

1285 1st Street S, Winter Haven, FL 33880

Former Platinum Bank

\$1,850,000

4,176 +/- SF

Class-A Bank Building



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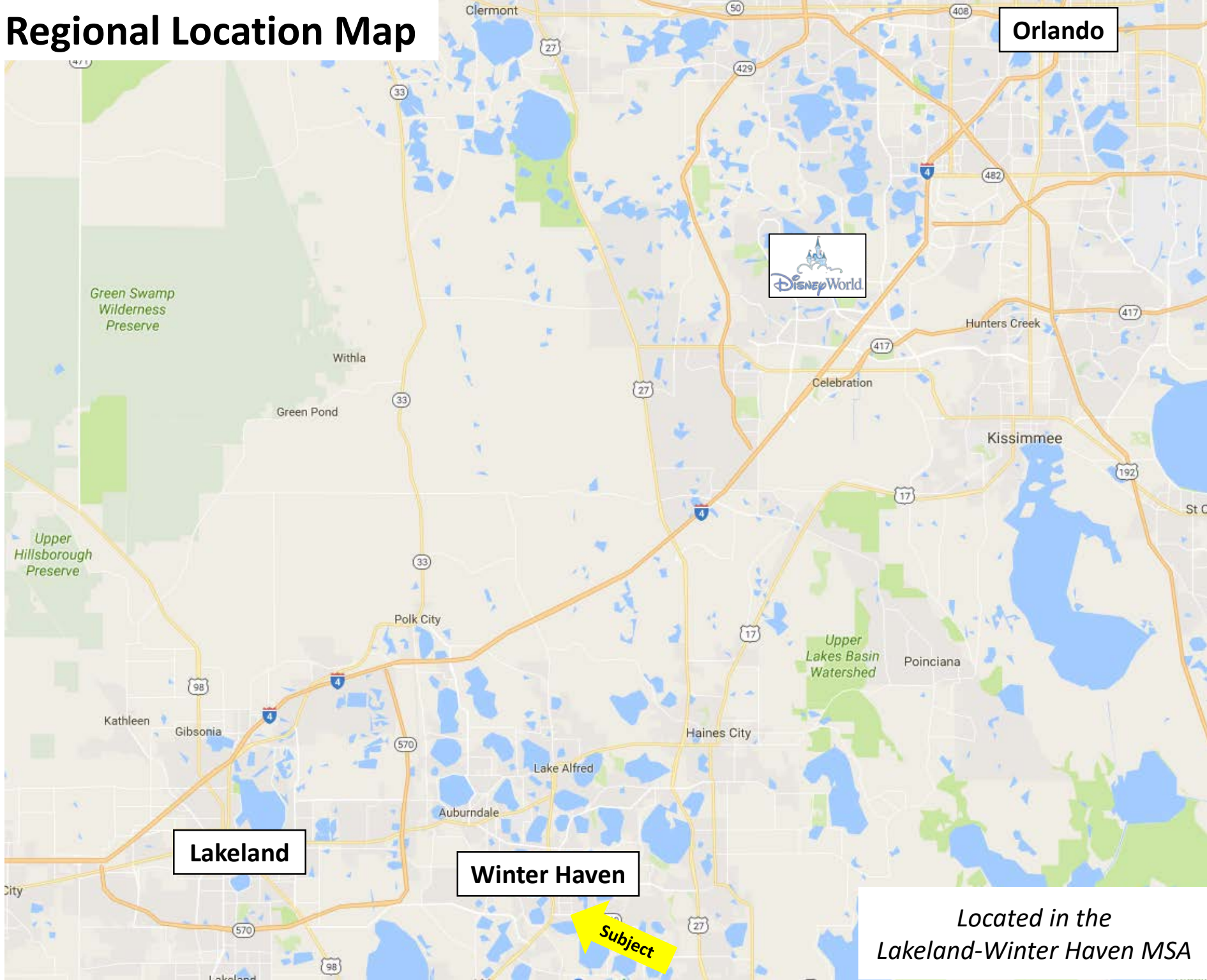
Class-A Winter Haven Bank

- The property is at the NW corner of 1st Street S and Avenue O SE
- Desirable site due to being located on a primary route through Winter Haven; 250 +/- SF of frontage on 1st Street S
- Traffic count of 21,000 cars/day on 1st Street S
- Close proximity to downtown Winter Haven with many businesses in walking distance
- Over 20,600 people within 2 miles
- The subject has good visibility from 1st Street S and Ave O SE
- Full access including right-in/right-out and left-in/left-out at the traffic signal
- The building/site is turn key for a bank, and could be easily converted to office, retail, or medical use
- Zoning is City of Winter Haven C-3/Commercial Highway, which allows a broad range of commercial uses

Executive Summary

Site Address:	1285 1 st St. S WINTER HAVEN, FL 33880
County:	POLK
PIN (Property Identification Number):	262832000000011180
Building Size (s):	4,176 +/- SF
Land Size:	1.14 +/- acres
Parking:	43 spaces
Property Use:	Financial Institution
Taxes:	\$15,934.80 (2016)
Zoning:	C-3; Commercial Highway (City of Winter Haven)
Traffic Count:	21,000 cars/day on 1 st St. S
Price:	\$1,850,000

Regional Location Map



Orlando



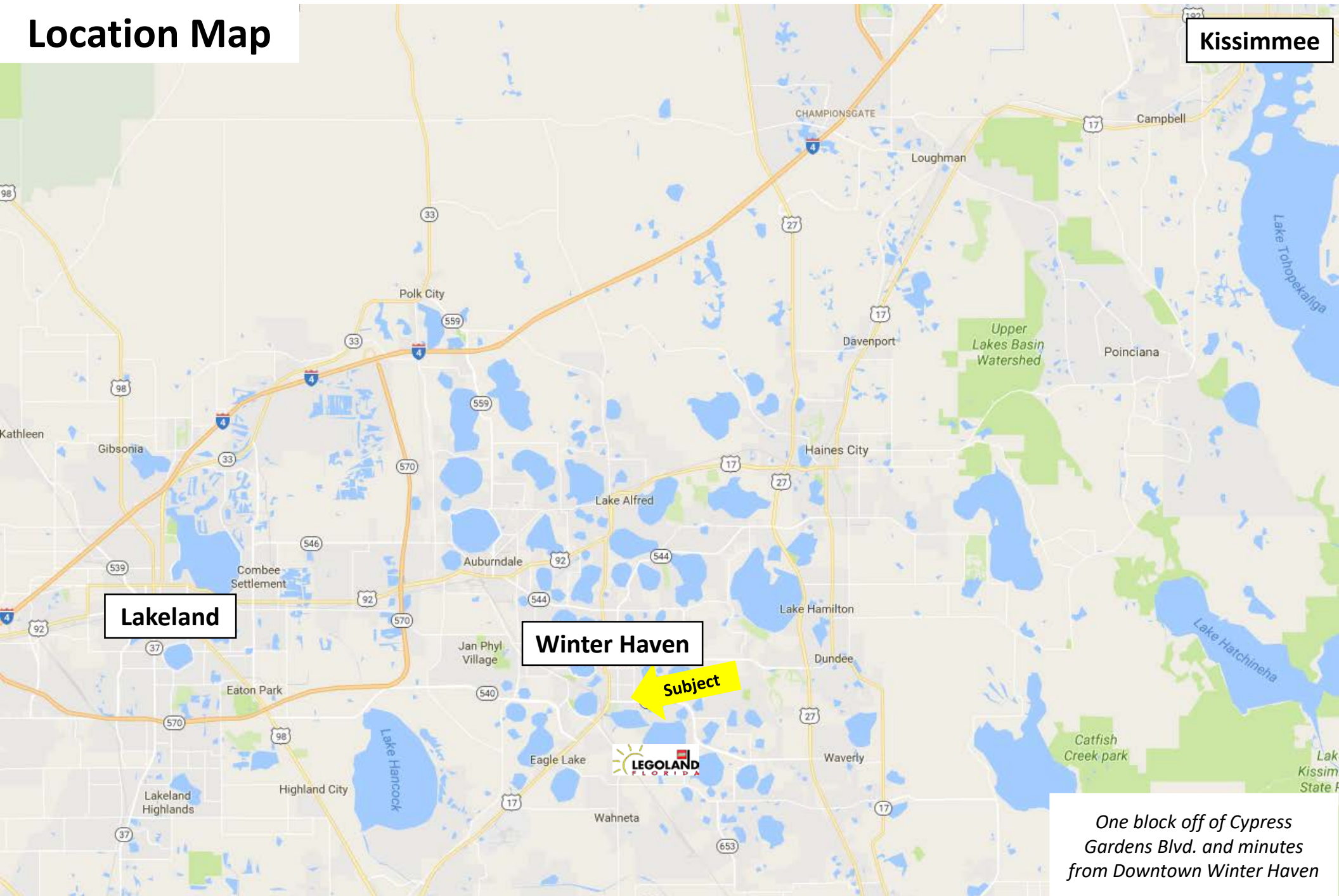
Lakeland

Winter Haven

Subject

*Located in the
Lakeland-Winter Haven MSA*

Location Map



Kissimmee

Lakeland

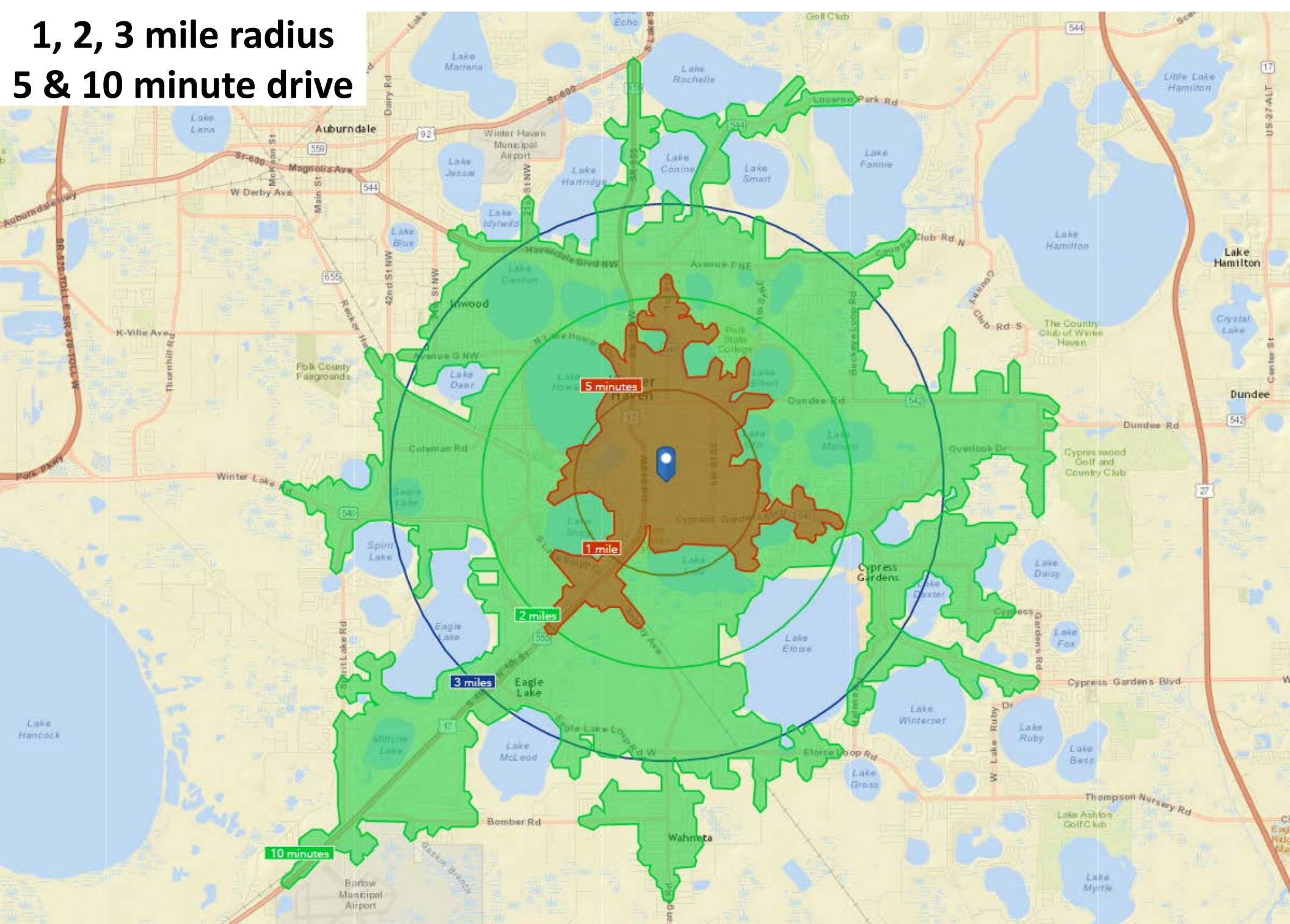
Winter Haven

Subject



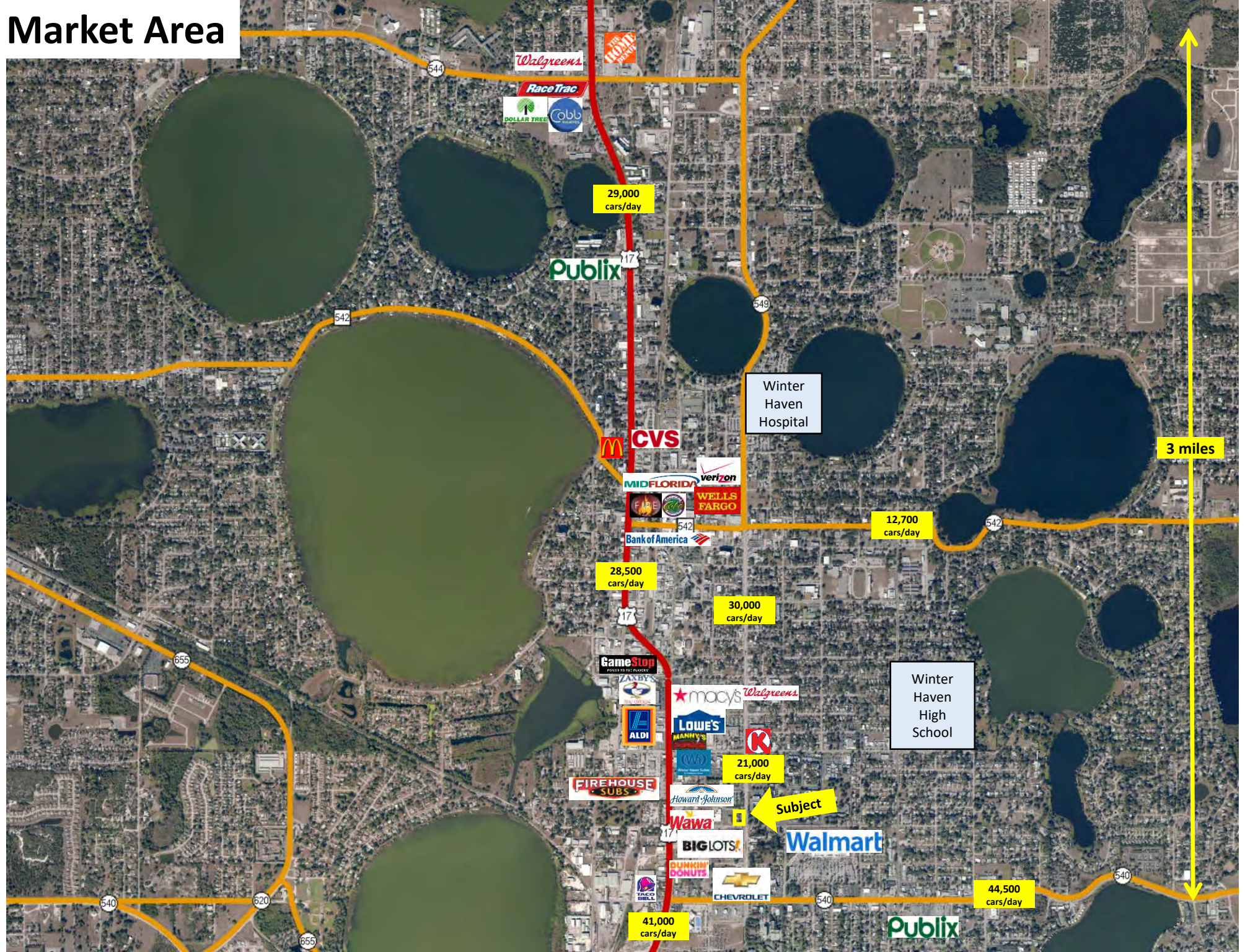
One block off of Cypress Gardens Blvd. and minutes from Downtown Winter Haven

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



<u>Benchmark Demographics</u>	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>	<u>5 minutes</u>	<u>10 minutes</u>	<u>Polk</u>	<u>FL</u>	<u>US</u>
Population	6,710	20,637	45,249	10,169	57,429	642,909	20,108,440	323,580,626
Households	2,715	8,307	17,712	4,229	21,792	240,058	7,858,449	121,786,233
Families	1,525	4,974	11,393	2,320	14,348	166,952	5,083,223	80,307,260
Average Household Size	2.41	2.44	2.52	2.35	2.61	2.63	2.50	2.59
Owner Occupied Housing Units	1,101	4,339	10,391	1,745	13,225	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	1,614	3,968	7,322	2,483	8,567	81,462	2,922,303	45,359,091
Median Age	38.0	40.6	40.6	39.5	40.3	41.0	41.9	38.0
<i>Trends: 2015 - 2020 Annual Rate</i>								
Population	0.62%	0.99%	1.22%	0.80%	1.20%	1.18%	1.29%	0.84%
Households	0.45%	0.88%	1.08%	0.66%	1.07%	1.07%	1.21%	0.79%
Families	0.36%	0.79%	1.00%	0.56%	0.99%	1.00%	1.13%	0.72%
Owner HHs	0.34%	0.81%	0.92%	0.57%	0.93%	0.97%	1.09%	0.73%
Median Household Income	1.77%	1.18%	1.55%	0.89%	1.72%	2.79%	2.52%	1.89%
<i>Households by Income</i>								
<\$15,000	22.30%	20.40%	18.30%	24.10%	17.90%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	15.70%	14.40%	14.60%	16.20%	14.50%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	13.80%	13.20%	13.00%	13.10%	12.60%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	13.60%	15.50%	15.10%	14.70%	15.30%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	15.00%	16.50%	18.10%	14.40%	18.30%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	9.50%	8.90%	10.20%	7.80%	10.50%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	7.00%	7.30%	7.10%	6.50%	7.40%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	1.60%	1.60%	1.70%	1.50%	1.70%	2.40%	3.99%	5.29%
\$200,000+	1.50%	2.20%	2.00%	1.60%	1.90%	2.16%	4.08%	5.36%
Median Household Income	\$33,294	\$36,427	\$38,143	\$31,777	\$38,854	\$43,856	\$48,377	\$54,149
Average Household Income	\$49,158	\$52,688	\$53,342	\$47,434	\$53,626	\$59,091	\$69,330	\$77,008
Per Capita Income	\$20,635	\$21,772	\$20,970	\$20,342	\$20,749	\$22,615	\$27,618	\$29,472
<i>Population by Age</i>								
0 - 4	6.50%	6.10%	6.20%	6.20%	6.30%	6.12%	5.40%	6.19%
5 - 9	6.10%	6.10%	6.10%	6.00%	6.20%	6.11%	5.53%	6.33%
10 - 14	6.10%	6.30%	6.60%	6.10%	6.70%	6.23%	5.69%	6.46%
15 - 19	6.30%	6.20%	6.30%	6.20%	6.30%	6.09%	5.85%	6.55%
20 - 24	7.10%	6.40%	6.40%	6.80%	6.30%	6.17%	6.56%	7.09%
25 - 34	14.50%	12.80%	12.30%	13.60%	12.40%	12.37%	12.83%	13.64%
35 - 44	11.50%	11.00%	11.10%	11.10%	11.20%	11.56%	11.93%	12.62%
45 - 54	12.20%	12.60%	12.60%	12.40%	12.50%	12.23%	13.34%	13.27%
55 - 64	12.00%	12.90%	13.10%	12.40%	13.00%	13.00%	13.37%	12.82%
65 - 74	8.70%	9.90%	10.10%	9.40%	10.10%	11.61%	10.90%	8.76%
75 - 84	5.50%	6.10%	6.10%	6.00%	6.00%	6.21%	6.03%	4.35%
85+	3.50%	3.60%	3.10%	3.80%	2.90%	2.30%	2.59%	1.92%
<i>Race and Ethnicity</i>								
White Alone	64.60%	67.90%	64.40%	61.90%	65.90%	72.91%	73.36%	70.52%
Black Alone	24.70%	21.40%	25.00%	27.20%	22.50%	15.39%	16.38%	12.79%
American Indian Alone	0.60%	0.60%	0.50%	0.60%	0.50%	0.46%	0.40%	0.97%
Asian Alone	2.30%	1.70%	1.70%	1.80%	1.80%	1.84%	2.77%	5.46%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.20%	0.10%	0.07%	0.07%	0.19%
Some Other Race Alone	5.10%	5.60%	5.50%	5.70%	6.50%	6.46%	4.12%	6.76%
Two or More Races	2.50%	2.70%	2.70%	2.70%	2.80%	2.88%	2.90%	3.32%
Hispanic Origin (Any Race)	15.00%	15.50%	15.80%	15.20%	17.90%	21.08%	25.07%	17.92%

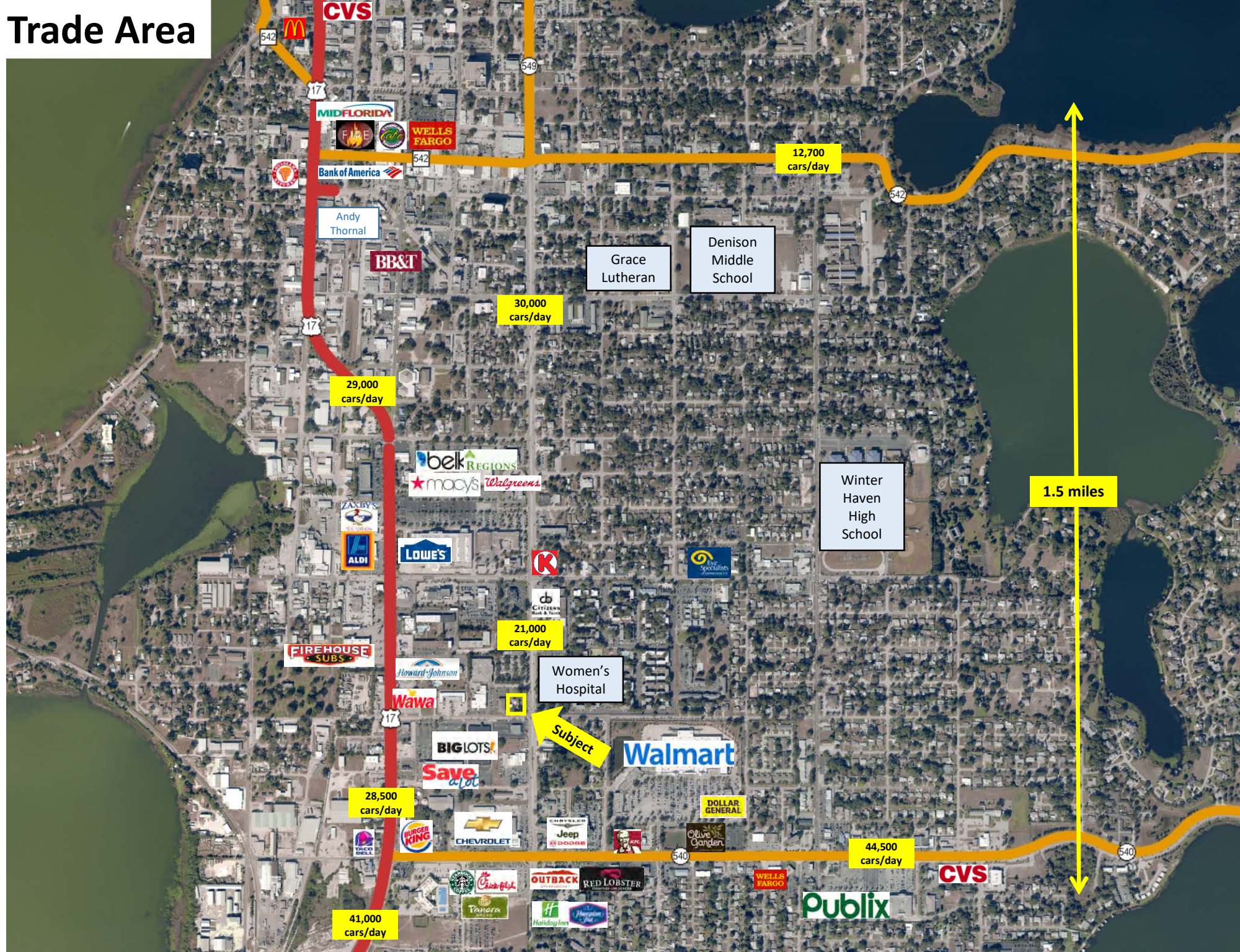
Market Area



Bank Competition Map



Trade Area



Neighborhood Aerial



 BayCare

Behavioral Health

Office Pub & Lounge


Rocco's

 MAC'S MEATS & PRODUCE
HEAVY WESTERN BEEF

 PPG PAINTS

Florida Department Corrections

1st St. S

 Winter Haven Women's Hospital
BayCare Health System

Avenue O SE



21,000 cars/day

 EWING BLACKWELDER & DUCE INSURANCE
Auto & Home & Life & Travel

Heart Of Florida OB/GYN

 SONIC

 BIG LOTS!

 CENTRAL FLORIDA

 FAMILY DOLLAR

Central Buick GMC

 Super-Lube

Site Characteristics

- *43 Parking Spaces*
- *Full access and traffic signal*



+/- 200 ft.

Full Access

1st St. S

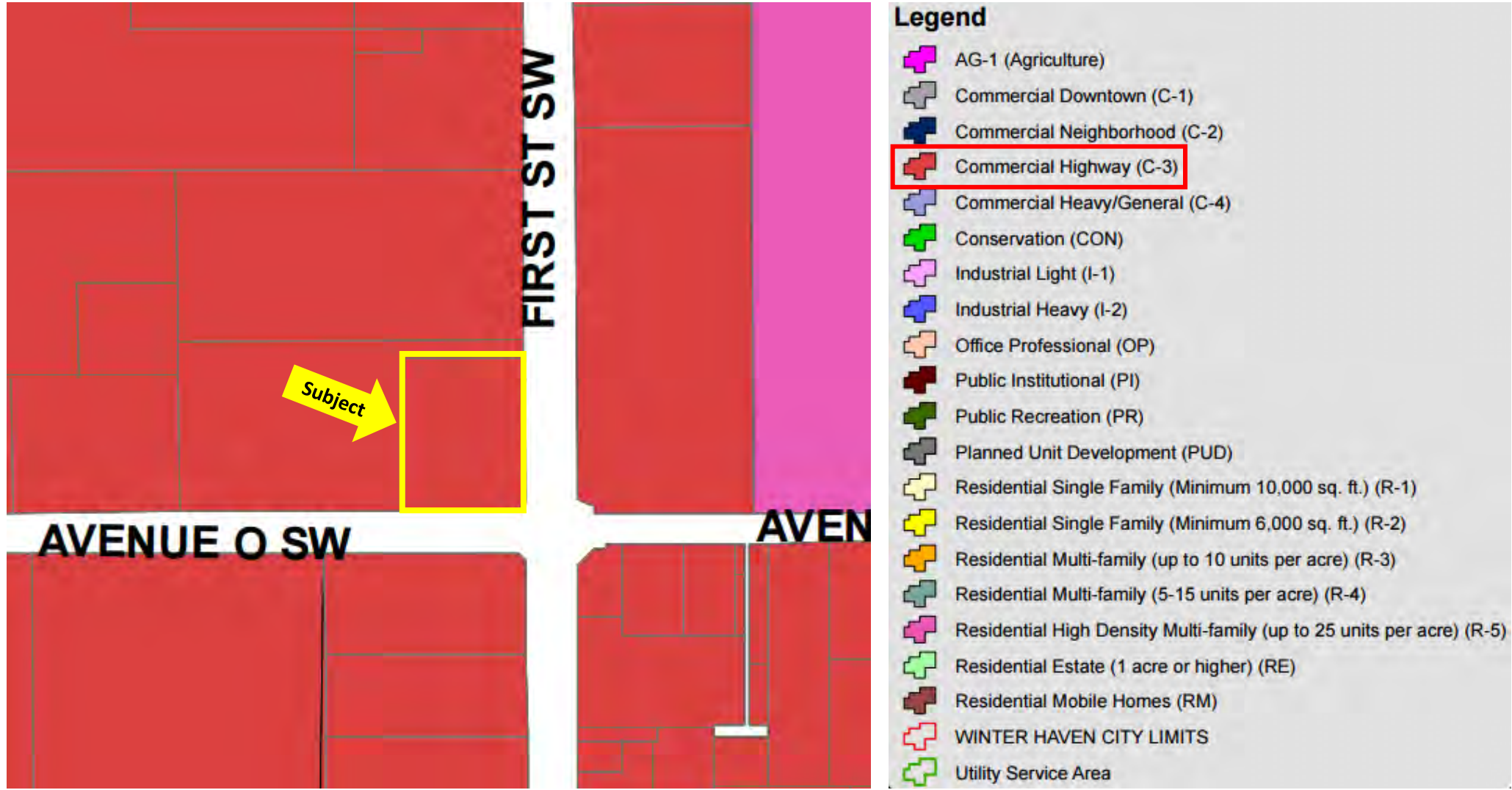
+/- 245 ft.

Avenue O SE

Full Access



Zoning

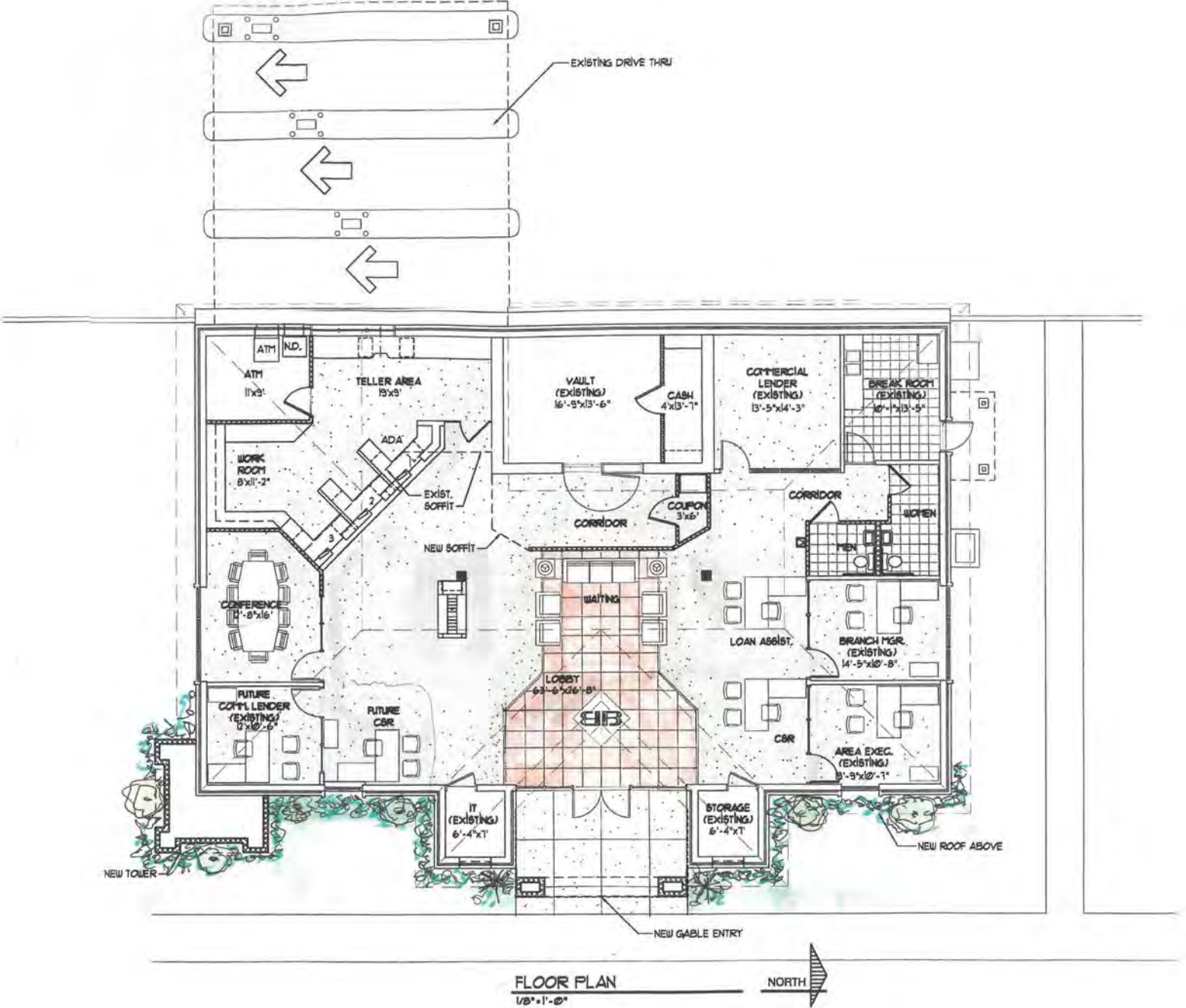


Sec. 21-45. - C-3 Highway commercial.

- (a) Future land use classification: Commercial—Retail.
- (b) The C-3 highway business district is intended to apply to arterial streets and trafficways where business establishments primarily not of a neighborhood or community service type may properly be located to serve large sections of the City. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.
- (c) Additional development standards:
 - (1) Development site shall be large enough to accommodate all required parking, stormwater management and other standards and facilities.

(Ord. No. O-00-09, Art. 2 (2.02.03.12), 4-24-00; Ord. No. O-08-42, § 5, 5-12-08)

Floor Plan



Photos – Exterior



Front Entrance



Drive Thru



Signage



Frontage

Photos – Interior



Conference Room



Office



Lobby



Break Room