



RETAIL / OFFICE SPACE FOR LEASE

5535 Cypress Gardens Blvd, Winter Haven, FL 33884

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FOR LEASE:

2nd Floor: \$ 16.00 / SF, NNN

Parking Ratio: 4.7 / 1,000 SF

AVAILABILITY:

Suite 210: ± 1,200 SF

Suite 270: ± 2,800 SF



18,443 (10 min)
Total Housing Units



42,500 AADT
Cypress Garden Blvd



40,899 (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

2025



Total Population

5 Mins

13,769

10 Mins

43,545

15 Mins

88,407



Total Households

5,843

18,443

35,303



Average HH Income

\$91,885

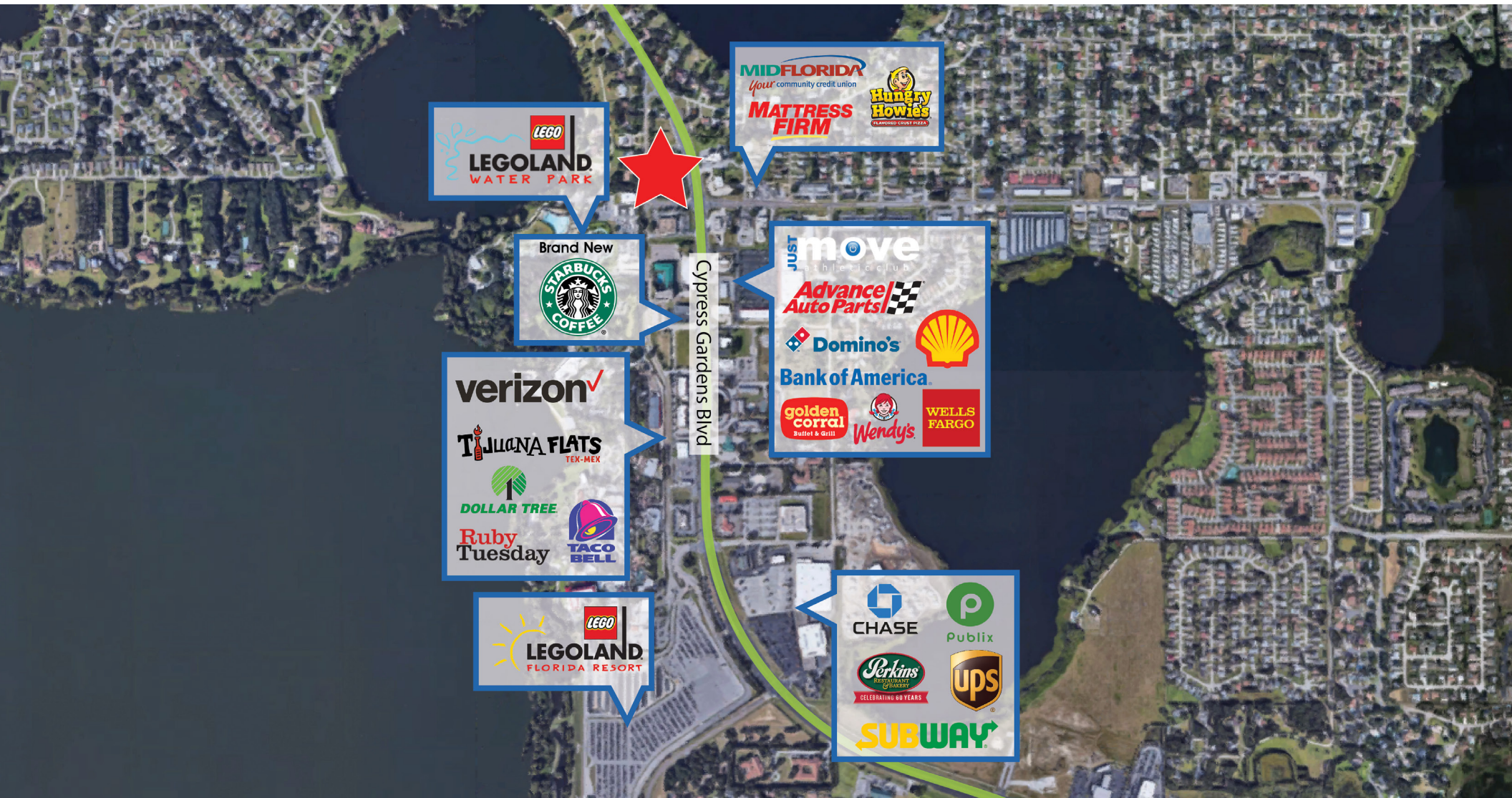
\$96,891

\$88,923

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

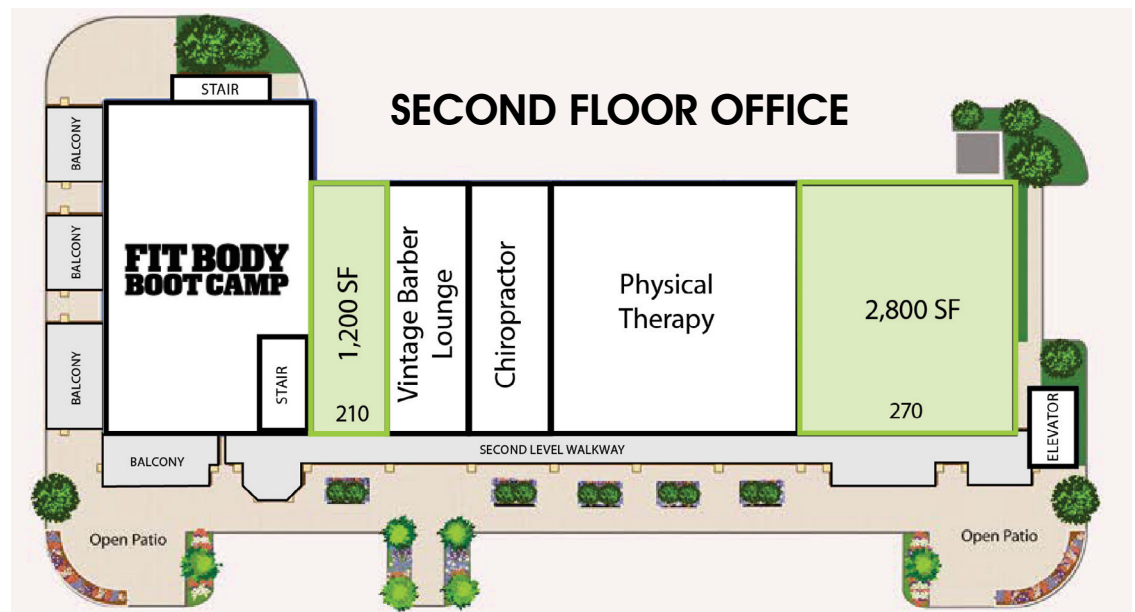
AVAILABILITY

SECOND FLOOR

OFFICE SPACE - \$16.00 / SF, NNN

Suite 210: ± 1,200 SF | NOW

Suite 270: ± 2,800 SF | 3.1.2026



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