

F C **FIRST CAPITAL**
Property Group, Inc.
P G Commercial Real Estate Services

CYPRESS STATION



RETAIL / OFFICE SPACE FOR LEASE

5535 Cypress Gardens Blvd, Winter Haven, FL 33884

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FOR LEASE:
2nd Floor: \$ 15.00 / SF, NNN

Parking Ratio: 4.7 / 1,000 SF

AVAILABILITY:
Suite 200: ± 3,800 SF



17,234 (10 min)
Total Housing Units



41,500 AADT
Cypress Garden Blvd



40,121 (10 min)
Daytime Population

Class "A" Retail, Office & Medical Space in Winter Haven's fastest growing commercial corridor

Direct site lines on Cypress Garden Blvd. with over 300 ft frontage




2nd floor build-out allowance available

Less than 1 mile from Legoland Florida Theme Park

Located at signalized intersection with 3 access points

Building façade & large digital monument signage available

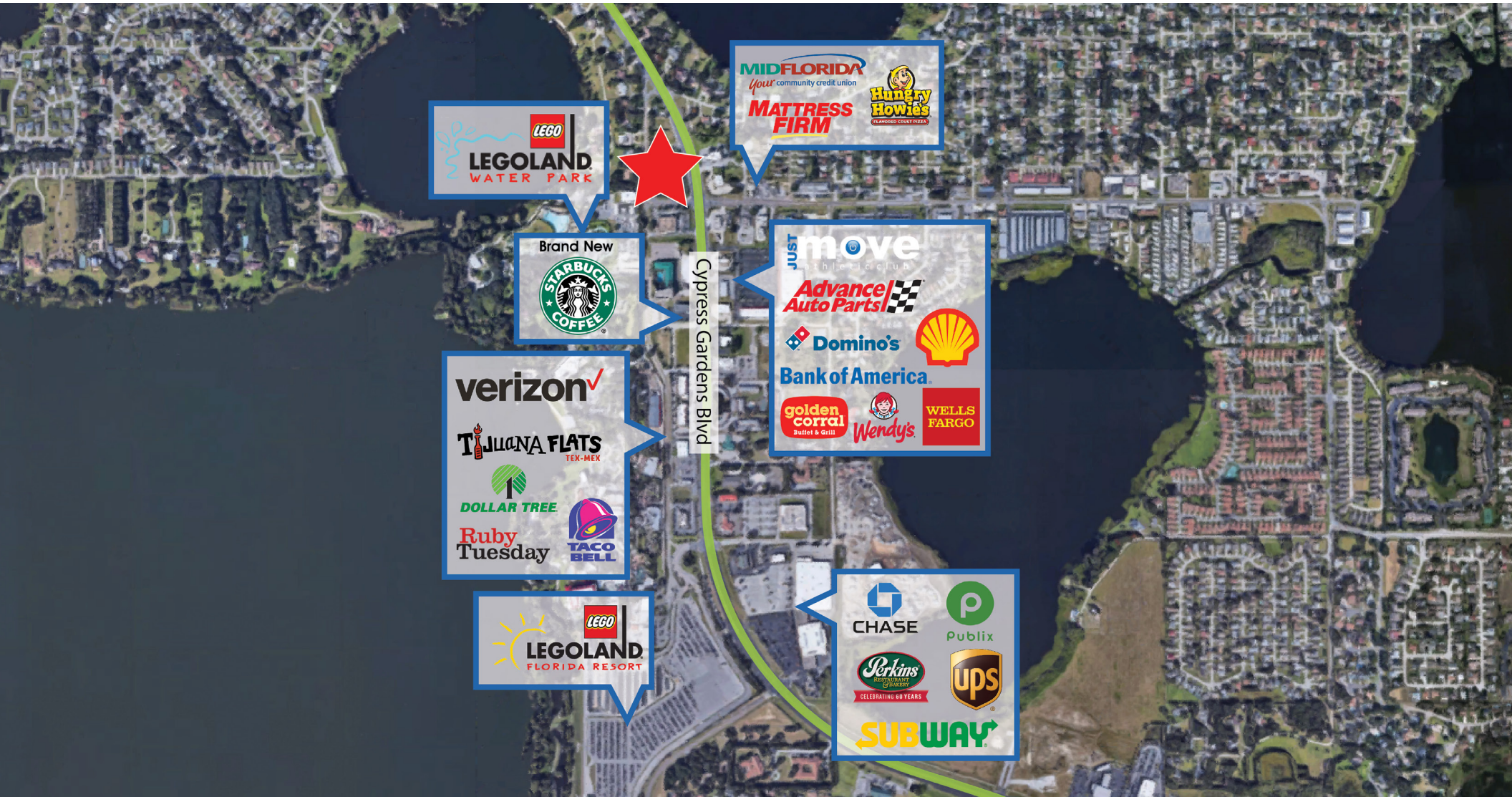
DEMOGRAPHICS

2024	 Total Population	 Total Households	 Average HH Income
5 Mins	12,904	5,361	\$82,922
10 Mins	42,233	17,234	\$88,086
15 Mins	85,688	33,413	\$80,519

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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THE NEIGHBORHOOD



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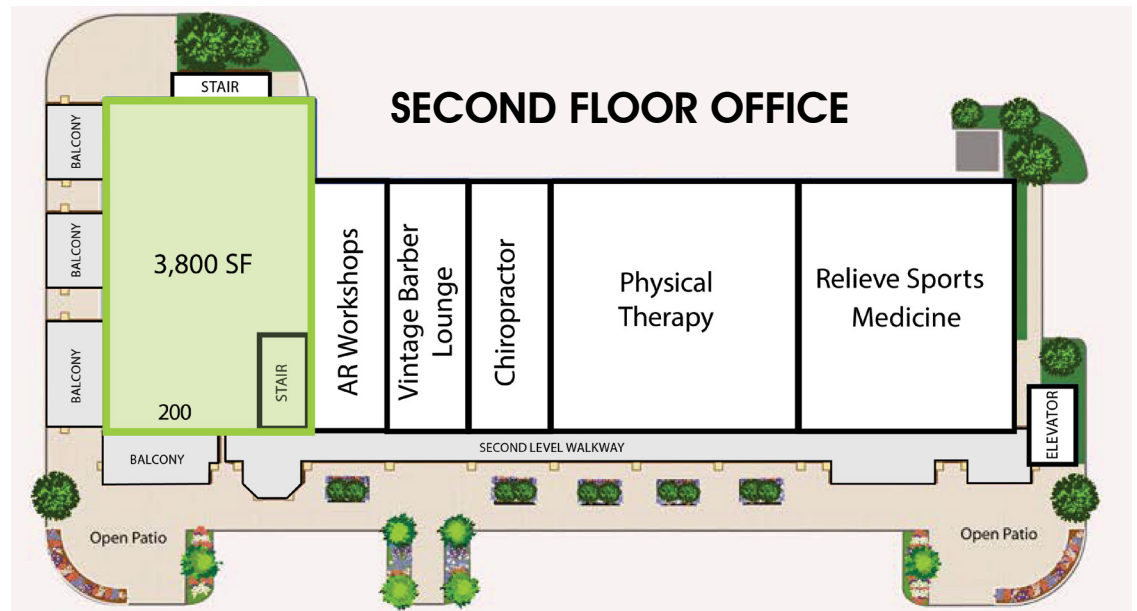
SITE MAP

AVAILABLE IMMEDIATELY

SECOND FLOOR

OFFICE SPACE - \$15.00 / SF, NNN

Suite 200: ± 3,800 SF



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