



FOR LEASE
OFFICE SPACE
N/A

MEDICAL OFFICE FOR LEASE - 399 AVENUE K SE, WINTER
HAVEN, FLORIDA

399 AVENUE K SE, WINTER HAVEN, FL 33880



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Executive Summary



LEASE RATE

\$22 SF/YR

OFFERING SUMMARY

Listing Price	\$22 SF/yr
County	Polk
Zoning	MX
Utilities	City of Winter Haven
Parcel IDs	262828612500003130
Coordinates	28.0114498, -81.7228779
Real Estate Taxes	\$5771

PROPERTY OVERVIEW

Formerly home to a well-established dental practice, this well-maintained 2,226-square-foot medical office is ideally located within Winter Haven's established medical corridor.

The property offers a clean, professional interior that can accommodate a variety of healthcare uses, including a physician's office, dental practice, specialty clinic, therapy center, or other medical-related business. There is also an opportunity to expand the existing space through an additional buildout, providing greater square footage to accommodate the tenant's needs.

Positioned at the prominent corner of Avenue K SE and 4th Street SE, the property provides convenient access and excellent visibility. Avenue K experiences approximately 7,600 vehicles per day, offering valuable exposure for a medical practice.

This is an excellent opportunity for a doctor or healthcare provider seeking a professional office in a convenient and recognizable Winter Haven location.

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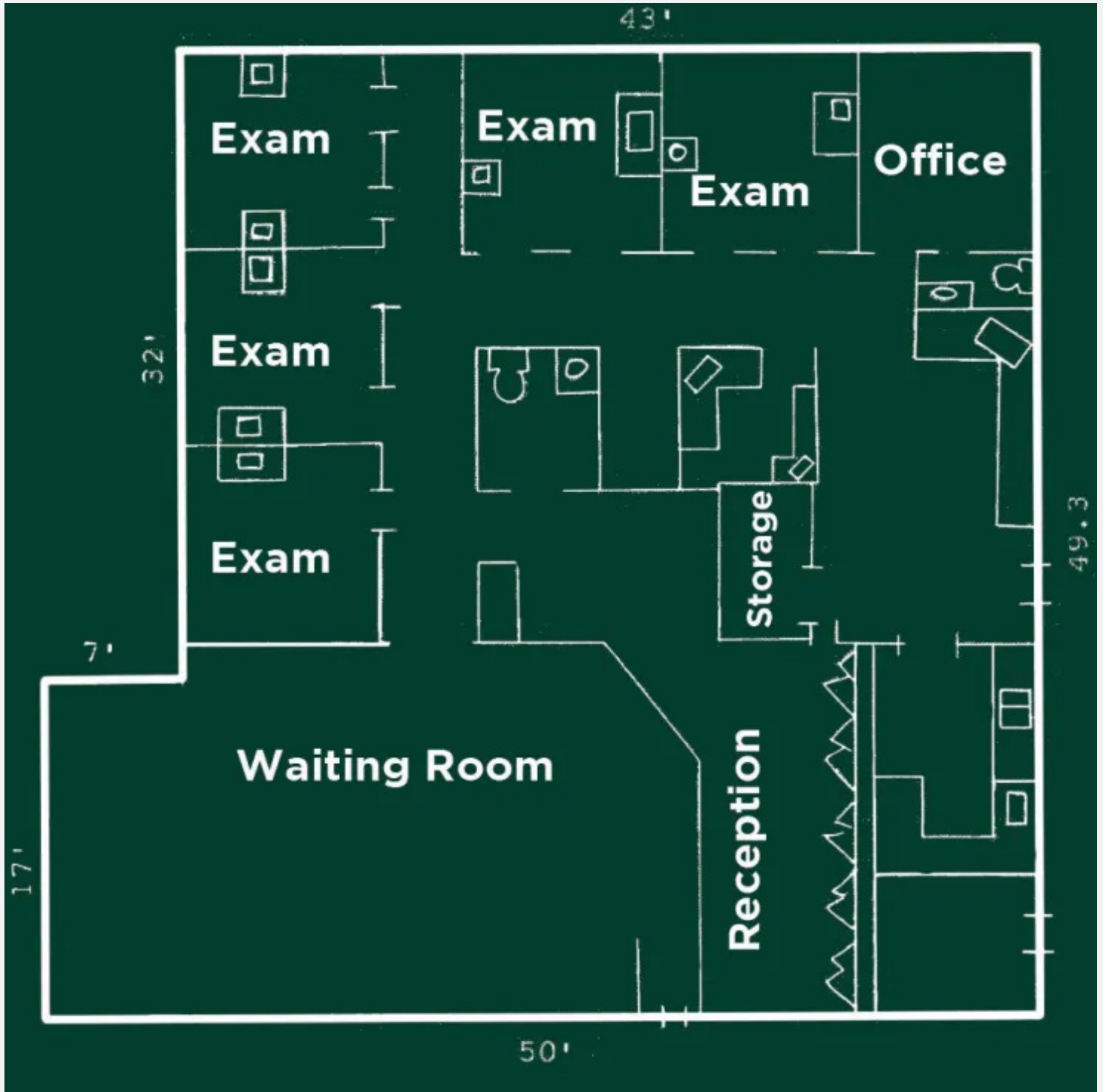
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Retailer Map



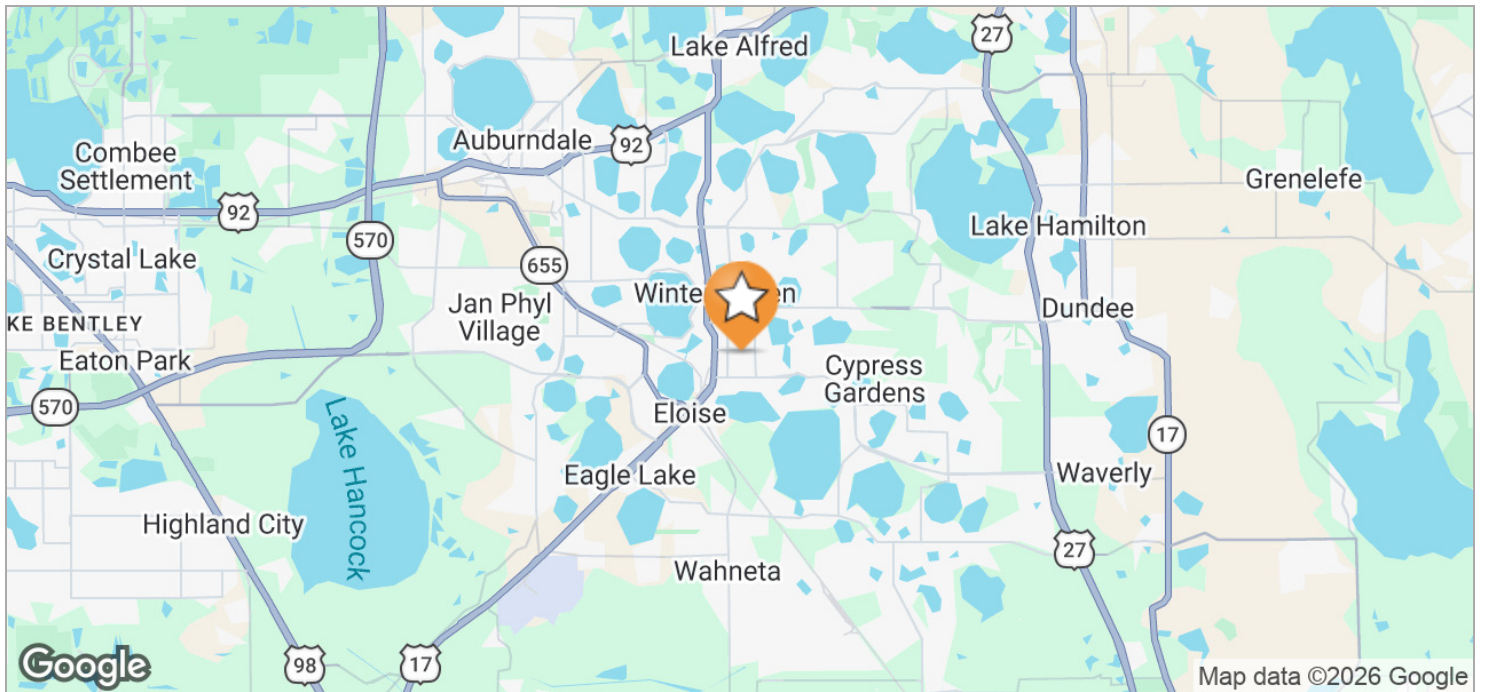
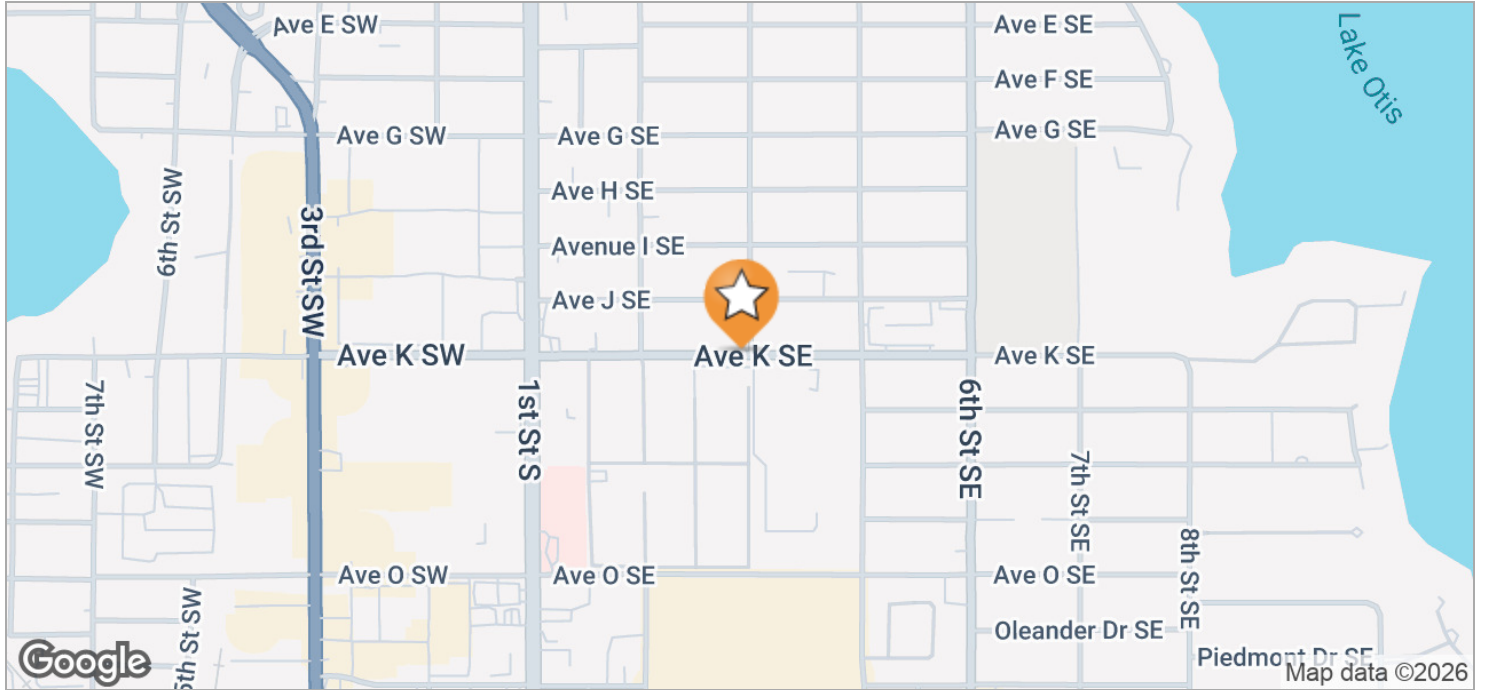
Building Layout



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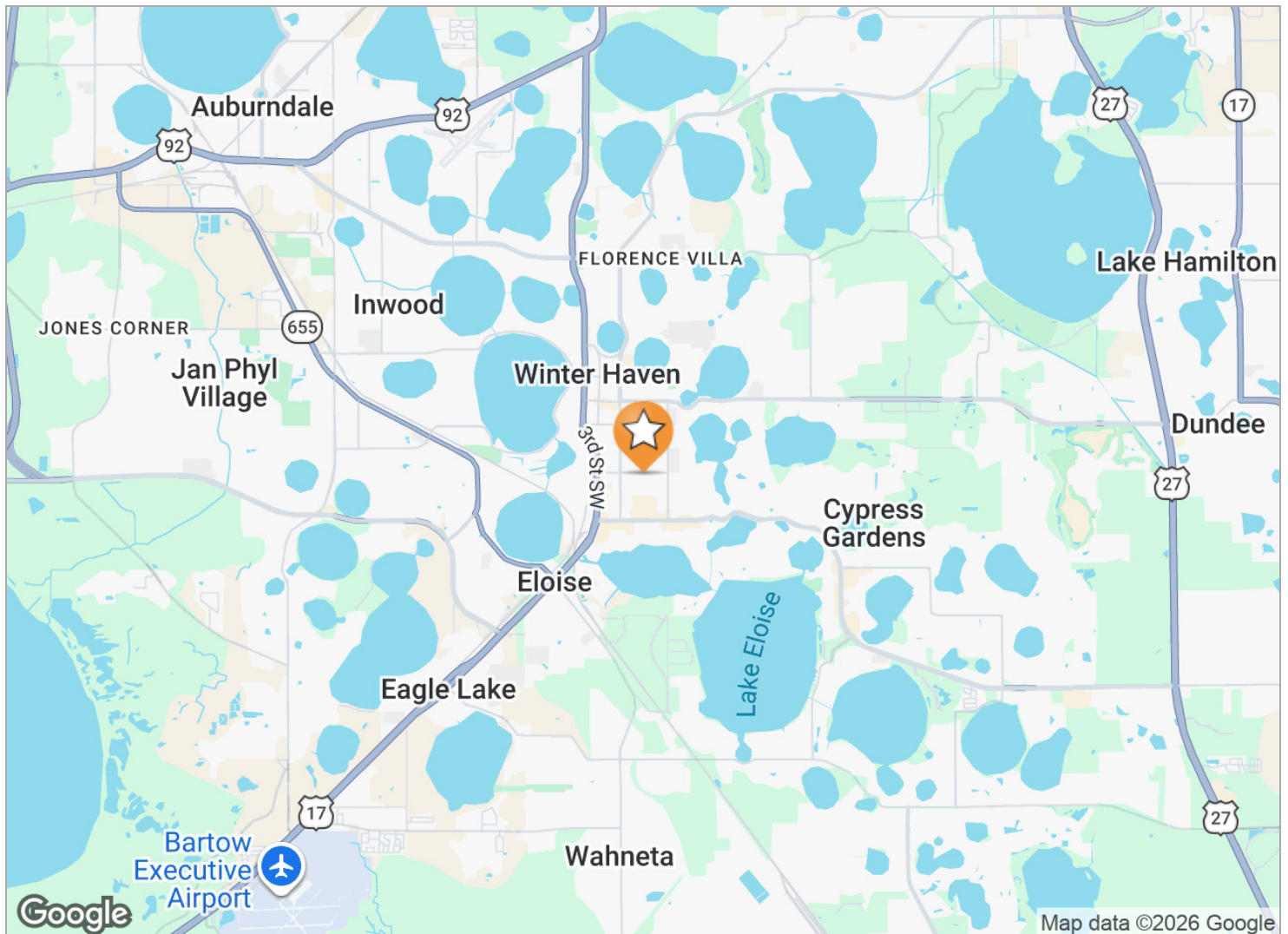
Location Maps



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Location Maps 2



LOCATION DESCRIPTION

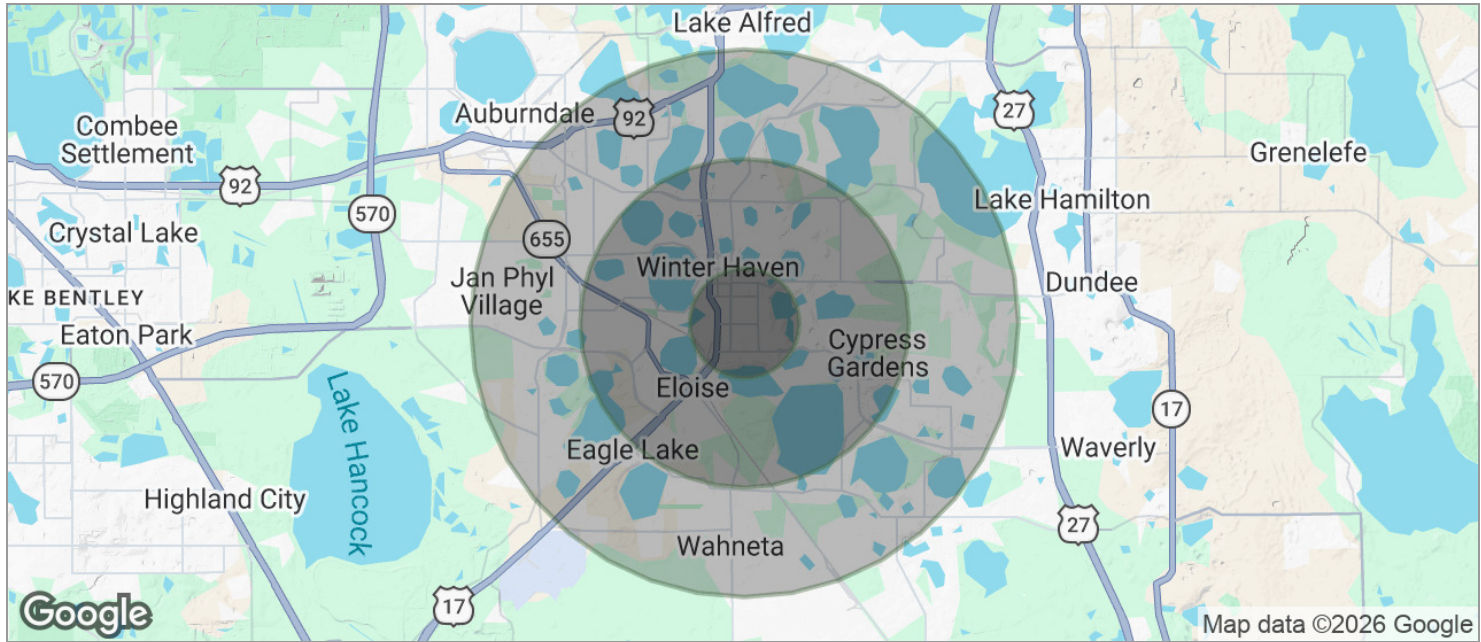
Located in the vibrant city of Winter Haven, the area surrounding the property is bustling with convenience and opportunity. Nearby, the newly renovated Chain of Lakes Complex provides a scenic backdrop for outdoor leisure and entertainment. With its ideal combination of urban amenities and natural beauty, this location offers an inviting atmosphere for businesses seeking a prime office space in the heart of Winter Haven.

DRIVE TIMES

- **Lakeland:** 30–35 minutes
- **Haines City:** 20–25 minutes
- **Dundee:** 15–20 minutes
- **Lake Wales:** 20–25 minutes
- **Tampa:** 1 hour–1 hour 15 minutes

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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,796	47,467	109,278
MEDIAN AGE	37.1	39.7	40.1
MEDIAN AGE (MALE)	32.3	37.5	37.9
MEDIAN AGE (FEMALE)	43.8	42.4	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,651	17,801	39,822
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$76,519	\$80,053	\$79,270
AVERAGE HOUSE VALUE	\$261,782	\$241,529	\$230,326

* Demographic data derived from 2020 ACS - US Census