

Downtown Winter Haven Medical Office Building

475 E Central Ave, Winter Haven, Florida 33880

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,100,000
Building Size:	3,316 SF
Lot Size:	0.48 Acres
Number of Units:	1
Price / SF:	\$331.72
Year Built:	1983
Zoning:	MX
Number of Parking Spaces:	31
City:	Winter Haven
County:	Polk
State:	Florida

Property Overview

This well-located medical office property offers a functional and professional environment ideal for healthcare providers. The building features a large waiting room and reception area, a dedicated file storage room, an X-ray room, and 8 exam rooms designed for patient care. Additional amenities include 3 bathrooms (one with a shower), a spacious central pass-through/shared office, and a breakroom for staff convenience. With ample parking (31 spaces), high visibility on a main thoroughfare, and easy access for both staff and patients, this property is perfectly suited for medical practices seeking a turnkey space in a growing Central Florida market.

Property Highlights

- Prime medical office building in downtown Winter Haven
- 8 exam rooms plus X-ray room
- Large waiting room and reception area
- Central pass-through/shared office and file storage
- 3 bathrooms, including one with shower
- Staff breakroom
- Ample parking with excellent visibility - 31 spaces

LOCATION DESCRIPTION



Prime Downtown Winter Haven Location

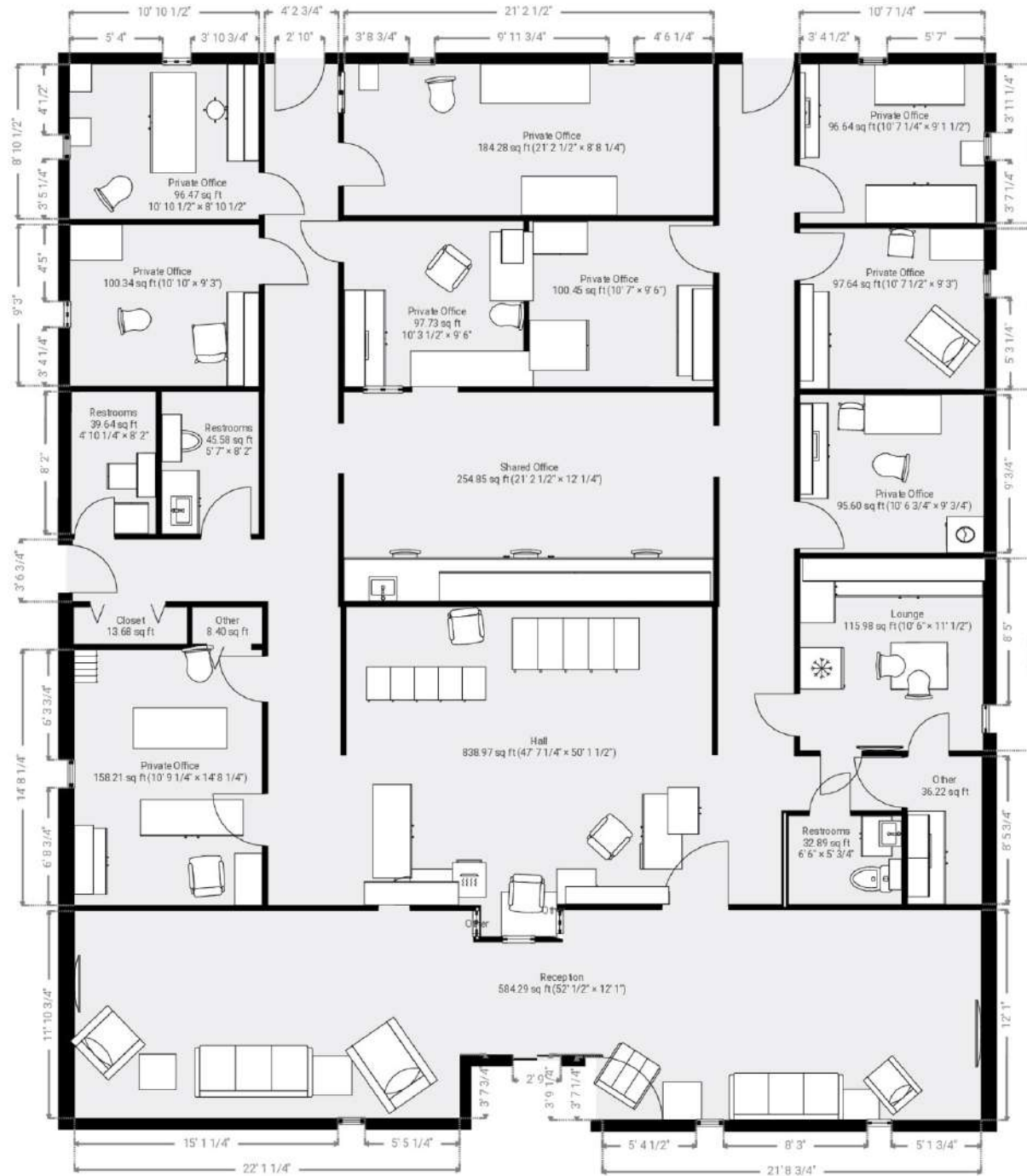
Well-positioned in the heart of Winter Haven, this property is located directly along a main corridor with excellent visibility and accessibility. The property is just minutes from the Winter Haven Hospital, creating a natural connection to one of the area's primary healthcare hubs. Patients and staff also benefit from easy access to major roadways, including US Highway 17, US Highway 27, and the Polk Parkway, ensuring smooth connectivity throughout Central Florida.

It is also surrounded by a vibrant community with convenient access to downtown dining, shopping, and entertainment. Surrounded by established medical providers, pharmacies, and local services, this location is ideal for a medical office seeking both convenience and regional reach.

FLOOR PLAN

▼ Ground Floor

TOTAL AREA: 3295.09 sq ft • LIVING AREA: 3295.09 sq ft • ROOMS: 22



REGIONAL & LOCATION MAP

JONES CORNER

Jan Phyl Village

655

Inwood

FLORENCE VILLA

Winter Haven

3rd St SW

Eloise

Cypress Gardens

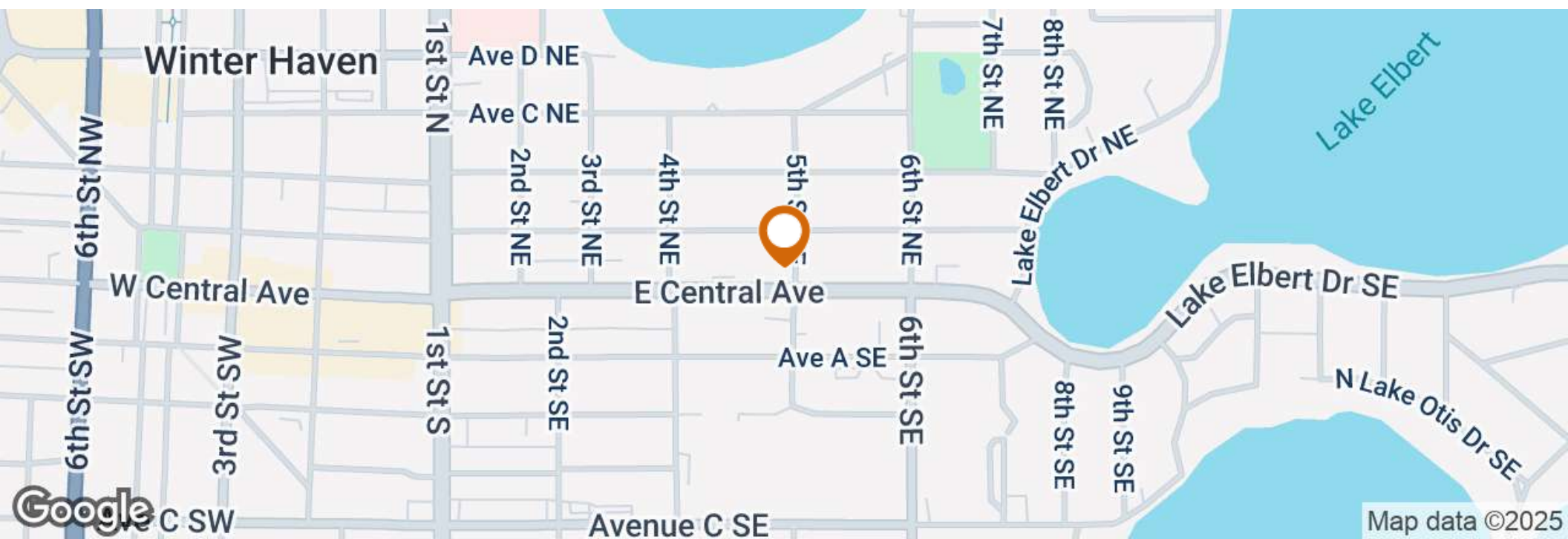
27

Dundee

Lake Hamilton

Google

Map data ©2025 Google



NEIGHBORHOOD MAP



Gessler CLINIC PA
In the Practice of Caring Since 1957

Winter Haven Hospital
BayCare Health System

CVS

AdventHealth Bond Clinic Urgent Care

BayCare Urgent Care (Winter Haven)

McDonald's

marco's Pizza

American Red Cross

Conviva Senior Primary Care

We Care Family Physicians

OWLnow URGENT CARE

RICHARD'S coffee

tropical CAFE

POPEYES

CREWS BANK & TRUST

NEO Surgical Group Winter Haven

Lakeland Regional Health

CenterWell Pharmacy

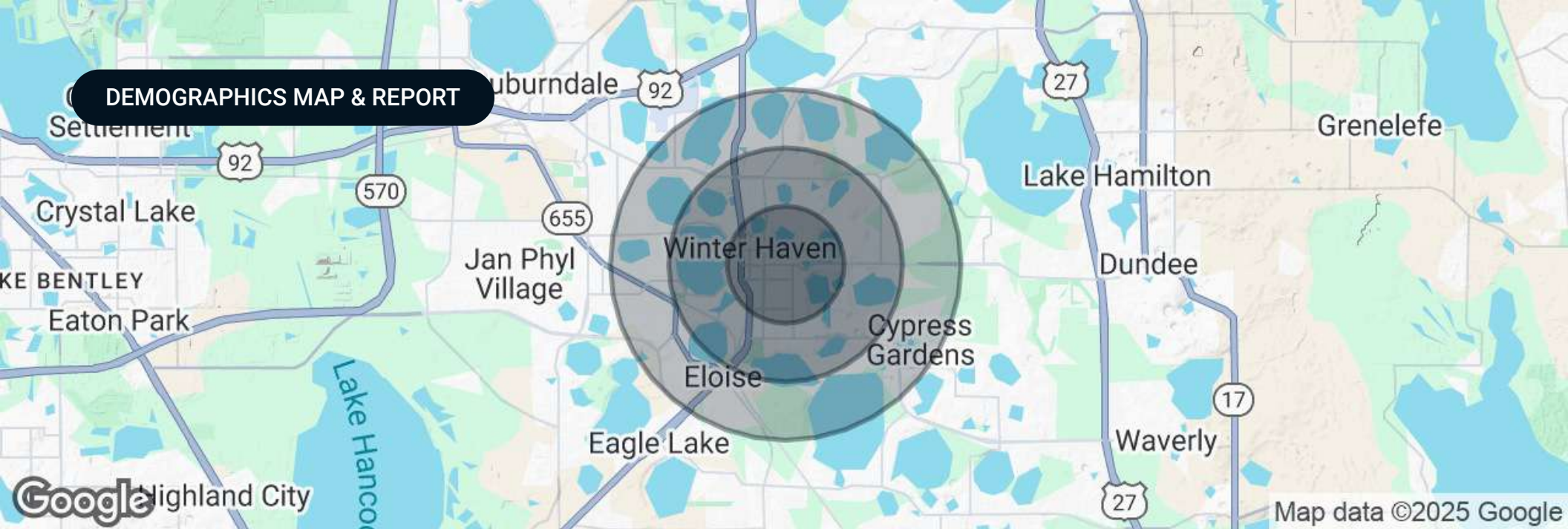
AdventHealth Bond Clinic Main Campus

HAVEN

HaveN

Google

Imagery ©2025 Airbus,
Maxar Technologies



Population

	1 Mile	2 Miles	3 Miles
Total Population	8,643	27,759	51,333
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	3,650	11,198	20,417
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$67,895	\$79,223	\$78,412
Average House Value	\$297,675	\$303,111	\$287,102

Demographics data derived from AlphaMap

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



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Professional Background

David A. Goffe, CCIM is a Senior Advisor at Saunders Real Estate.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” (site selection) as well as “site seeking use” (lease marketing for property owners/landlords) transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection



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