to final plat.

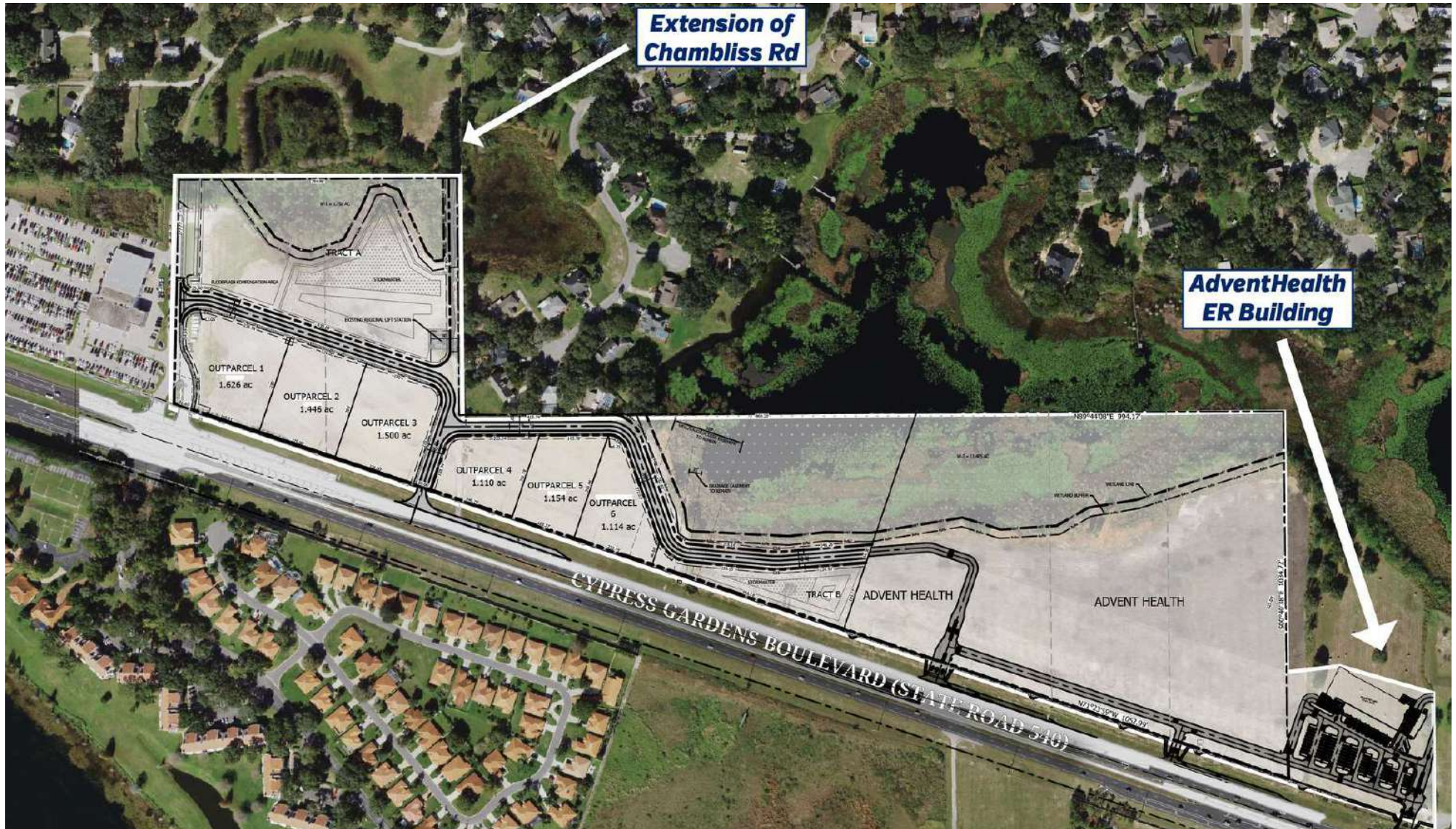
# Lots & Pricing



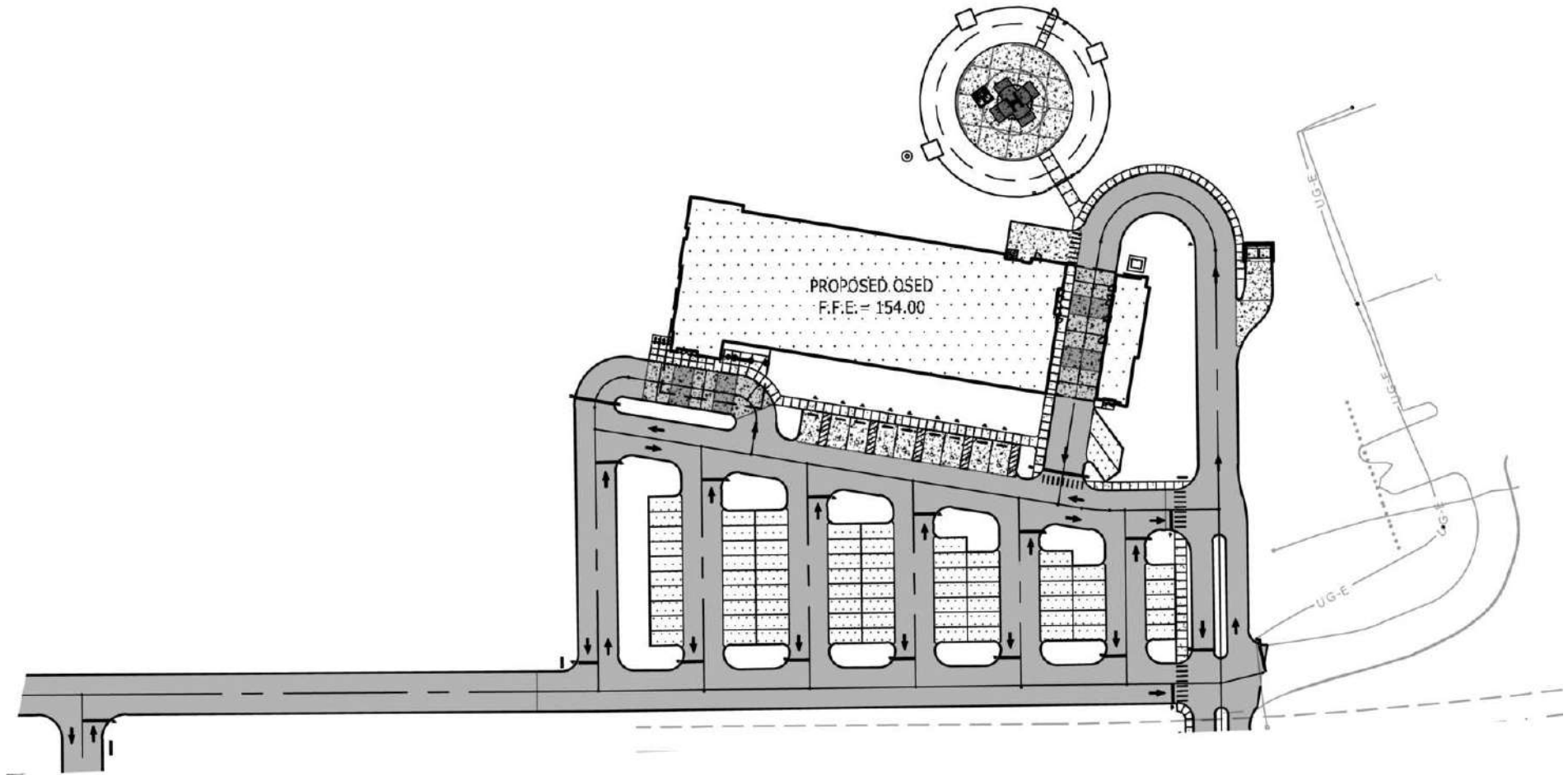
# OF LOTS 6 | TOTAL LOT SIZE 1.11 - 1.63 ACRES | TOTAL LOT PRICE \$950,000 - \$1,750,000 | BEST USE COMMERCIAL DEVELOPMENT, COMMERCIAL INVESTMENT, LODGING & HOSPITALITY, RESTAURANT, RETAIL

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



29,000 ±  
Cars/Day



Cypress Gardens Rd

# LEGOLAND Overview



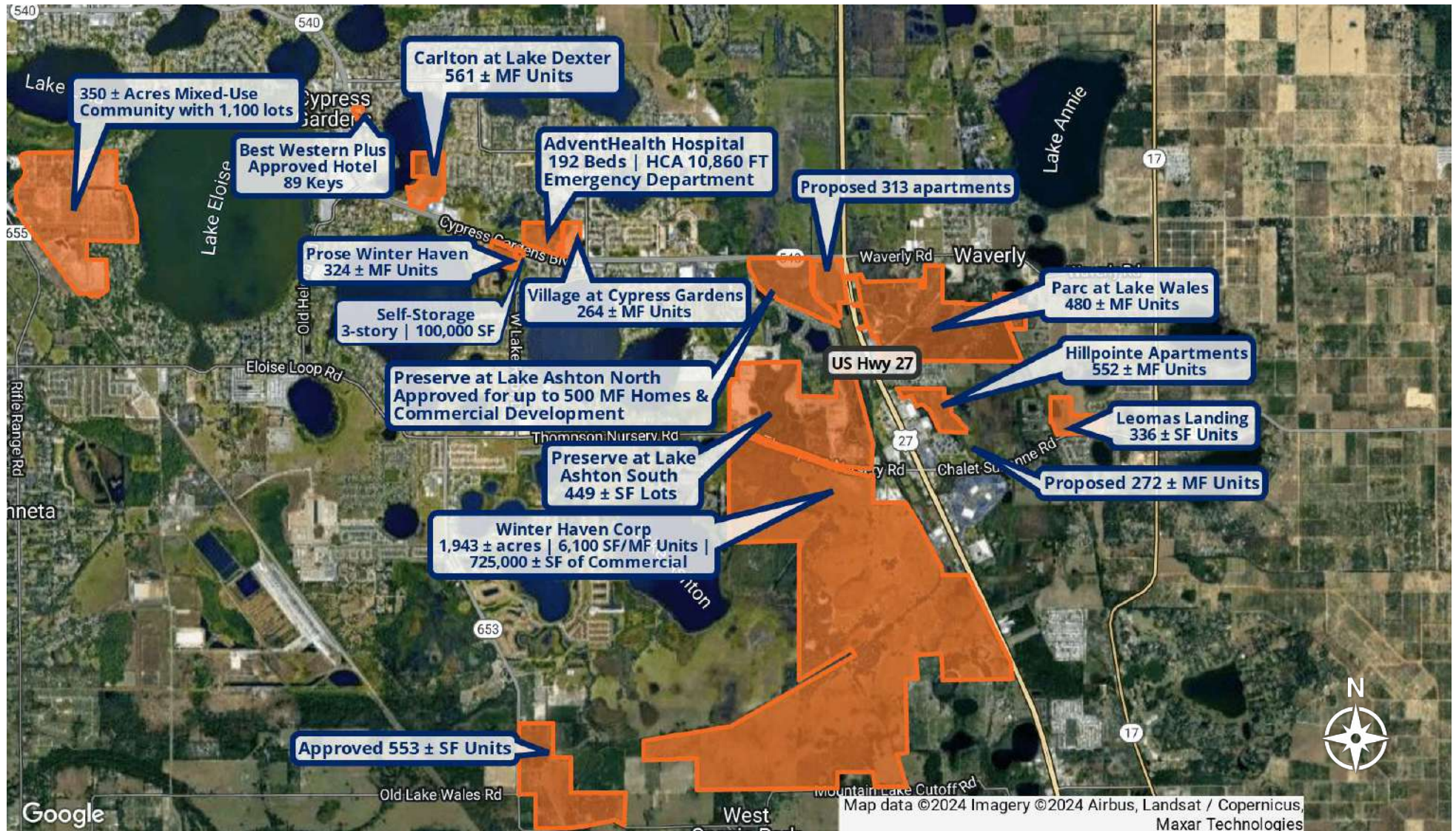
## LEGOLAND OVERVIEW

LEGOLAND Florida Resort is approximately 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. Currently the park sees approximately 2 million visitors a year.

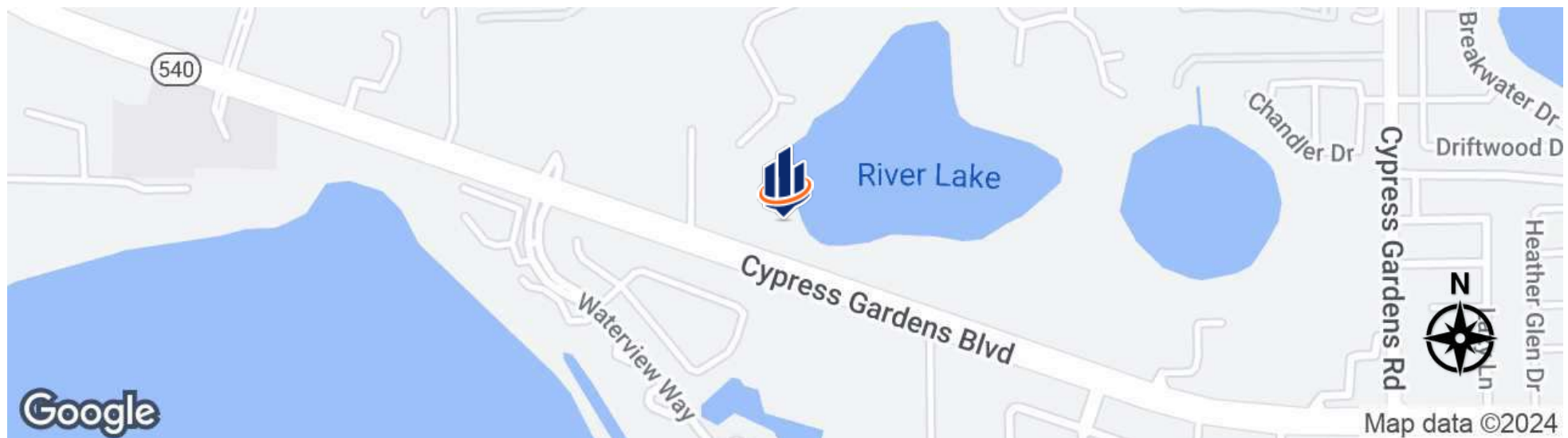
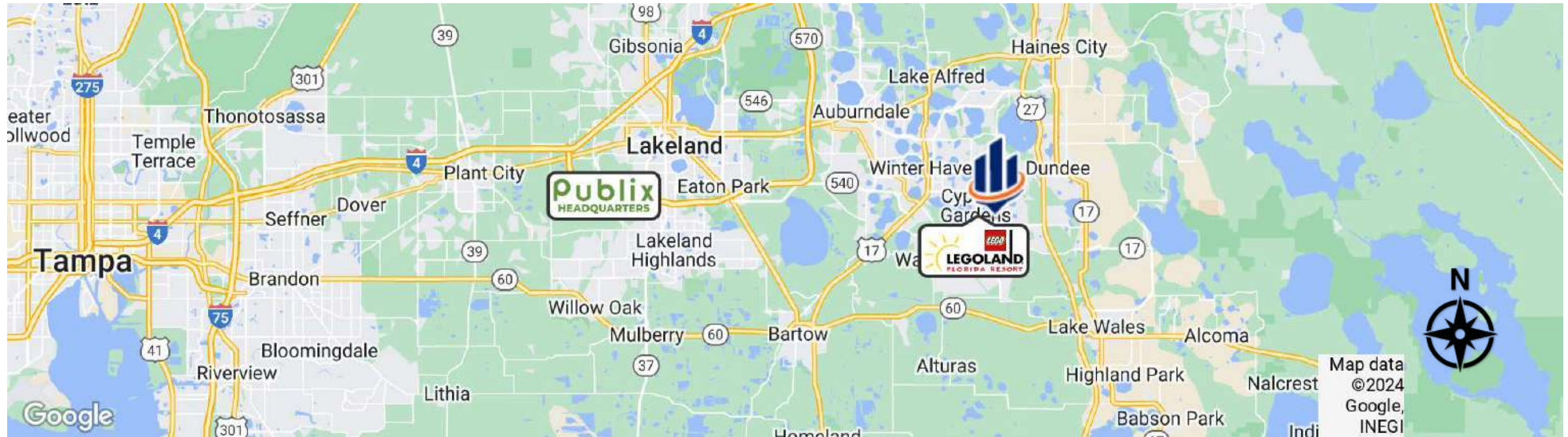
The park contains over 50 rides, shows, and attractions at the Theme Park, 14 water slides in the Water Park, and 3 uniquely themed hotels. The new SEA LIFE Florida Resort is an all-new aquarium opening in the fall of 2024. Having the LEGOLAND Florida Resort brings several benefits which include high foot traffic, tourist demographic, and diverse business opportunities. As the park continues to expand, this corridor will continue to boom.



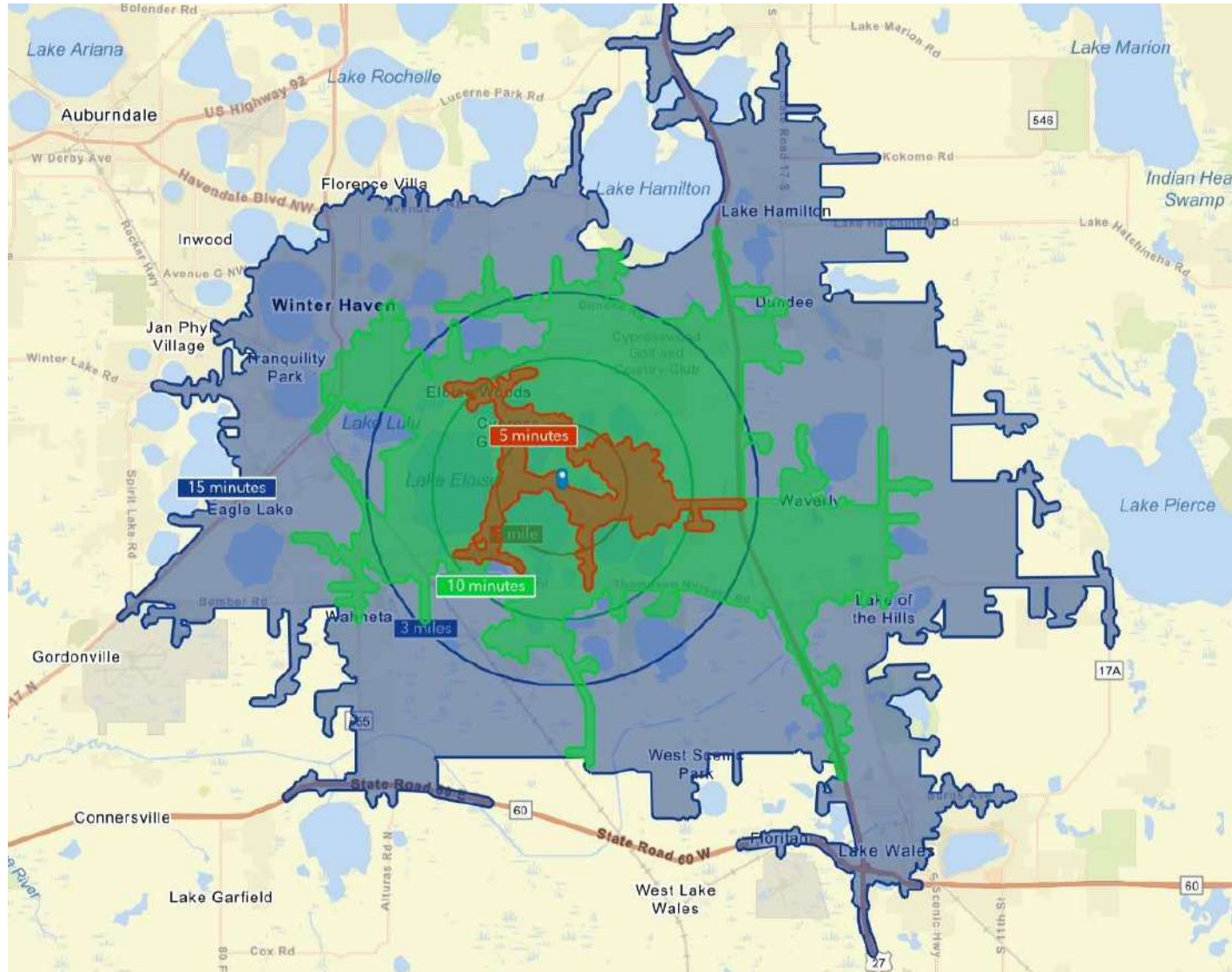
# WH Developments



# Regional & Location Map



# 1,2,3 Mile Radius & 5,10,15 Minute Drive Times



# Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	33884 Zip	Winter Haven	Winter Haven Zips	Polk County	FL	US
Population	6,497	22,350	38,690	8,716	48,571	104,961	36,277	52,955	120,982	775,084	22,381,338	337,470,185
Households	2,707	9,239	16,084	3,485	19,654	40,917	14,945	20,876	47,570	290,783	8,909,543	129,917,449
Families	1,697	6,287	11,093	2,281	13,144	27,431	10,201	13,819	31,865	201,187	5,732,103	83,890,180
Average Household Size	2.36	2.40	2.38	2.47	2.45	2.54	2.39	2.50	2.52	2.61	2.46	2.53
Owner Occupied Housing Units	1,744	6,773	12,106	2,450	13,638	27,350	11,259	13,742	33,869	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	963	2,466	3,978	1,035	6,016	13,567	3,686	7,134	13,701	85,323	2,991,741	45,630,951
Median Age	44.0	46.8	48.8	46.3	46.4	43.5	49.2	47.4	45.0	42.0	42.9	39.1
Housing Unit/Household Ratio	1.18	1.14	1.16	1.17	1.17	1.19	1.16	1.19	1.19	1.23	1.25	1.13
Adjusted Population	6,770	22,550	39,632	9,029	50,323	110,510	37,276	55,638	127,370	843,139	24,685,982	
<b>Income</b>												
Median Household Income	\$63,654	\$63,724	\$64,205	\$62,964	\$59,290	\$54,133	\$64,266	\$52,561	\$54,547	\$57,572	\$65,081	\$72,603
Average Household Income	\$82,588	\$87,115	\$91,237	\$85,621	\$85,911	\$77,286	\$91,734	\$75,679	\$79,887	\$81,989	\$97,191	\$107,008
Per Capita Income	\$34,708	\$35,842	\$37,656	\$36,044	\$34,814	\$30,353	\$37,815	\$29,862	\$31,428	\$30,811	\$38,778	\$41,310
<b>Trends: 2023 - 2028 Annual Growth Rate</b>												
Population	0.02%	0.84%	0.89%	0.32%	0.73%	0.71%	0.82%	0.66%	0.60%	0.85%	0.63%	0.30%
Households	0.02%	0.84%	0.87%	0.30%	0.72%	0.67%	0.82%	0.61%	0.57%	0.81%	0.77%	0.49%
Families	-0.07%	0.80%	0.83%	0.22%	0.67%	0.64%	0.73%	0.59%	0.52%	0.76%	0.74%	0.44%
Owner HHs	0.36%	1.10%	1.08%	0.45%	0.93%	1.14%	0.98%	0.88%	0.90%	1.02%	0.93%	0.66%
Median Household Income	3.23%	3.37%	3.20%	2.97%	2.75%	2.42%	3.15%	1.92%	2.41%	2.77%	3.34%	2.57%

- Over 104,000 people with a median age of 43.5 within a 15-minute radius from the property.
- Median household income of over 63,000 within a 1-mile radius from the property.

# Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins 33884 Zip Winter Haven Winter Haven Zips Polk County FL US

## Households by Income

Income Range	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	33884 Zip	Winter Haven	Winter Haven Zips	Polk County	FL	US
<\$15,000	8.90%	7.60%	7.80%	8.30%	9.50%	12.50%	7.20%	13.10%	11.80%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	7.60%	7.50%	7.30%	6.60%	8.20%	9.50%	7.50%	10.50%	10.00%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	8.80%	7.90%	7.80%	8.50%	8.40%	8.90%	7.90%	9.80%	9.70%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	11.90%	13.90%	13.50%	14.30%	14.40%	14.30%	13.60%	13.30%	13.30%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	19.80%	20.30%	20.50%	20.00%	20.20%	20.30%	20.70%	21.50%	20.50%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	15.90%	14.70%	14.40%	14.50%	13.50%	12.90%	14.10%	10.70%	11.90%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	18.40%	18.60%	17.30%	18.70%	15.60%	12.60%	17.60%	12.40%	13.10%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	4.70%	4.20%	4.60%	4.20%	4.10%	4.30%	4.60%	4.00%	4.40%	5.20%	7.00%	8.60%
\$200,000+	3.80%	5.30%	6.70%	4.90%	6.10%	4.60%	6.80%	4.70%	5.30%	5.00%	8.40%	10.60%

## Population by Age

Age Group	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	33884 Zip	Winter Haven	Winter Haven Zips	Polk County	FL	US
0 - 4	4.60%	4.60%	4.40%	4.18%	4.90%	5.50%	4.30%	5.20%	5.30%	5.60%	5.00%	5.70%
5 - 9	5.20%	5.10%	5.00%	4.64%	5.30%	5.90%	4.90%	5.30%	5.60%	5.90%	5.30%	6.10%
10 - 14	5.90%	5.60%	5.40%	5.09%	5.60%	6.00%	5.40%	5.50%	5.80%	5.90%	5.50%	6.30%
15 - 19	5.60%	5.50%	5.30%	4.91%	5.40%	5.60%	5.30%	5.20%	5.60%	6.00%	5.60%	6.30%
20 - 24	4.30%	4.30%	4.10%	3.73%	4.60%	5.00%	3.90%	4.70%	4.90%	5.60%	5.90%	6.40%
25 - 34	13.30%	11.30%	10.50%	10.64%	11.30%	12.20%	10.40%	11.10%	11.70%	12.60%	13.10%	13.70%
35 - 44	12.20%	11.70%	11.30%	11.00%	11.40%	11.50%	11.40%	10.60%	11.10%	11.90%	12.10%	13.10%
45 - 54	11.70%	11.20%	10.90%	10.09%	10.90%	10.80%	10.90%	10.20%	10.70%	11.10%	11.70%	11.90%
55 - 64	12.70%	13.00%	13.20%	11.64%	12.90%	12.60%	13.30%	12.70%	12.70%	12.70%	13.30%	12.70%
65 - 74	12.90%	15.00%	16.20%	13.36%	15.10%	13.60%	16.30%	15.60%	14.20%	12.90%	12.60%	10.60%
75 - 84	8.20%	9.70%	10.30%	8.55%	9.50%	8.40%	10.40%	10.10%	9.20%	7.40%	7.30%	5.30%
85+	3.40%	3.10%	3.30%	3.00%	3.10%	2.90%	3.40%	3.70%	3.20%	2.30%	2.70%	1.90%

## Race and Ethnicity

Race/Ethnicity	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	33884 Zip	Winter Haven	Winter Haven Zips	Polk County	FL	US
White Alone	67.10%	67.80%	68.60%	67.40%	65.20%	58.60%	68.80%	54.40%	58.90%	59.60%	57.10%	60.60%
Black Alone	12.20%	11.30%	11.00%	11.80%	12.60%	17.80%	11.00%	23.50%	18.90%	14.60%	15.00%	12.50%
American Indian Alone	0.40%	0.30%	0.40%	0.40%	0.40%	0.50%	0.40%	0.40%	0.50%	0.60%	0.50%	1.10%
Asian Alone	4.10%	4.10%	3.60%	4.10%	3.30%	2.30%	3.60%	2.20%	2.30%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.20%	5.90%	6.00%	5.60%	7.20%	9.10%	5.80%	8.40%	8.40%	9.90%	7.60%	8.70%
Two or More Races	10.90%	10.50%	10.30%	10.60%	11.20%	11.60%	10.40%	10.90%	11.00%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	15.90%	17.30%	17.40%	16.60%	20.20%	24.20%	17.10%	22.50%	22.70%	26.80%	27.00%	19.40%



## POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
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

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### 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.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues.

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

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## 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 (<http://hoytgroup.org/hoyt-fellows/>) 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



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

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Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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**GEORGIA**

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