



# 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

## AVAILABILITY:

Suite 270: ± 2,800 SF

Parking Ratio: 4.7 / 1,000 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 Gen Medical buildout in place

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



Total Households



Average HH Income

5 Mins

13,769

5,843

\$91,885

10 Mins

43,545

18,443

\$96,891

15 Mins

88,407

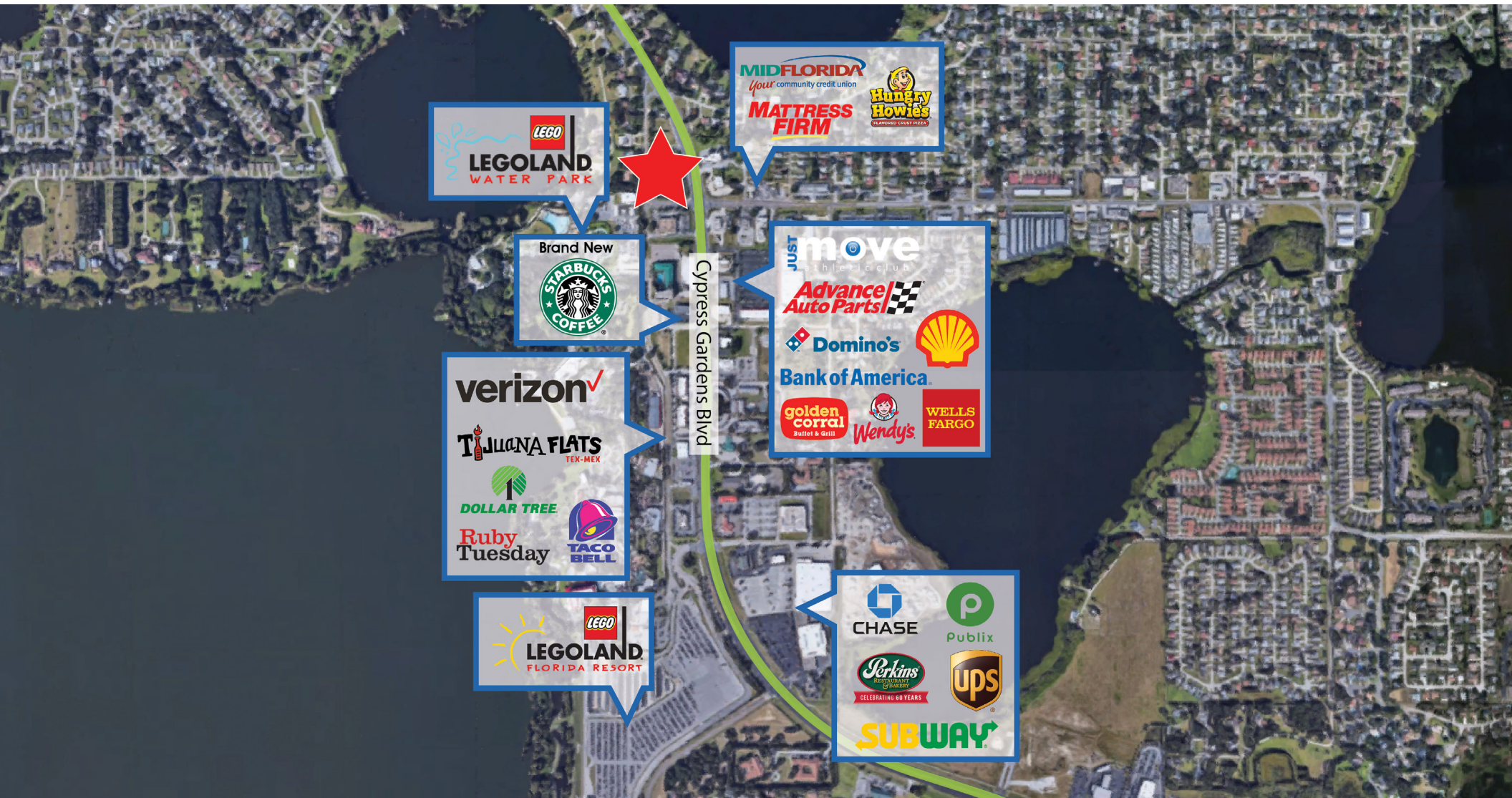
35,303

\$88,923

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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# THE NEIGHBORHOOD



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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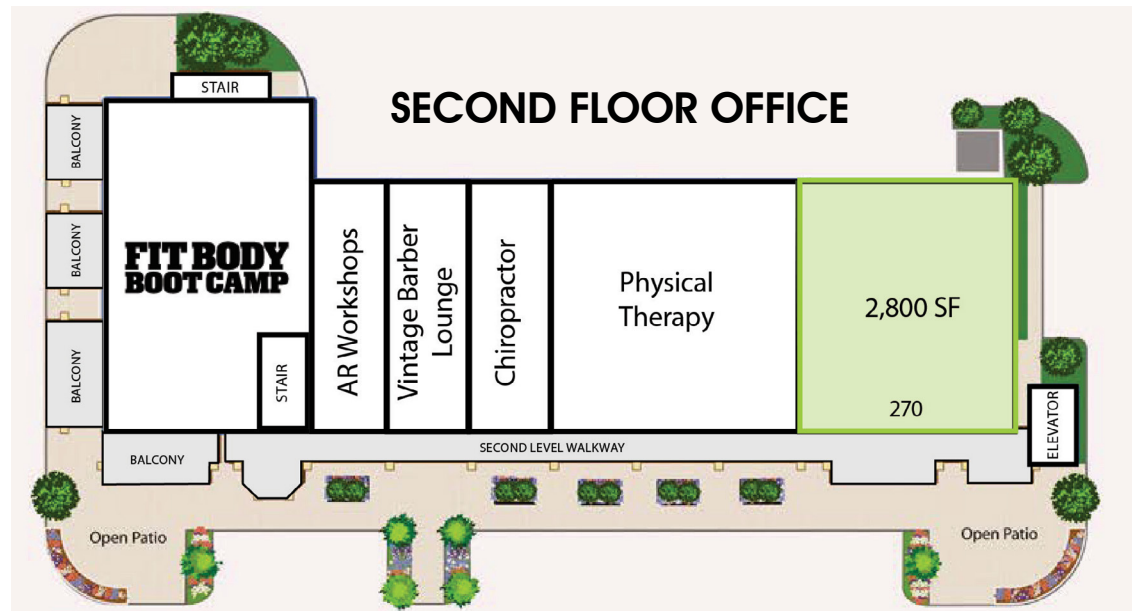
# SITE MAP

## AVAILABILITY

### SECOND FLOOR

OFFICE SPACE - \$16.00 / SF, NNN

Suite 270: ± 2,800 SF



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