



PROPERTY DESCRIPTION

Chain of Lakes lakefront site of 5.12 acres with an 1,855 SF air conditioned building and 2 restrooms, industrial zoning, utilities on site, fenced and parking lot with the Amtrak Winter Haven station across the street. Ideal for boat/water craft related uses, restaurant, hotel, yard/parking or industrial uses.

The current land use allows marinas, boat and water craft sales/services/overhaul, hotel, RV campground/sales/repair, major automotive repairs, heavy equipment sales/repair, truck/vehicle repair for large vehicles/trucks, repair sales/services, outdoor activities, warehouse, manufacturing, parking lot, storage yard. Refer to the City of Winter Haven Land Use Table for more information.

Located at the entrance of Winter Haven, near Cypress Garden Blvd and Legoland with hotels, restaurants, sports facilities, and future development, it has quick access to US-17, I-4 (Tampa & Orlando) and Hwy 60 (Fort Myers & Miami/South Florida). Orlando and Tampa are within 60 minutes driving distance.

OFFERING SUMMARY

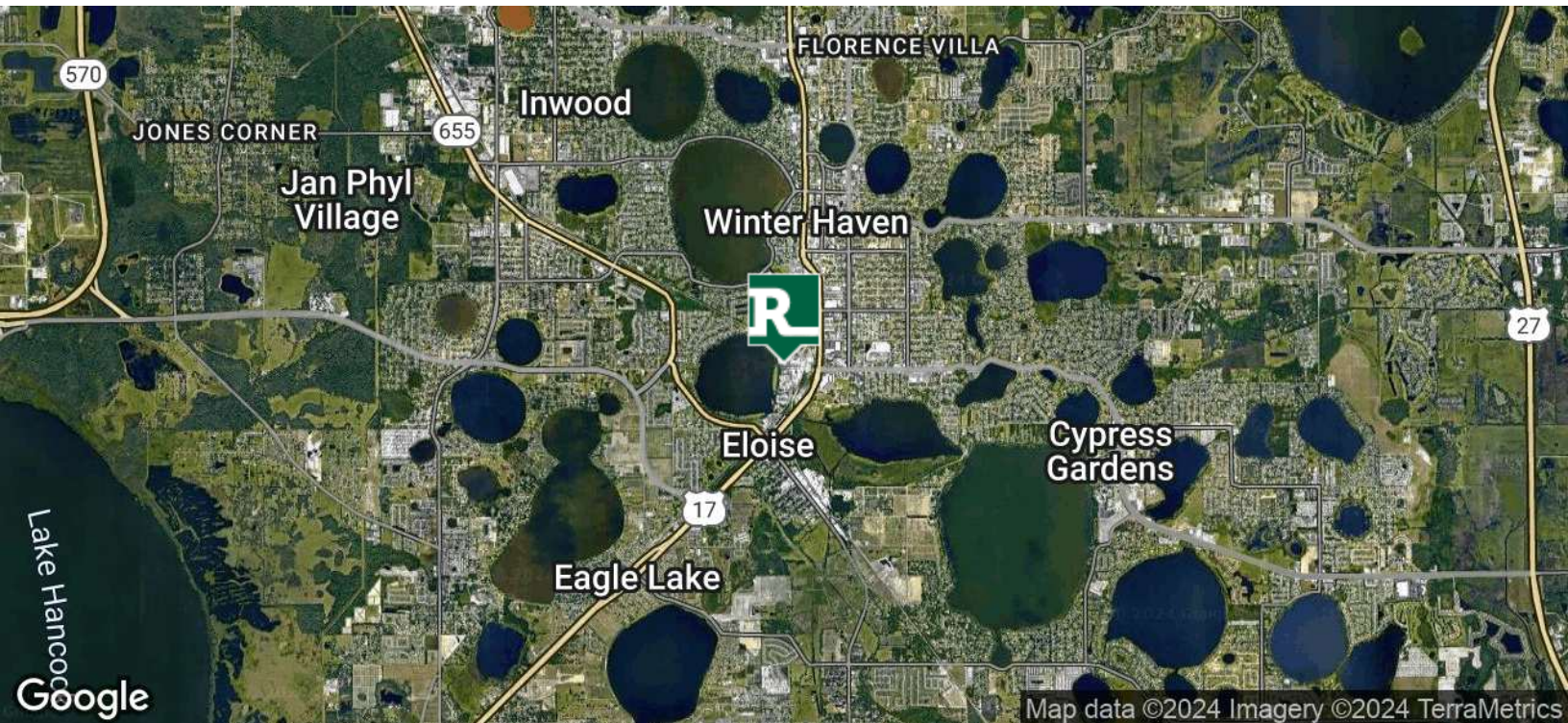
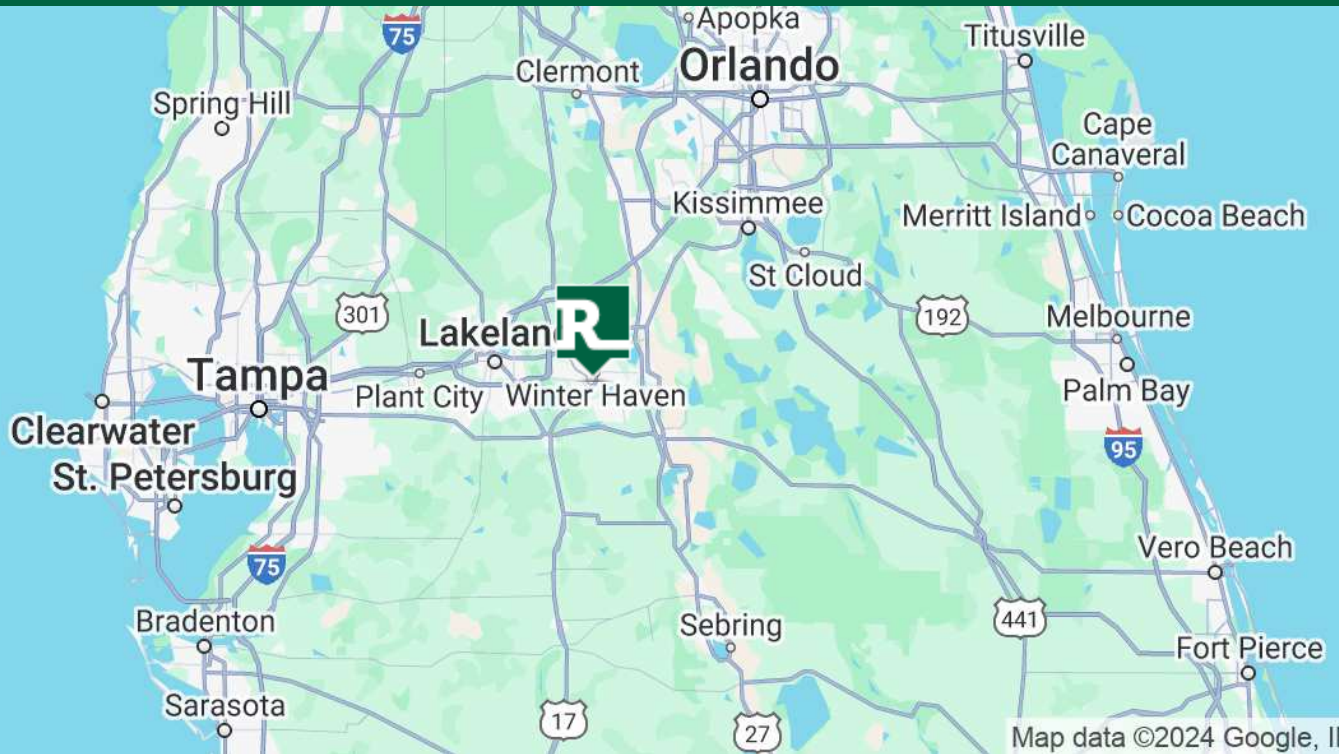
Sale Price:	Call for pricing
Lot Size:	5.12 Acres
Building Size:	1,855 SF
Lakefront:	Lake Shipp (Chain of Lake)
Zoning:	I-1 & I-2
Utilities:	On site
Incentives:	Winter Haven CRA
Market:	Tampa / St Peterburg
Submarket:	Lakeland/Winter Haven

DEMOGRAPHICS	25 MILES	50 MILES	100 MILES
Total Households	352,358	1,767,116	4,592,946
Total Population	962,028	4,764,584	11,422,707
Average HH Income	\$84,486	\$98,104	\$95,483

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CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region - the 9th-largest regional economy in the United States.

Fueled by its unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

CHAIN OF LAKES

Winter Haven is the Chain of Lakes City and has 50 lakes within or bordering city limits.

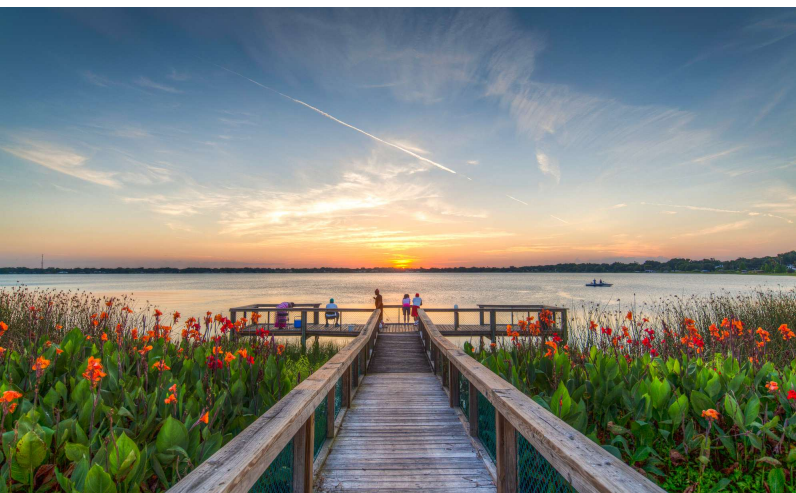
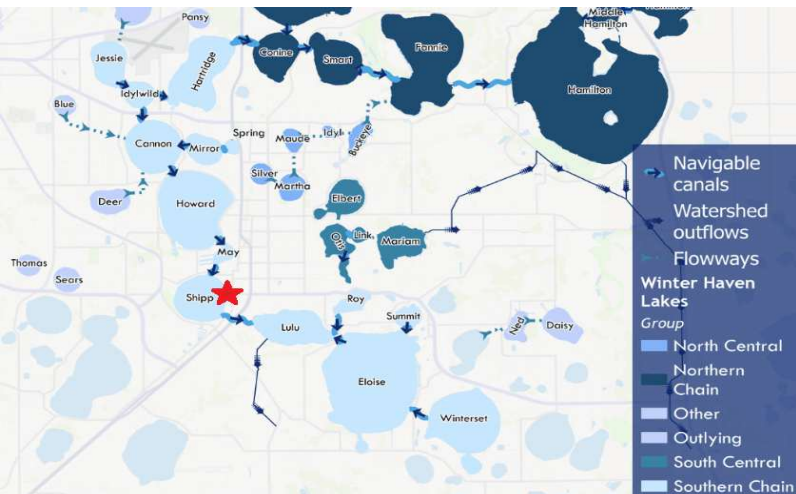
Our lakes are made up primarily of the Chain of Lakes, with 8 lakes making up the North Chain section, and 14 lakes making up the South Chain.

There are also 13 additional public lakes which fall within Winter Haven's city limits which are not connected for navigation, but have hydrologic connections and flow-ways that allow water to flow from one lake to the next.

You can travel from one side of Winter Haven to the other without ever leaving your boat. Canal connectivity means countless hours of water skiing, boating, fishing, paddleboarding, kayaking, tubing, fly boarding and wakeboarding. If you want to slow down from the fast-paced water recreation, you can take peaceful tours of the lakes on pontoon boats, paddle-boards and more.

Winter Haven is also home to the world famous Cypress Gardens Water Ski Team. They perform periodically for free to the public on Lake Silver in downtown. To learn more about their month schedule of performances visit cypressgardenswaterskiteam.com.

For more information about the Chain of Lakes, visit <https://www.whedc.com/living-here/> or <https://www.winterhavenchamber.com/lakeside->



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ZONING DESCRIPTION

I-1 (Industrial Light)

The purpose of the I-1 Industrial-Light zoning district is to provide areas for the manufacture of small articles and nonobjectionable products not involving the use of any materials, processes or machinery likely to cause undesirable effects upon nearby or adjacent business and residential property.

I-2 (Industrial Heavy)

The purpose of the I-2, Industrial-Heavy zoning district is to provide areas for manufacturing, or the use of processes or machinery having the potential to cause undesirable effects upon nearby residential or business properties.

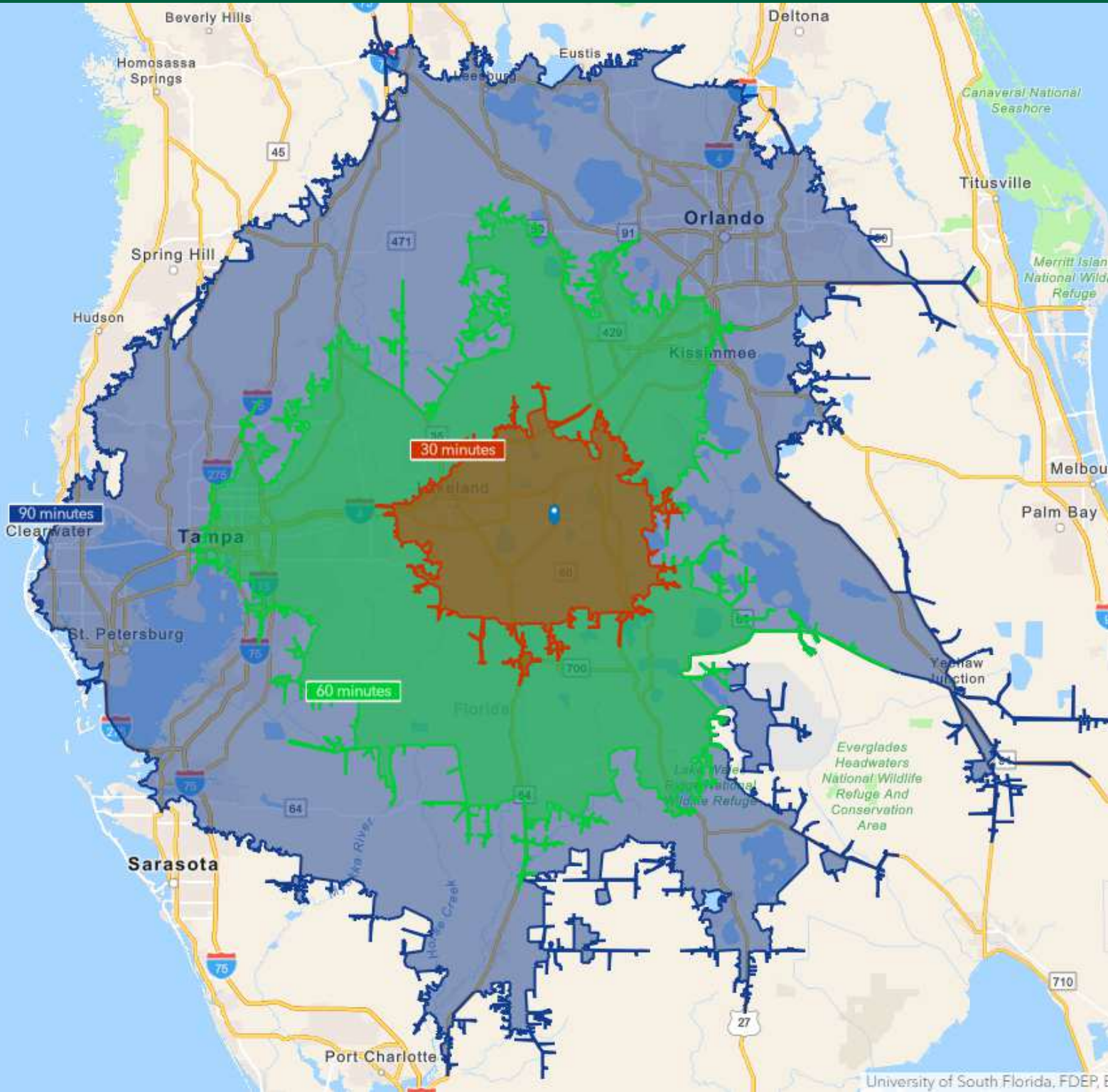
PARTIAL LIST OF PERMITTED USES

- Marinas
- Boat repair, overhaul and assembly
- Boat and water craft sales, service and light repair
- Recreation vehicle repair, assembly or overhaul
- Manufactured home sales and/or RV sales
- Repair sales/services, outdoor activities
- Warehouse
- Mini-warehouse
- Parking lot - Stand alone
- Major automotive repairs
- Manufacturing
- Heavy equipment sales/repair
- Personal Storage Units
- Contractor storage yard
- Research and development facilities
- Manufacture of finished products
- Hotel/motel/RV campground
- Truck/vehicle repair for large vehicles/trucks
- Truck stop
- Storage of sand/gravel/blocks
- Church/religious meeting place
- Full list available on property website or https://library.municode.com/fl/winter_haven/codes/code_of_municipal_ordinances/ch211uniadecc/art11despdl/div270d1

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HAVEN SQUARE SHOPPING CENTER

Total ±20 acres dedicated to medical, retail, and restaurants, features new 7-acre medical health park, across from Chain O Lakes Complex and projected 5.5 million visitors per year. Preliminary concept drawing includes 9,600 SF of medical, 34,000 SF LA Fitness, 23,200 SF Sprouts Grocery Store, various retailers, restaurants including sit down and fast food. Development by V3 Capital.

MAJOR DEVELOPMENT OF THE CHAIN OF LAKES

"The City of Winter Haven is excited to unveil plans for the redevelopment of the historic Chain of Lakes Park. As the former spring training home for major league baseball teams like the Boston Red Sox and Cleveland Indians, this site is poised to embrace a bright future while honoring its illustrious past. In partnership with Polk County and the Polk County Sports Marketing team, the City is spearheading a \$20 million project that promises to transform the park into a state-of-the-art facility for amateur and collegiate baseball, infused with the spirit and memories of its historic legacy."

Park Features: The redevelopment will introduce four collegiate-level artificial turf baseball fields, along with cutting-edge facilities like dugouts, batting cages, team pavilions, fan areas, expanded parking, and more. **Opening in Time for Russmatt Baseball Tournament:** The facilities are slated to open in February 2025, just in time to host the Russmatt Baseball tournament, underscoring the park's ongoing commitment to amateur baseball.

Preserving Our Past for Future Generations: In addition to the physical redevelopment of the park, the City is exploring opportunities for community members to keep a piece of the stadium's history. This initiative aims to allow citizens to own a tangible part of the park's legacy, further strengthening the bond between the community and this iconic site.

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POPULATION	25 MILES	50 MILES	100 MILES
Total Population	962,028	4,764,584	11,422,707
Average Age	42	40	45
Average Age (Male)	41	39	44
Average Age (Female)	42	41	45
HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total Households	352,358	1,767,116	4,592,946
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$84,486	\$98,104	\$95,483
Average House Value	\$297,277	\$377,015	\$370,432

Demographics data derived from AlphaMap

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Vice President of Brokerage

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses
Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate
Society of Industrial and Office REALTORS (SIOR), Member Associate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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