



17.8k SF Warehouse & Outdoor Storage

5810 E County Rd 542, Winter Haven, FL 33880

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FL #SL3611309

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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$13.00 SF/yr
Lease Type:	NNN
Est. Operating Expenses:	\$2.50/SF
Minimum Term:	3 Years
FLU:	LCC
Available SF:	17,800 SF
Year Built:	2025

Property Overview

New Construction 17,800 SF Metal Warehouse & Outdoor Storage on US Hwy 542 in Winter Haven.

This warehouse features two 14' x 18' grade-level doors, 30' Clear Height at the apex, fire suppression, insulated walls, and 3-phase/480V/800A power. The premises are fenced, and there is dual access on Lake Arrowhead Dr and US Hwy 542.

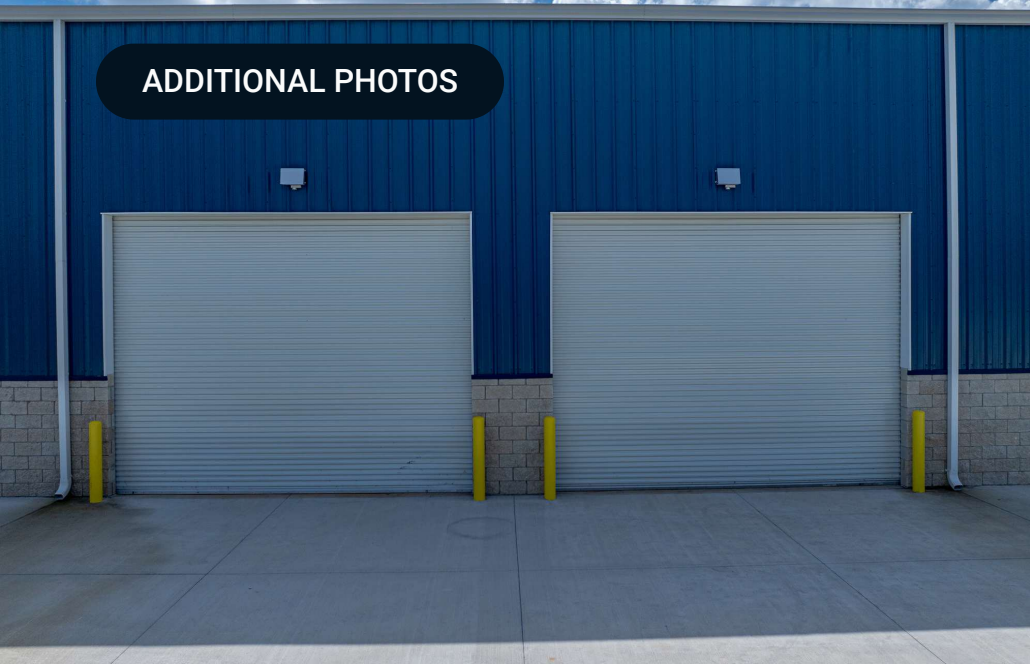
This industrial property offers exceptional connectivity to major transportation corridors. Positioned just off US Highway 542, east of the Polk Parkway, west of U.S. Hwy 17, and south of U.S Hwy 92. Approximately 11 miles to I-4 and 12 miles to State Road 60.

Call Vinh at (863) 315-4595 to schedule a tour.

Property Highlights

- Located on US Hwy 542 in Winter Haven with Excellent Visibility & Access
- 30' Clear Height | Two 14' x 18' Grade-Level Doors | Fire Suppression & Insulated Walls
- 3-Phase / 480V / 800A Power | Dual Access

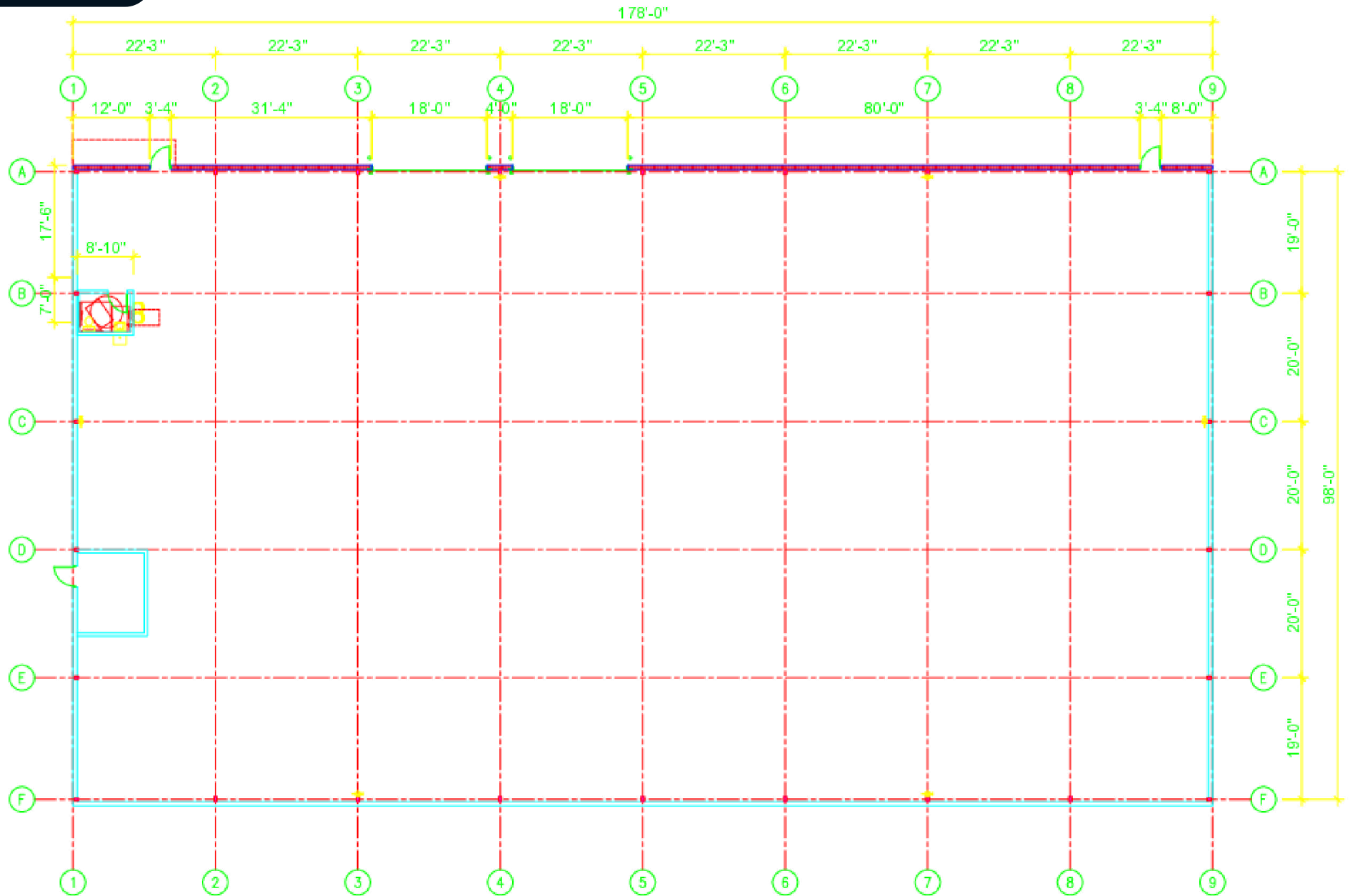
ADDITIONAL PHOTOS



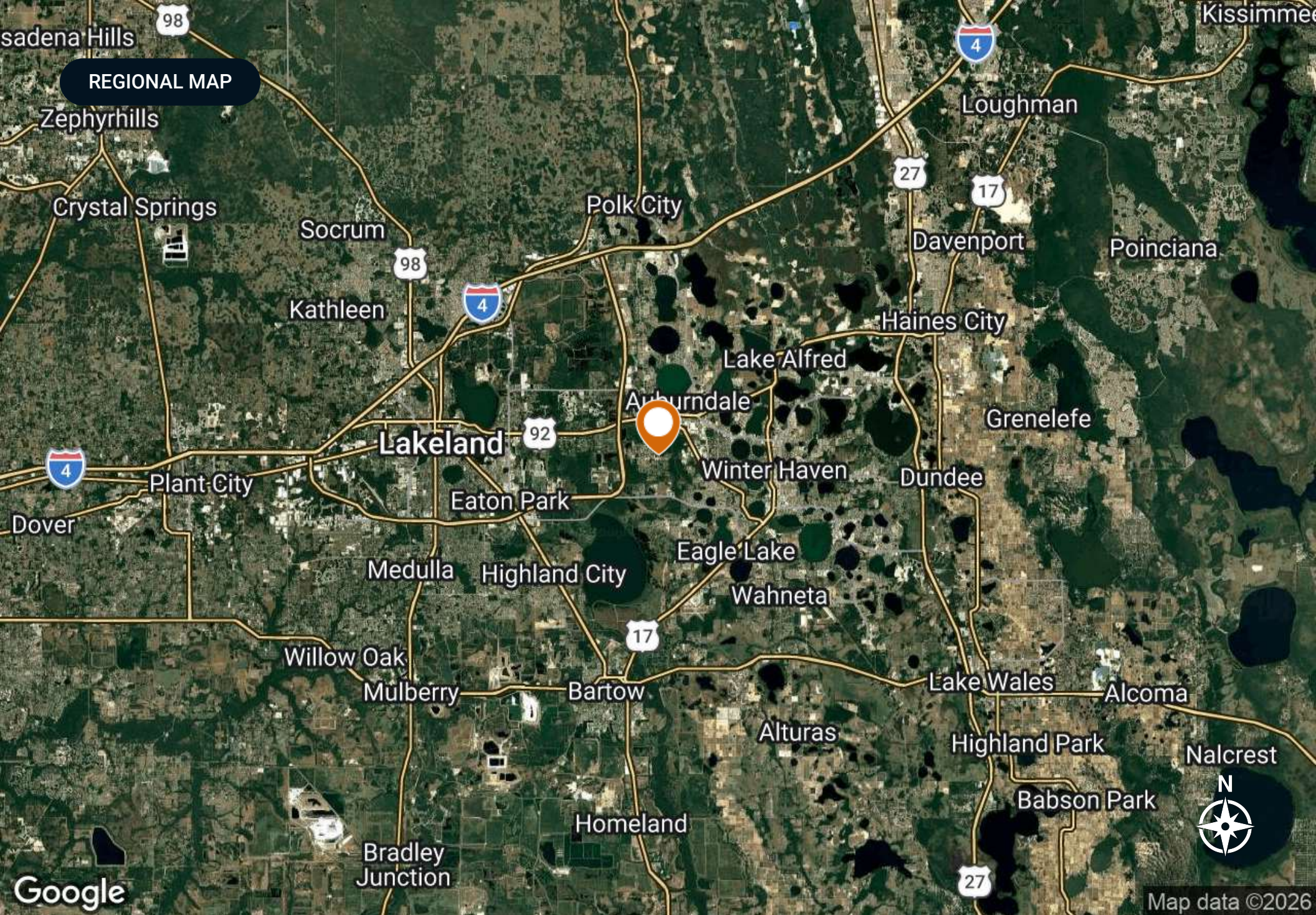
INTERIOR



FLOOR PLAN



FLOOR PLAN - 17,800 S.F.

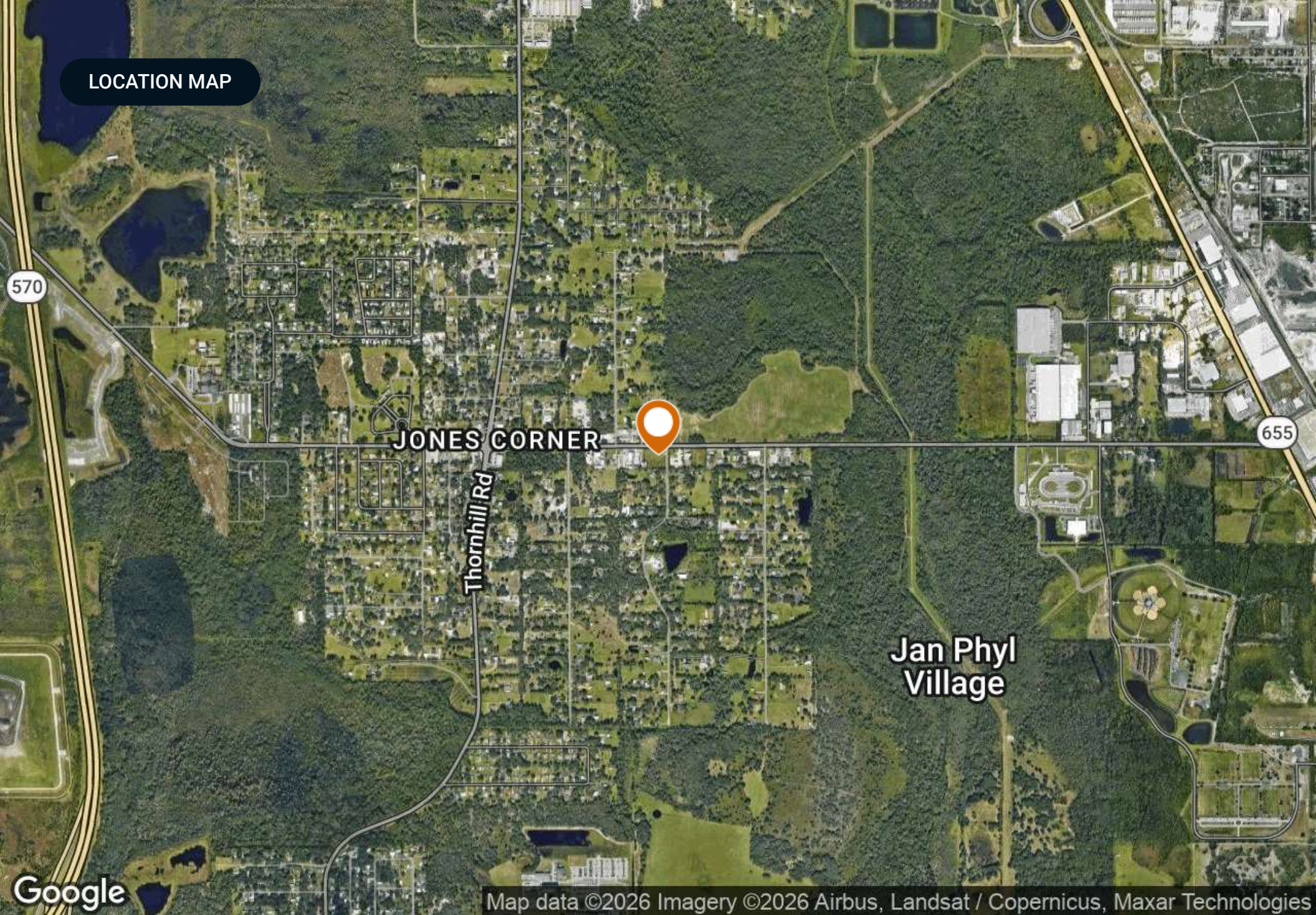


REGIONAL MAP

Google

Map data ©2026

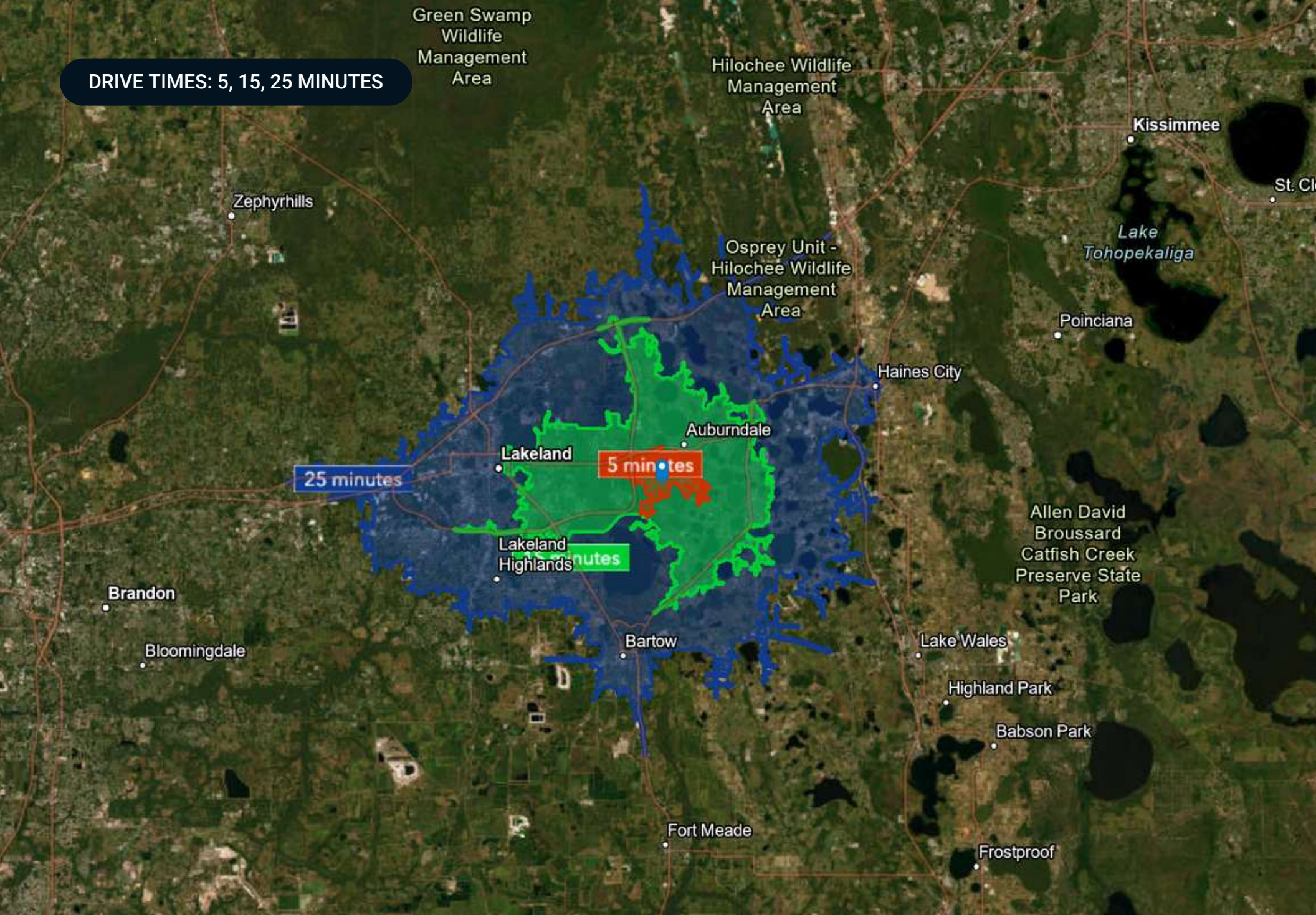
LOCATION MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

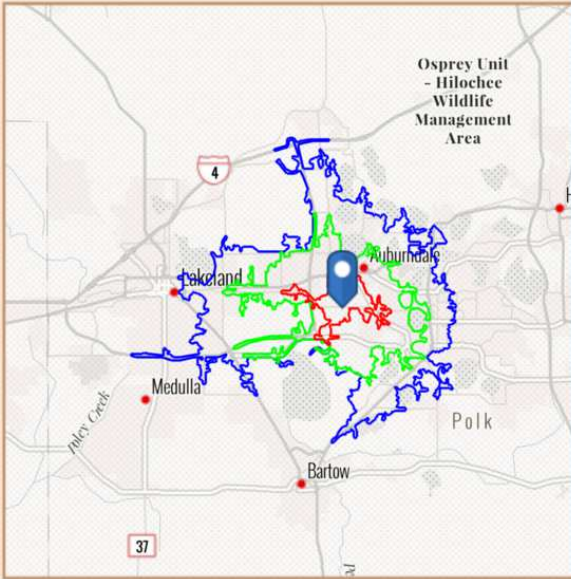
DRIVE TIMES: 5, 15, 25 MINUTES



BENCHMARK DEMOGRAPHICS

5810 State Road 542 W, Winter Haven, Florida, 33880

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	6.05%	5.78%	5.59%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.24%	5.98%	5.90%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.30%	6.22%	6.12%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.67%	6.20%	6.64%	6.26%	6.26%	5.84%	6.47%
20 - 34	19.41%	18.31%	19.01%	18.85%	18.85%	18.43%	20.33%
35 - 54	24.18%	23.58%	23.61%	24.12%	24.12%	24.41%	25.20%
55 - 74	24.98%	24.70%	23.93%	23.96%	23.96%	25.55%	22.82%
75+	6.29%	9.26%	9.14%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	8.2%	10.9%	10.5%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	6.7%	8.6%	8.0%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	9.2%	8.7%	8.3%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	11.0%	11.9%	12.2%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	24.9%	19.1%	19.6%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	9.7%	13.8%	13.5%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	16.1%	15.5%	15.9%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	6.6%	6.4%	6.3%	8.1%	8.1%	8.7%	9.8%
\$200,000+	7.5%	5.0%	5.7%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	3,290	49,786	125,687	822,142	822,142	23,027,836	339,887,819
Daytime Population	4,268	46,601	163,219	782,956	782,956	22,846,618	338,218,372
Employees	1,473	20,336	51,252	334,740	334,740	10,832,721	167,630,539
Households	1,191	19,755	49,250	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.75	2.51	2.50	2.57	2.57	2.43	2.50
Median Age	39.8	41.0	40.4	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	167,544	240,276	264,557	319,676	319,676	416,969	370,578
Owner Occupied %	67.3%	66.9%	65.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	32.8%	33.1%	34.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	1,294	21,785	54,623	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$61,566	\$61,903	\$62,539	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$35,122	\$31,724	\$32,110	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$176,508	\$148,654	\$155,242	\$224,923	\$224,923	\$253,219	\$228,144

MARKET AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



SECTION 2

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Advisor

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Direct: 877-518-5263 x342 | Cell: 863-315-4595

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Professional Background

Vinh Dawkins is an Advisor at Saunders Real Estate.

Vinh has closed over \$28 million in sales volume since entering brokerage, including more than \$18 million in his first full year (2025). He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

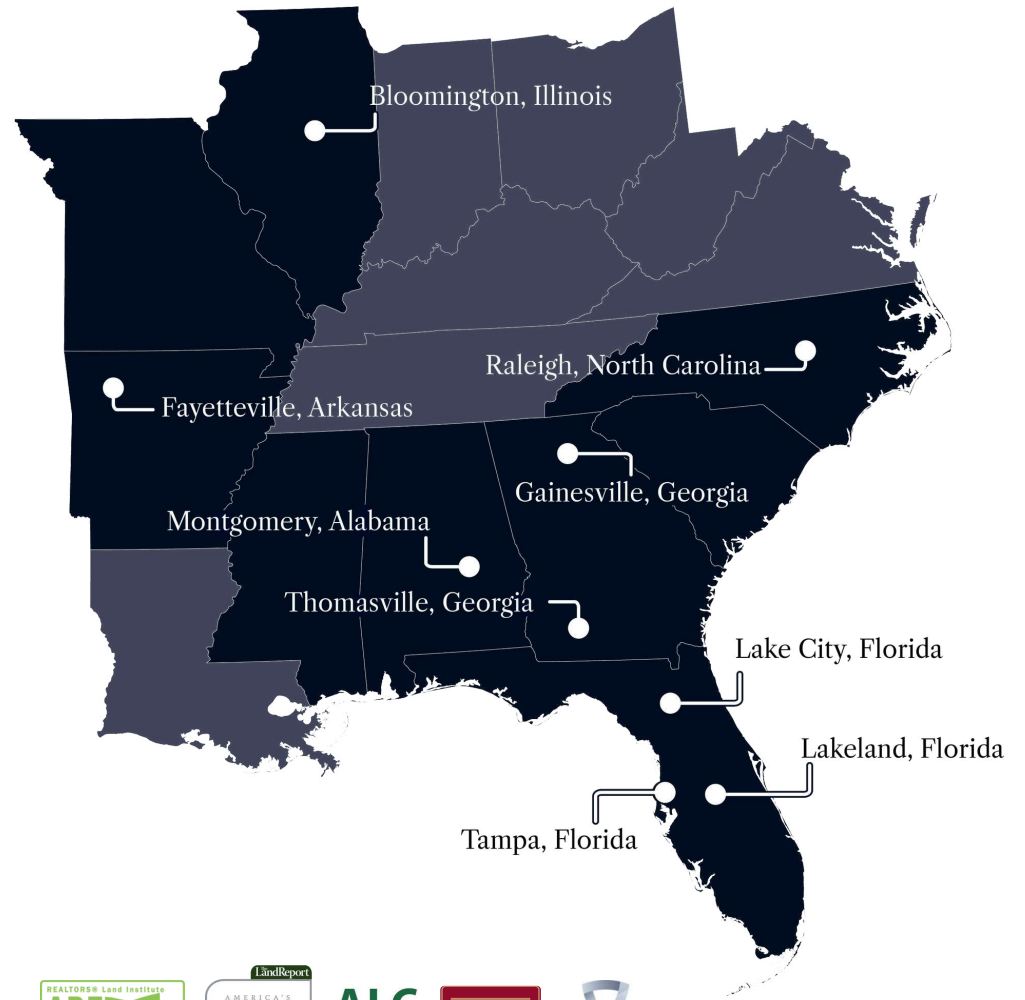
- Industrial
- Retail

Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member



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