



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 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

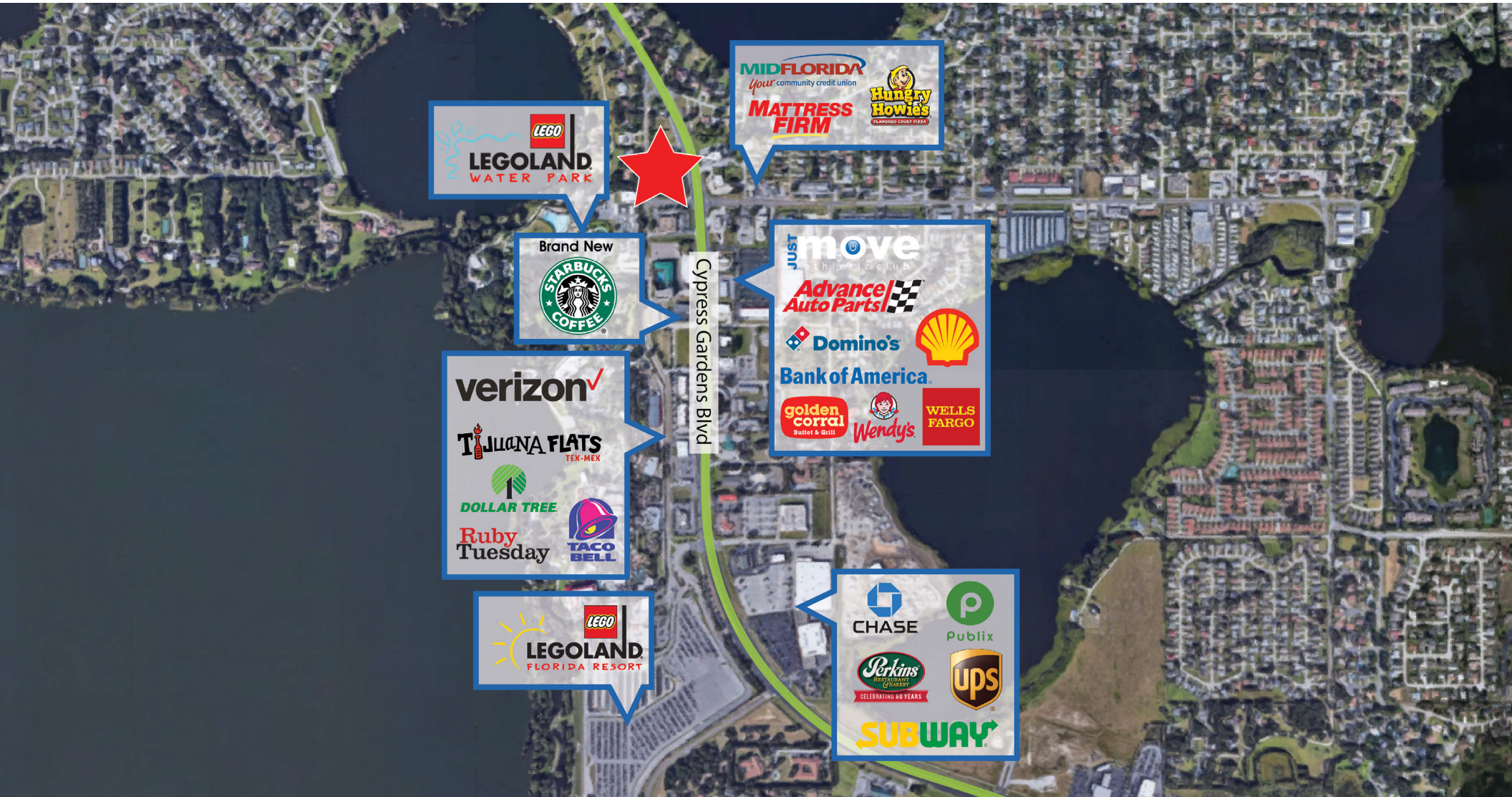
DEMOGRAPHICS

	Total Population	Total Households	Average HH Income
2025			
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

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THE NEIGHBORHOOD



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SITE MAP

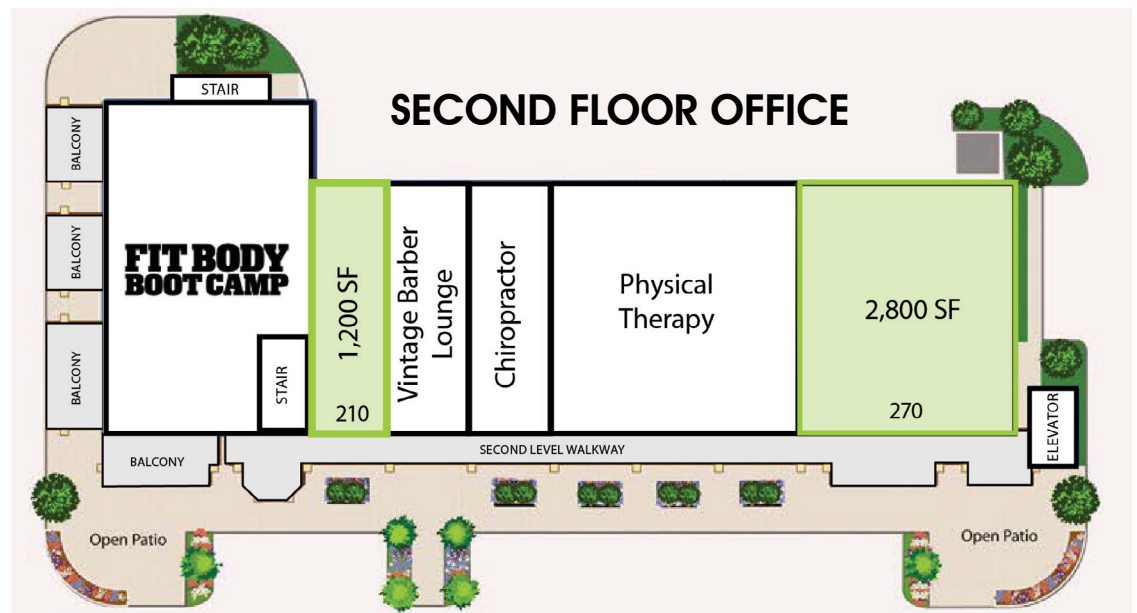
AVAILABILITY

SECOND FLOOR

OFFICE SPACE - \$16.00 / SF, NNN

Suite 210: ± 1,200 SF

Suite 270: ± 2,800 SF



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