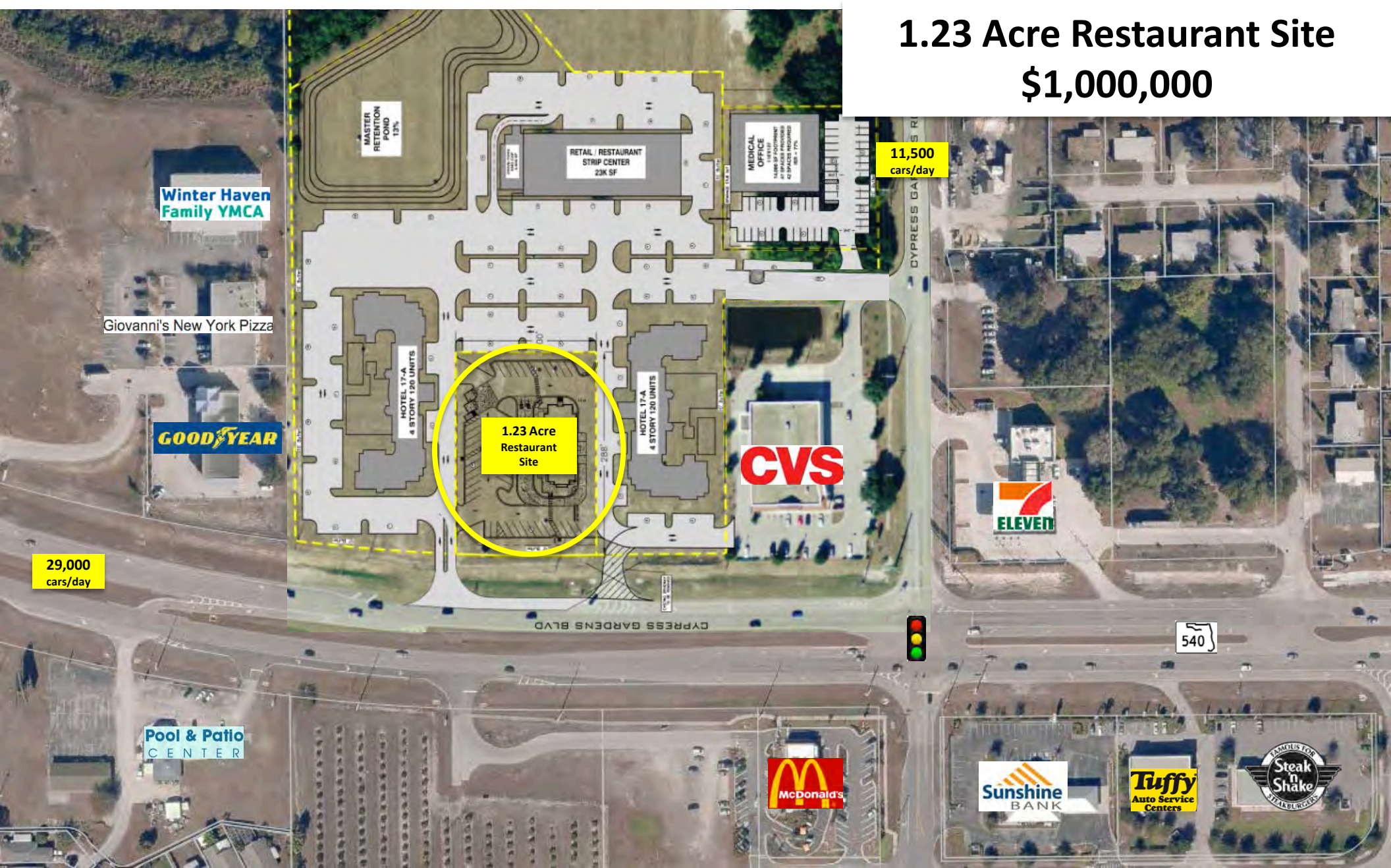


1.23 Acre Restaurant Site \$1,000,000



Gary Ralston, CCIM, CRE
863-877-2828
Gary@SRDcommercial.com

Todd Dantzler, CCIM
863-287-3586
Todd@SRDcommercial.com

David Hungerford
863-272-7156
DHungerford@SRDcommercial.com

Executive Summary

Site Address: 7001 Cypress Gardens Blvd
Winter Haven, FL 33884

County: Polk

Land Size: 1.23 +/- acres [plus access to off-site water retention]

Zoning: C-3 Commercial Highway (City of Winter Haven)

Traffic Count: 29,000 cars/day

Demographics:

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>	<u>5 minutes</u>	<u>10 minutes</u>
Population	6,520	18,462	29,388	12,034	41,774
Households	2,631	7,872	12,467	5,007	17,109
Median Household Income	\$52,446	\$52,449	\$51,221	\$52,280	\$46,818

Income is 22% higher than Polk County

Price: \$1,000,000

Unique opportunity to own a high profile restaurant site at a key intersection in the LEGLOLAND corridor 1st major intersection (traffics signal east of LEGOLAND)

Mixed use project will include up to 2 hotels, retail and multifamily.

Project Development Plan

162 ft. frontage
330 ft. depth
53,460 SF
1.23 acres

CYPRESS GARDENS BLVD

EXISTING SIDEWALK TO BE REMOVED

HOTEL 17-A
4 STORY 120 UNITS

DRIVE-THRU
OUTPARCEL
1.23 AC
ISR = 76%
40 SPACES

HOTEL 17-A
4 STORY 120 UNITS

MASTER
RETENTION
POND
13%

DRIVE-THRU
END CAP
6,000 SF

RETAIL / RESTAURANT
STRIP CENTER
23K SF

FUTURE
APARTMENTS
(6.44 ac
Uplands)

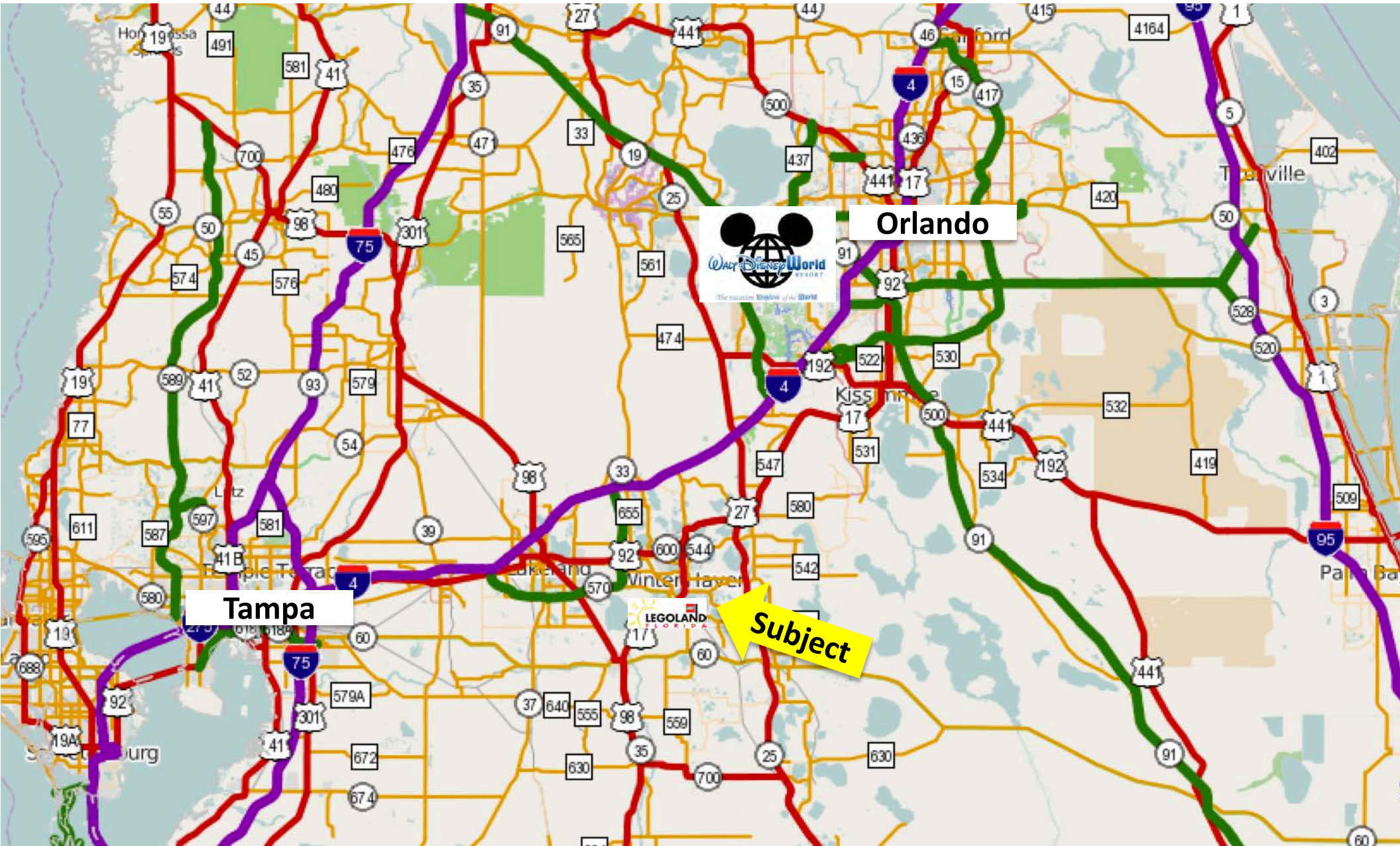
MEDICAL
OFFICE

10,933 SF
14,660 SF FOOTPRINT
47 SPACES PROVIDED
42 SPACES REQUIRED
ISR = 77%

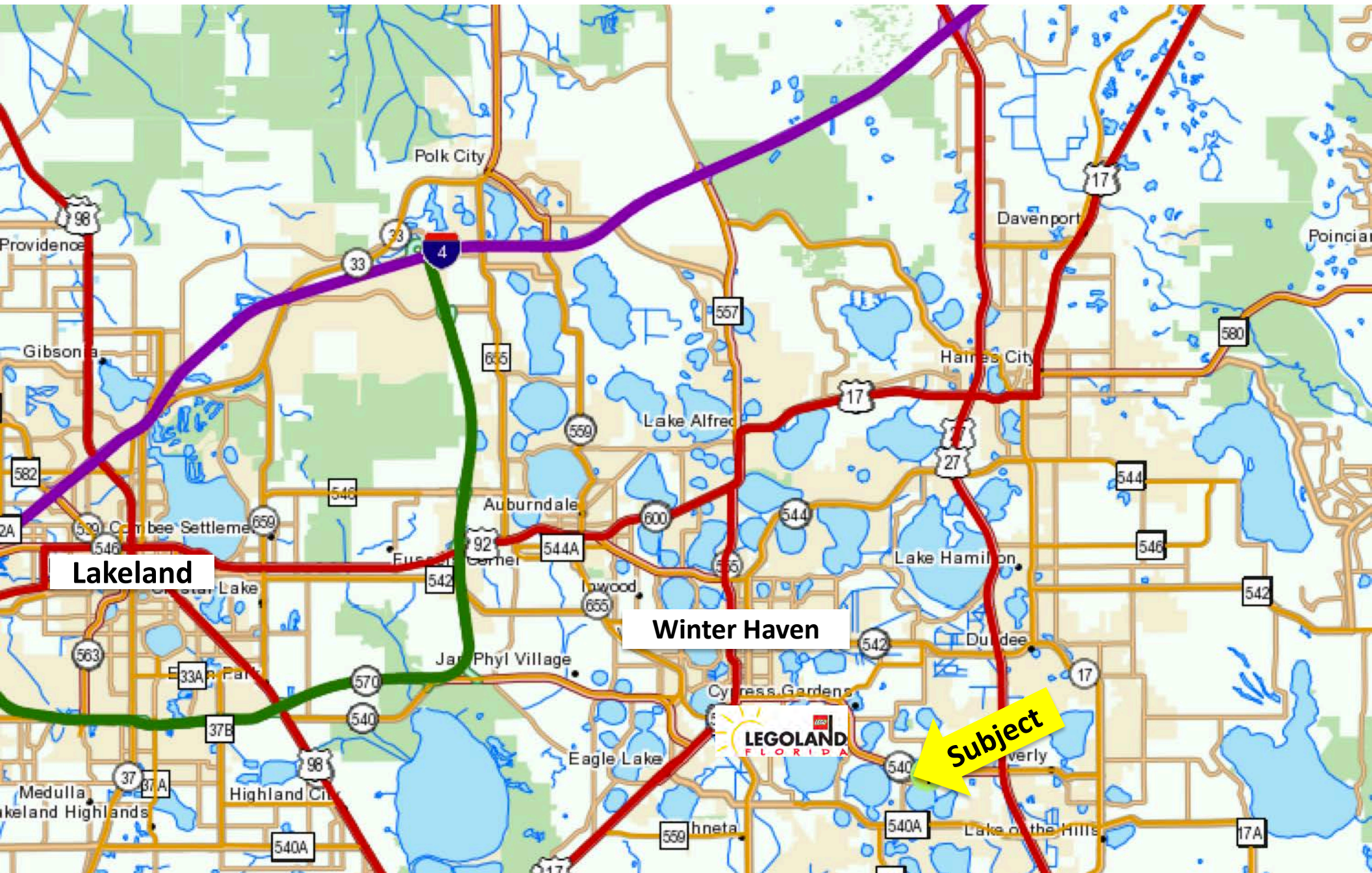
APARTMENT TRACT
ENTRANCE DRIVWAYS
24' WIDE
20' PAVEMENT
20' SPACING
20' SPACING FROM PARKED LINE
LINE OF WORK PAVED ACROSS STREET

CYPRESS GARDENS ROAD

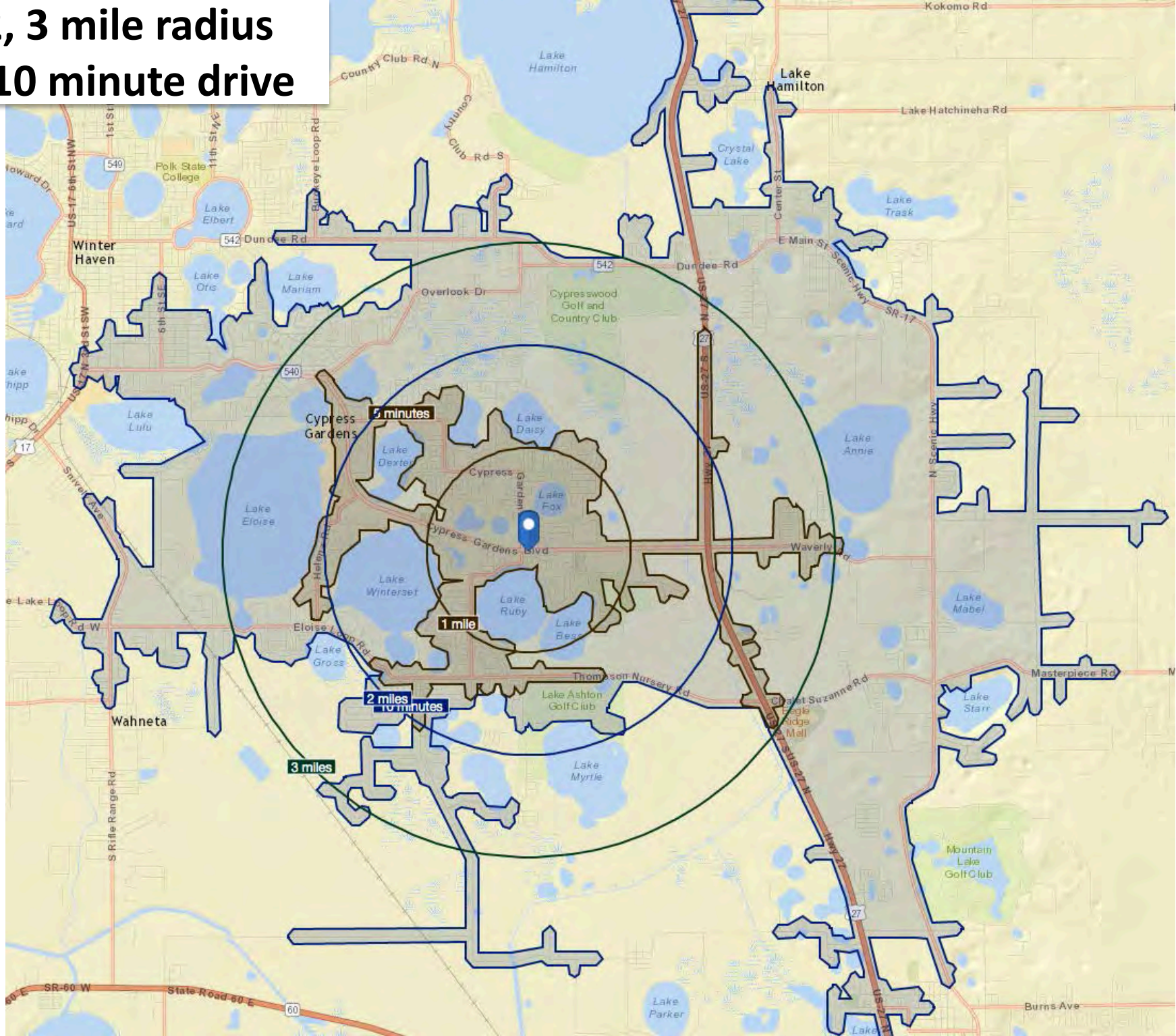
Regional Location Map



Location Map



**1, 2, 3 mile radius
5 & 10 minute drive**



Benchmark Demographics	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	6,520	18,462	29,388	12,034	41,774	626,787	19,603,934	318,536,439
Households	2,631	7,872	12,467	5,007	17,109	234,643	7,718,695	120,746,349
Families	1,854	5,440	8,624	3,449	11,720	163,155	4,991,312	79,691,683
Average Household Size	2.47	2.33	2.34	2.40	2.42	2.62	2.48	2.57
Owner Occupied Housing Units	1,748	5,446	8,964	3,461	11,906	156,194	4,886,634	76,019,723
Renter Occupied Housing Units	883	2,425	3,503	1,547	5,203	78,449	2,832,061	44,726,626
Median Age	44.3	48.3	48.0	45.5	46.5	40.9	41.9	37.9
Trends: 2015 - 2020 Annual Rate								
Population	0.28%	0.64%	0.77%	0.46%	0.69%	0.94%	1.05%	0.75%
Households	0.23%	0.60%	0.75%	0.41%	0.65%	0.89%	1.05%	0.77%
Families	0.14%	0.51%	0.65%	0.32%	0.55%	0.80%	0.95%	0.69%
Owner HHs	0.43%	0.80%	0.86%	0.51%	0.74%	0.77%	0.91%	0.70%
Median Household Income	4.13%	3.59%	3.34%	3.68%	3.46%	3.40%	2.89%	2.66%
Households by Income								
<\$15,000	8.40%	7.60%	8.70%	8.70%	11.20%	14.30%	13.90%	12.80%
\$15,000 - \$24,999	11.90%	10.80%	10.70%	11.30%	11.50%	12.90%	12.00%	10.30%
\$25,000 - \$34,999	11.90%	12.70%	12.10%	11.90%	12.70%	12.20%	11.10%	10.30%
\$35,000 - \$49,999	15.50%	16.60%	17.30%	16.00%	17.40%	17.20%	15.10%	13.50%
\$50,000 - \$74,999	15.80%	16.60%	17.00%	16.70%	16.60%	19.10%	18.50%	17.60%
\$75,000 - \$99,999	17.60%	15.90%	15.30%	16.60%	13.90%	12.00%	11.30%	12.50%
\$100,000 - \$149,999	12.70%	13.60%	12.60%	12.70%	11.10%	8.80%	10.50%	12.90%
\$150,000 - \$199,999	3.00%	3.50%	3.20%	3.20%	2.70%	1.90%	3.60%	5.10%
\$200,000+	3.10%	2.70%	3.20%	3.00%	3.00%	1.80%	4.00%	5.10%
Median Household Income	\$52,446	\$52,449	\$51,221	\$52,280	\$46,818	\$43,026	\$47,255	\$53,217
Average Household Income	\$68,346	\$68,344	\$68,254	\$68,186	\$64,237	\$56,340	\$66,660	\$74,699
Per Capita Income	\$27,806	\$29,035	\$28,644	\$28,208	\$26,353	\$21,260	\$26,461	\$28,597
Population by Age								
0 - 4	5.10%	4.60%	4.70%	4.90%	5.10%	6.20%	5.40%	6.20%
5 - 9	5.40%	4.90%	5.00%	5.30%	5.30%	6.20%	5.60%	6.40%
10 - 14	6.00%	5.40%	5.70%	5.90%	5.90%	6.30%	5.70%	6.50%
15 - 19	5.20%	5.20%	5.30%	5.40%	5.40%	6.10%	5.90%	6.60%
20 - 24	4.50%	4.30%	4.60%	4.60%	5.10%	6.30%	6.70%	7.20%
25 - 34	13.30%	11.50%	10.80%	12.20%	11.10%	12.30%	12.80%	13.60%
35 - 44	11.10%	10.40%	10.70%	11.00%	10.50%	11.60%	11.90%	12.60%
45 - 54	11.80%	11.60%	11.70%	12.50%	11.60%	12.40%	13.60%	13.50%
55 - 64	13.60%	15.10%	15.00%	14.10%	14.50%	12.90%	13.30%	12.80%
65 - 74	14.30%	16.40%	15.70%	14.00%	14.60%	11.40%	10.70%	8.60%
75 - 84	7.10%	7.80%	8.00%	7.30%	7.90%	6.10%	5.90%	4.30%
85+	2.40%	2.60%	2.90%	2.60%	3.00%	2.30%	2.60%	1.90%
Race and Ethnicity								
White Alone	78.80%	81.10%	81.30%	80.70%	77.60%	73.20%	73.60%	70.90%
Black Alone	11.10%	9.20%	9.40%	9.80%	12.40%	15.40%	16.40%	12.80%
American Indian Alone	0.20%	0.30%	0.30%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	3.80%	3.80%	3.60%	3.70%	2.90%	1.80%	2.70%	5.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.90%	2.60%	3.00%	2.60%	4.20%	6.20%	4.00%	6.70%
Two or More Races	3.00%	2.90%	2.40%	2.80%	2.40%	2.80%	2.80%	3.30%
Hispanic Origin (Any Race)	12.30%	11.30%	12.00%	11.20%	13.70%	20.30%	24.50%	17.60%

LEGOLAND/Cypress Gardens Blvd Trade Area



← 3 miles →



The only Florida interactive theme park where LEGO® comes to life and kids take control.

LEGOLAND® Florida Resort is built for kids. The 150-acre interactive theme park offers more than 50 rides, shows and attractions, restaurants, shopping, a breathtaking botanical garden and the LEGOLAND Water Park all geared to families with children ages 2 to 12.

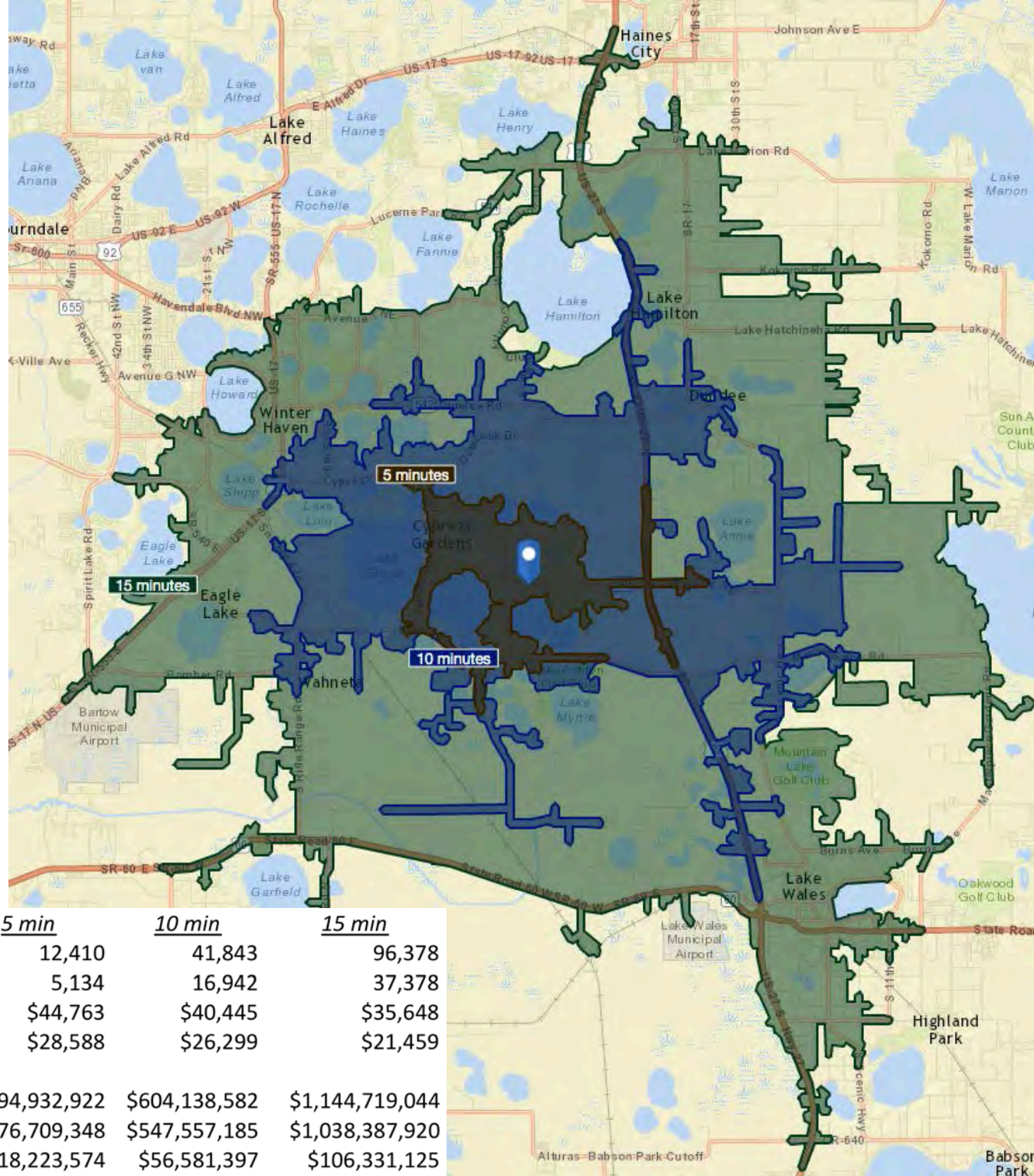
The LEGOLAND Hotel is located just steps from the park entrance and features 152 rooms.

Recently opened, Heartlake City is a colorful new land based on the LEGO® Friends toy line.

Coming in 2016, The LEGO Movie 4D Adventure.

<http://florida.legoland.com/>

Retail and Restaurant Demand



	<u>5 min</u>	<u>10 min</u>	<u>15 min</u>	
2015 Population	12,410	41,843	96,378	
2015 Households	5,134	16,942	37,378	
2015 Median Disposable Income	\$44,763	\$40,445	\$35,648	
2015 Per Capita Income	\$28,588	\$26,299	\$21,459	
	<u>NAICS</u>			
Total Retail Trade and Food & Drinking	44-45, 722	\$194,932,922	\$604,138,582	\$1,144,719,044
Total Retail Trade	44-45	\$176,709,348	\$547,557,185	\$1,038,387,920
Total Food & Drink	722	\$18,223,574	\$56,581,397	\$106,331,125

2015 Population
 2015 Households
 2015 Median Disposable Income
 2015 Per Capita Income

NAICS
 44-45, 722
 44-45
 722

Neighborhood Aerial

