

Medical Clinic Space

35600 N US Highway 27, Haines City, FL 33844

NAI Southcoast



PRIME LOCATION ALONG US HIGHWAY 27

Presented By

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FOR LEASE:

\$22.63/SF

Medical Clinic Space

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Property Features

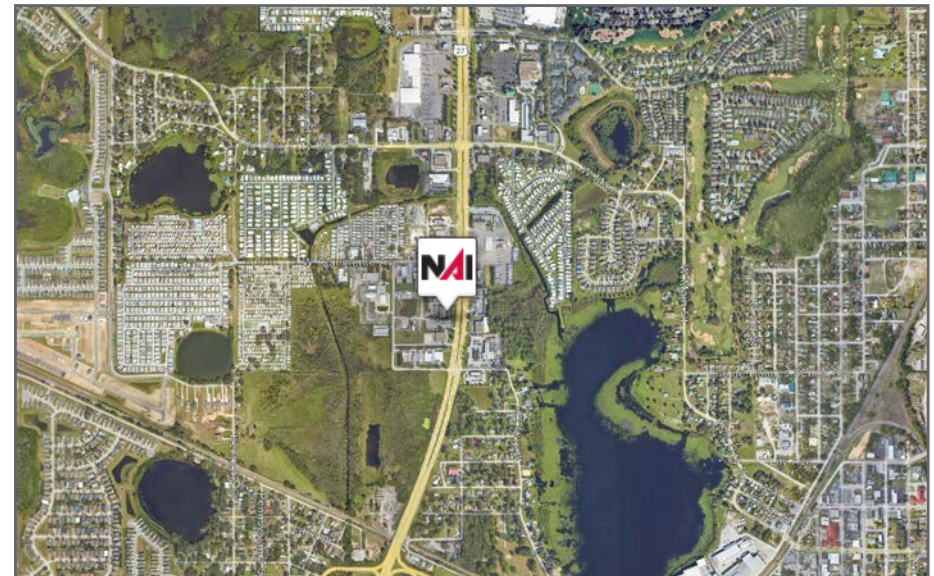
- Sublease available for clinical space
- Total Building Size: ±1,802 SF
- Lot Size: 0.31 Acres
- Land Use: Medical Building
- Subdivision: Haines City Industrial Park
- Parking: Ample
- Traffic Count: 64,000 AADT on US Hwy 27
- **Expiration of the lease is August 31, 2027**

Property Highlights

Located in a prime area along US Highway 27, this clinic space offers an excellent opportunity for healthcare professionals seeking visibility and accessibility in Haines City, Florida. The property features a well-designed layout tailored for clinical operations, providing a conducive environment for patient care.

Situated in a bustling commercial corridor, the property benefits from high traffic counts and easy access to major roadways, facilitating patient visits and increasing exposure for the business. Ample parking is available on-site, accommodating both staff and patients.

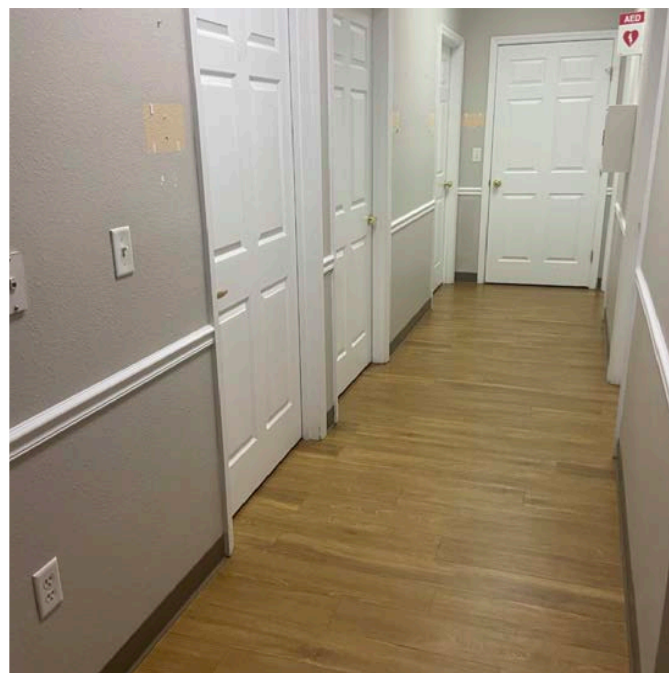
The surrounding area is home to a diverse mix of retail, dining, and residential options, contributing to a vibrant community atmosphere. With its strategic location, this clinic space presents an outstanding opportunity for healthcare providers to establish or expand their practice in Haines City.



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Interior Photos



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Aerial



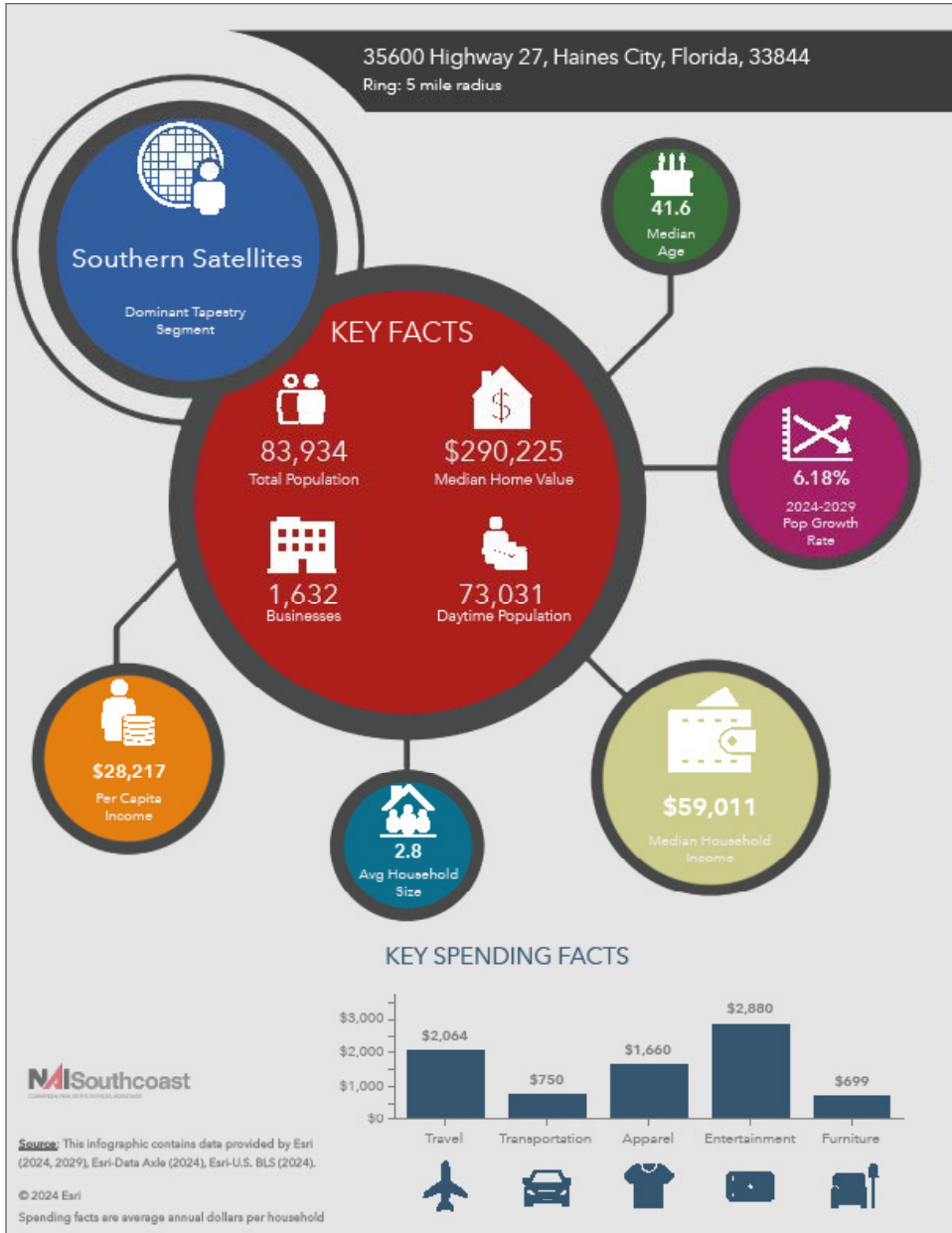
SITE

CLINIC SPACE
AVAILABLE FOR LEASE

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2024 Demographics



Population

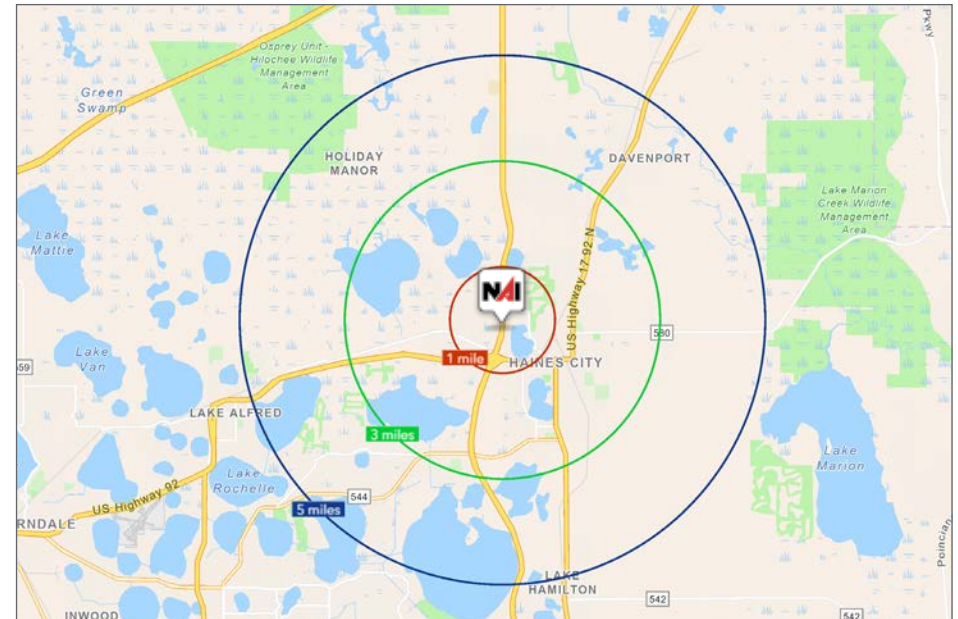
- 1 Mile: 7,007
- 3 Mile: 43,938
- 5 Mile: 83,934

Average Household Income

- 1 Mile: \$63,547
- 3 Mile: \$75,414
- 5 Mile: \$79,056

Median Age

- 1 Mile: 44.2
- 3 Mile: 40.2
- 5 Mile: 41.6



City Overview

Haines City, Florida

Haines City, located in Polk County, Florida, is a charming city that combines small-town warmth with access to nearby metropolitan amenities. With a population of around 25,000, it offers a friendly atmosphere and a rich cultural landscape, highlighted by its historic downtown area filled with boutiques, restaurants, and local shops.

The city boasts numerous parks, including Lake Eva Park, which features a large lake, sports facilities, and a community center, making it a hub for outdoor activities. Haines City has also seen economic growth across various sectors, including retail, manufacturing, and logistics, thanks to its strategic location along major highways like U.S. Route 27 and Interstate 4. Proximity to major attractions like Walt Disney World and Legoland Florida enhances Haines City's appeal to both tourists and residents, providing economic benefits to local businesses.

The city is served by the Polk County Public Schools system, offering quality education options and resources for students. In addition to its economic and recreational offerings, Haines City is known for its strong community spirit and active civic engagement. Residents often participate in community events and festivals, fostering connections and celebrating local culture. The city's commitment to enhancing quality of life through community initiatives, public services, and recreational opportunities makes Haines City a welcoming place for families and individuals alike.

Overall, Haines City presents a blend of history, community spirit, and recreational opportunities, making it an attractive place to live and work while maintaining its unique character and charm.



County Overview

Polk County, Florida

Polk County, centrally located between Tampa and Orlando, benefits from prime access to both major metropolitan areas, making it a strategic hub for businesses and residents alike. Covering over 2,000 square miles, Polk is one of the largest counties in Florida and plays a significant role in the state's transportation and logistics sectors. Major highways, including I-4, pass through the county, connecting it to regional markets, while proximity to Orlando International Airport and the Port of Tampa enhances its logistical advantage.

Polk's economy thrives on its central location, with logistics, agriculture, manufacturing, healthcare, and tourism as key industries. Major companies like Amazon, Walmart, and Publix have established large distribution centers in the county, transforming Polk into a logistical powerhouse. While citrus farming remains an important part of the local economy, manufacturing is growing rapidly, particularly in Lakeland. Tourism also plays a vital role, with attractions like Legoland Florida Resort drawing visitors, while nearby Orlando attractions contribute to the hospitality sector's success.

Home to over 750,000 residents, Polk County is one of Florida's fastest-growing areas. This population boom is driven by affordable housing options, job opportunities in logistics, healthcare, and manufacturing, and a lower cost of living compared to surrounding regions. Many retirees are also attracted to Polk's mild climate, outdoor activities, and access to healthcare.

Polk's real estate market is booming, with rapid growth in both residential and commercial developments. Cities like Lakeland, Winter Haven, and Davenport are seeing a rise in affordable housing projects and new retail, hospitality, and multifamily developments to support the growing population. The logistics and industrial sectors are particularly strong, thanks to the county's strategic location. Developers and investors continue to flock to Polk, attracted by its pro-business policies, available land, and growing economy.

The county is also home to a strong education and healthcare system, with institutions such as Polk State College and Florida Southern College. Polk's proximity to the University of South Florida and the University of Central Florida also provides access to a skilled workforce. The healthcare sector is expanding to meet the needs of the growing population, with major providers like Lakeland Regional Health and Winter Haven Hospital leading the way.

Polk County offers abundant outdoor recreation with over 550 lakes, making it a destination for boating, fishing, and water sports. Attractions like Bok Tower Gardens and Circle B Bar Reserve provide scenic escapes, while cultural offerings such as museums, historic sites, and performing arts centers enhance the quality of life for residents and visitors.

With its central location, expanding industries, and vibrant community, Polk County is poised for continued growth. It remains a prime destination for businesses, investors, and new residents, cementing its role as a key player in Central Florida's future.



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