



FOR SALE
OFFICE SPACE
\$375,000

DUNDEE ROAD OFFICE BUILDING

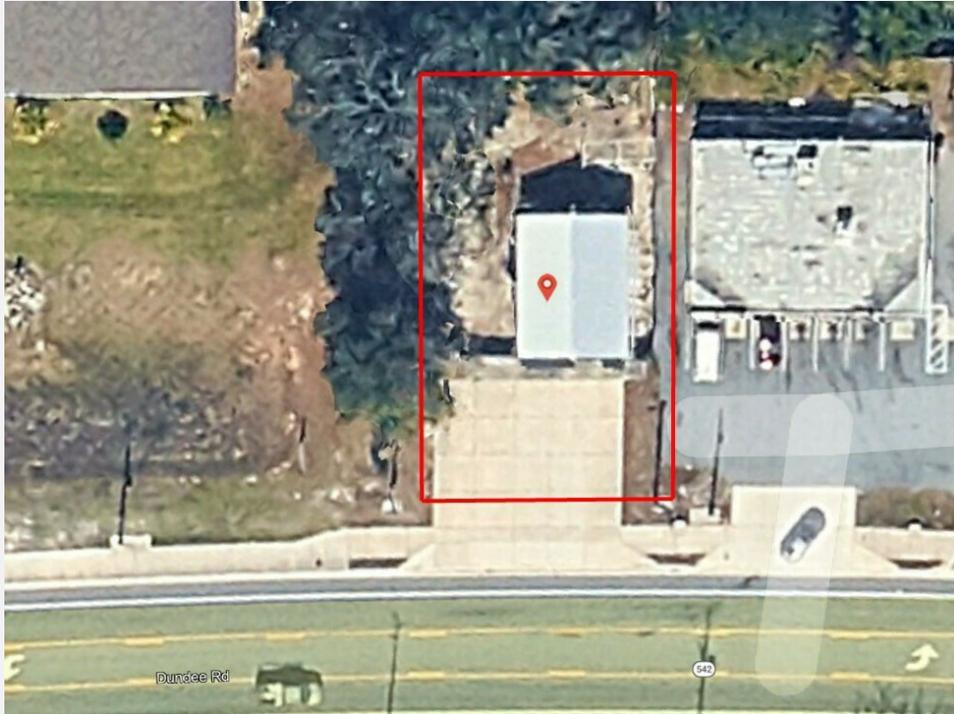
1545 DUNDEE RD, WINTER HAVEN, FL 33884



CHIP@CROSBYDIRT.COM
CHIP FORTENBERRY MBA, ALC
863.673.9368



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE

\$375,000

OFFERING SUMMARY

Listing Price	\$375,000
Acres	0.19 Acres
County	Polk
Zoning	CE
Utilities	Water, septic, Electricity, Cable, Internet
Taxes	\$1,349
Parcel IDs	262827000000013040
Coordinates	28.0228263, -81.7002957
Frontage	68 ft
Sewer	Has Septic

PROPERTY OVERVIEW

This 1,200-square-foot office building sits on 0.19 acres of land and offers excellent accessibility and visibility. The property features ample parking in both the front and back, along with a fence and gates for added security. Utilities and services available include electricity, telephone, water, septic, and internet. Inside, the office is equipped with a central AC and heating system controlled by a digital thermostat, as well as an alarm system for security. The building includes one bathroom and is conveniently located on Dundee Road, which has a traffic count of approximately 18,600 cars per day, providing strong exposure. The property is also close to downtown Winter Haven and Highway 27, making it an ideal and easily accessible location for a business.

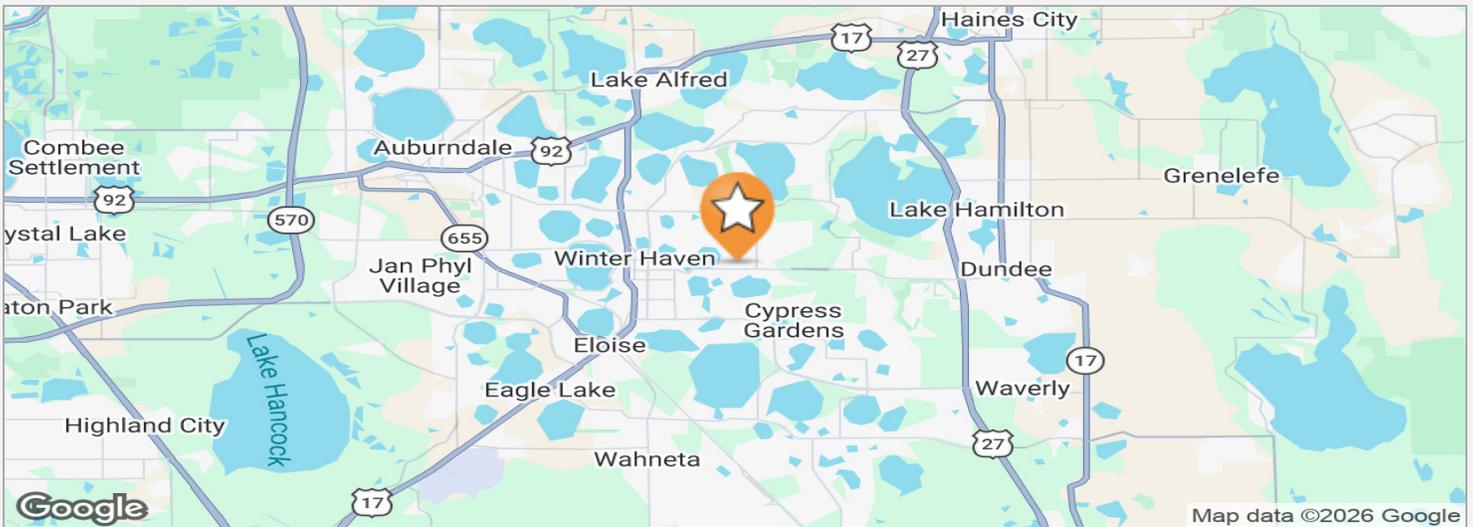
PROPERTY HIGHLIGHTS

- 1,200 sq ft office building situated on 0.19 acres of land
- Ample parking available in both the front and back of the property
- Fully fenced with gates for added security
- Utilities and services available: electricity, telephone, water, septic, and internet
- Central AC and heating with a digital thermostat
- Alarm system installed in the building
- One bathroom included in the office







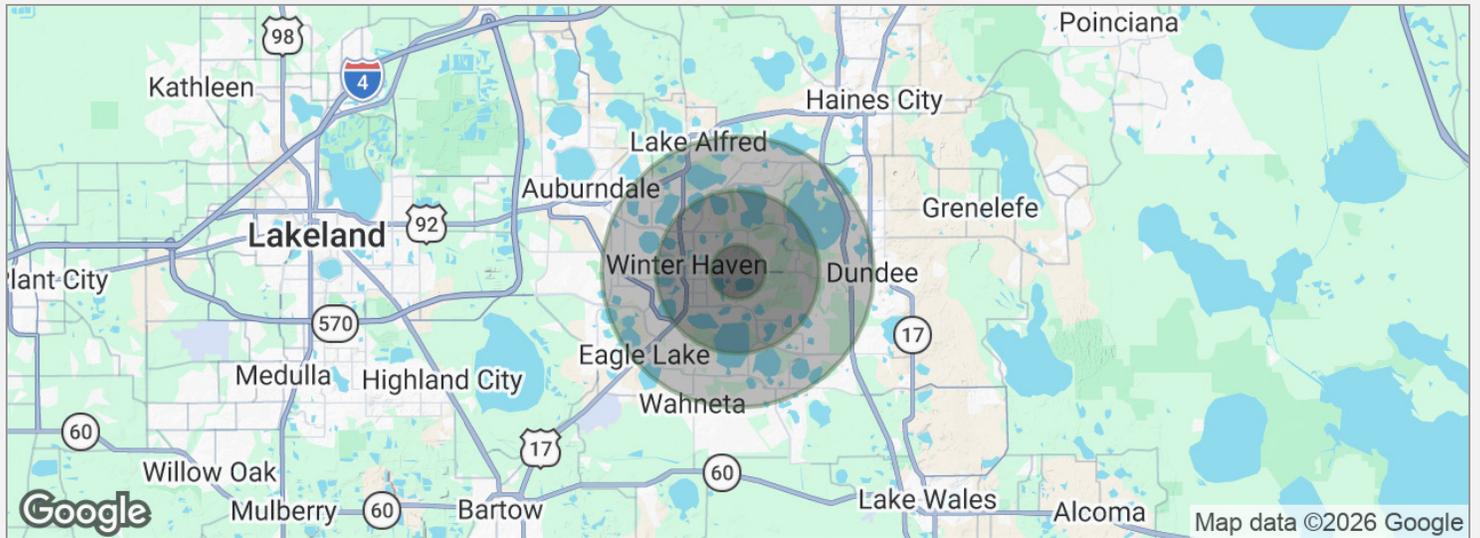


DRIVE TIMES

- 5 minutes to Winter Haven
- 10 minutes to Hwy 27
- 70 minutes to Orlando
- 90 minutes to Tampa

DRIVING DIRECTIONS

From Central Avenue and First Street Winter Haven, FL, Travel east 1.60 miles to property



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,790	42,905	105,358
Median age	49.0	41.6	41.0
Median age (male)	45.3	39.4	39.2
Median age (Female)	50.2	44.0	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,243	15,890	39,178
# of persons per HH	2.6	2.7	2.7
Average HH income	\$85,530	\$82,799	\$78,371
Average house value	\$256,844	\$257,257	\$232,406

* Demographic data derived from 2020 ACS - US Census

CHIP FORTENBERRY MBA, ALC

Broker Associate



141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.673.9368
chip@crosbydirt.com
FL #BK662316

PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.