



PROPERTY FOR SALE

FIRST STREET COMMERCIAL LOT- WH

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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EXECUTIVE SUMMARY

BOND
CLINIC, P.A.

ADVANCED
EYECARE
ASSOCIATES

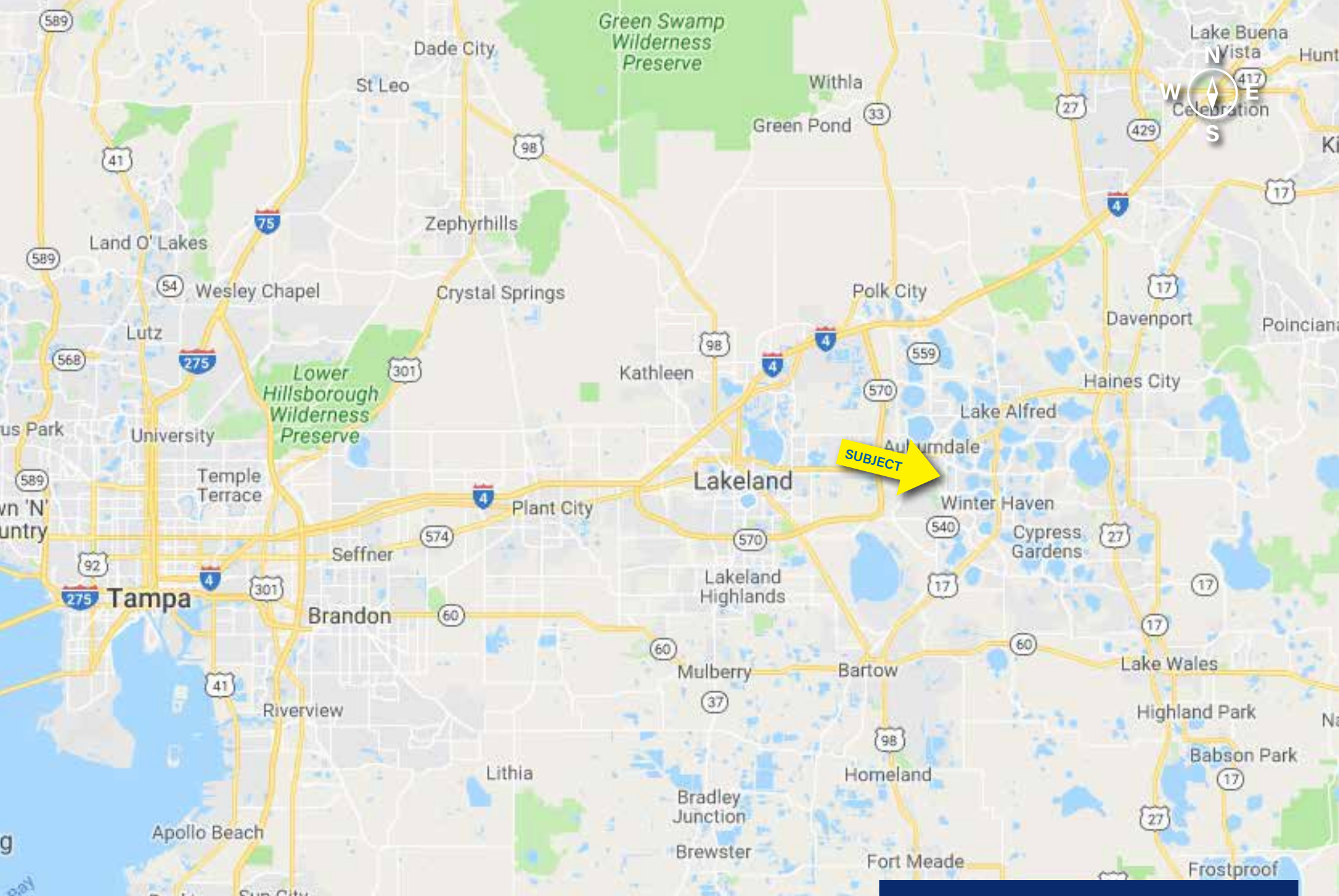
27,500
cars/day

1st St N

0 FIRST STREET NE WINTER HAVEN, FL 33881

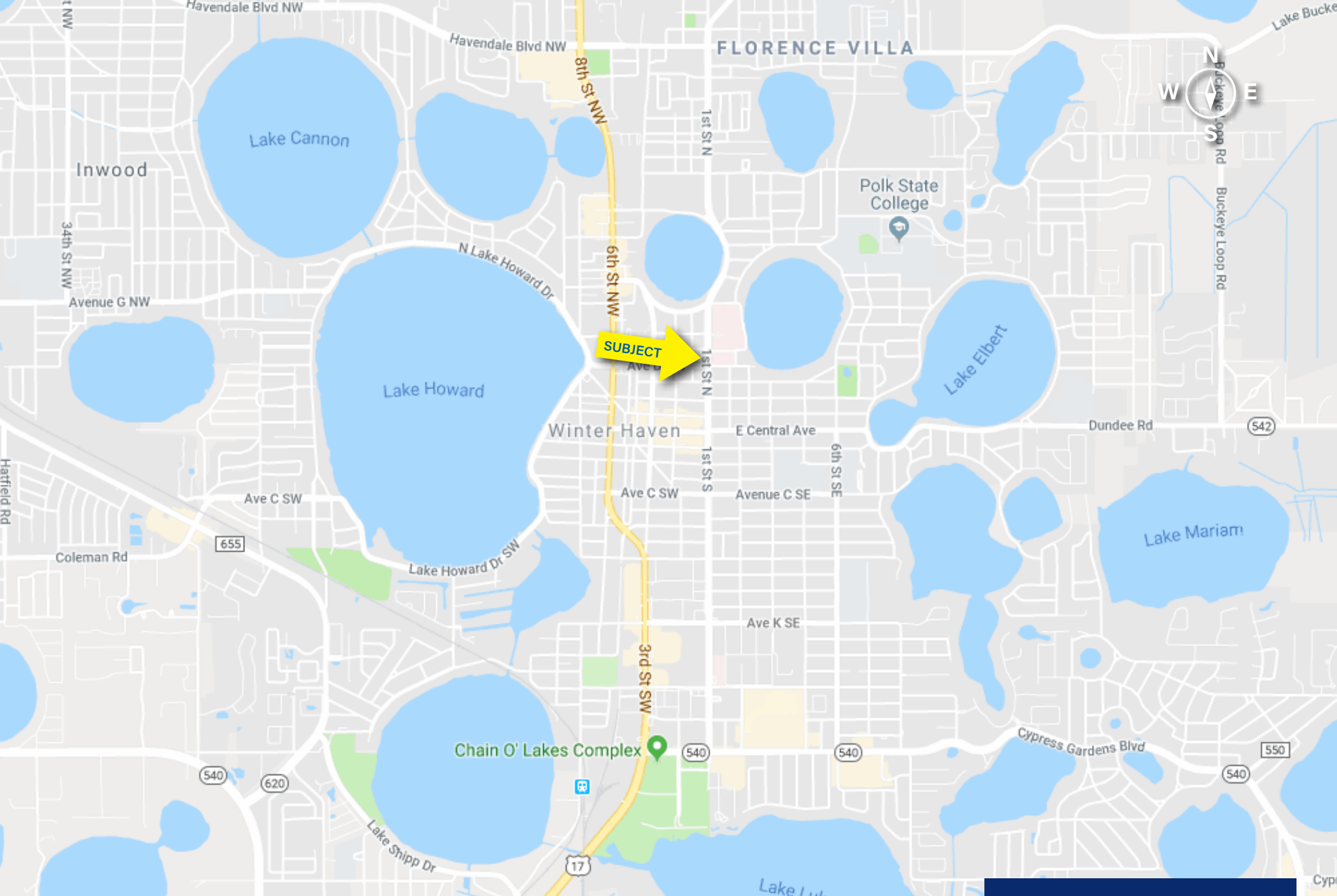
The subject is a grouping of several vacant commercial parcels in downtown Winter Haven. The subject is in close proximity to several major locations downtown such as: City Hall, Trailhead Park, and the Winter Haven Hospital.

Site Address:	0 First Street NE, Winter Haven, FL 33881
County:	Polk
PIN (Property Identification Number):	26-28-28-605000-008070, 26-28-28-605000-008050, 26-28-28-605000-008030, 26-28-28-605000-008010, 26-28-28-605000-004080, 26-28-28-605000-007050
Land Size:	2.18 +/- acres
Property Use:	Vacant Commercial Lot
Utilities:	Water and Sewer
Zoning:	Commercial Highway [C-3]
Taxes:	\$6,449.66 [2019]
Traffic Count:	27,500 cars/day via 1st Street
Asking Price:	\$1,300,000



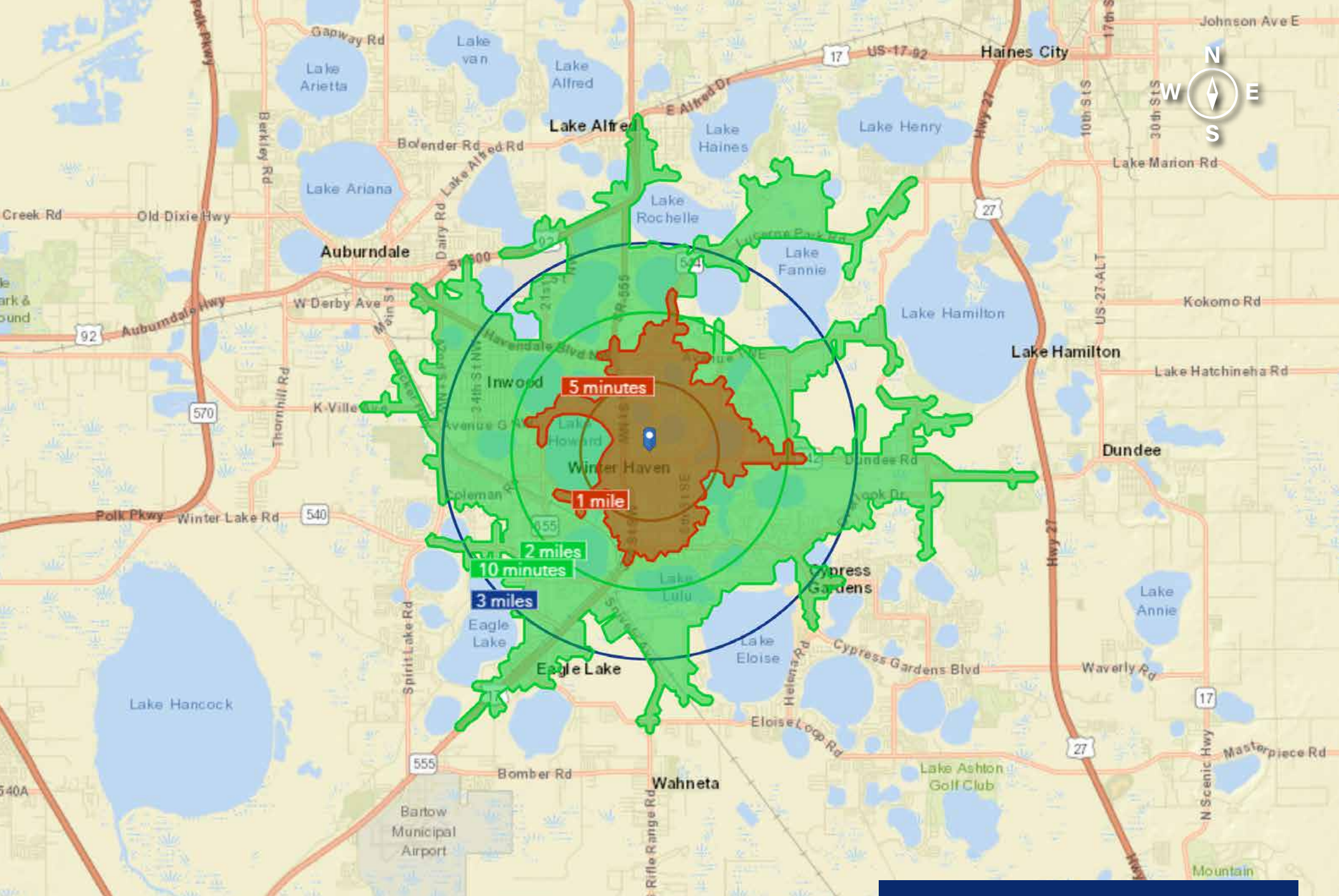
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



The subject is located in downtown Winter Haven, just south of the Winter Haven Hospital.

LOCATION MAP



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

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	6,905	25,631	48,187	14,034	54,543	683,954	21,239,528	332,417,793
Households	3,071	10,449	18,745	5,830	21,250	255,025	8,299,404	125,168,557
Families	1,459	6,192	11,891	3,230	13,510	177,233	5,366,533	82,295,074
Average Household Size	2.20	2.41	2.53	2.36	2.53	2.63	2.51	2.59
Owner Occupied Housing Units	1,052	5,492	11,046	2,501	12,803	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	2,020	4,957	7,699	3,329	8,447	80,217	2,924,369	45,709,279
Median Age	42.7	41.8	41.2	40.8	41.9	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	27,400	40,123	42,403	34,298	42,610	50,006	54,238	60,548
Average Household Income	43,051	58,621	62,431	49,582	63,019	67,890	78,335	87,398
Per Capita Income	18,986	23,777	24,265	20,439	24,738	25,412	30,703	33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	0.89%	1.21%	1.27%	1.16%	1.32%	1.46%	1.37%	0.77%
Households	0.81%	1.09%	1.16%	1.04%	1.21%	1.37%	1.31%	0.75%
Families	0.69%	1.03%	1.10%	0.98%	1.15%	1.31%	1.26%	0.68%
Owner HHs	1.17%	1.34%	1.43%	1.45%	1.52%	1.72%	1.60%	0.92%
Median Household Income	1.99%	2.44%	2.94%	2.09%	3.02%	1.95%	2.37%	2.70%

The subject property has a strong population density within a two mile radius with 25,631 people.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

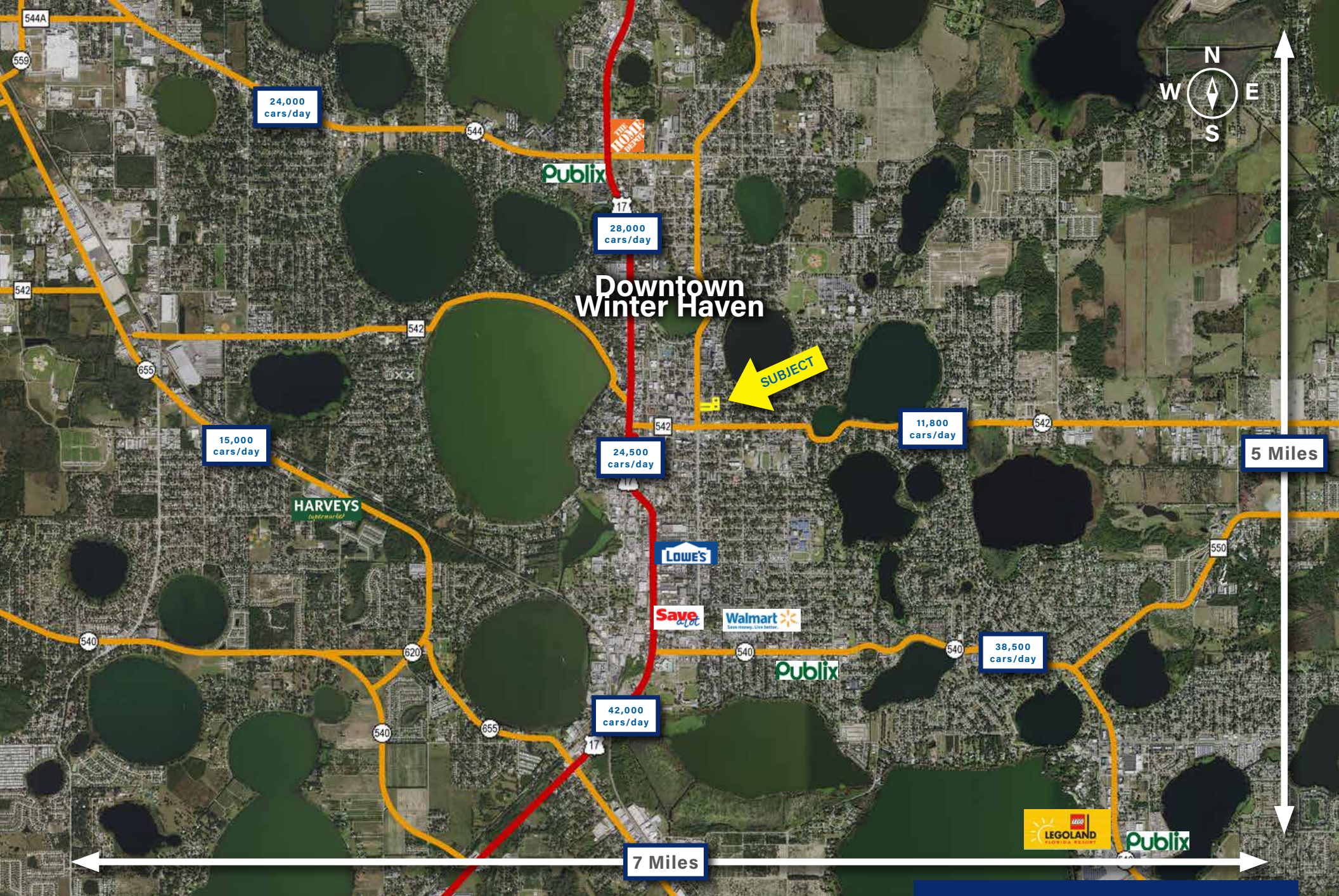
<\$15,000	30.00%	19.40%	17.60%	23.60%	17.40%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	16.50%	12.20%	12.00%	14.40%	12.10%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	12.00%	11.60%	11.40%	12.70%	11.40%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	14.30%	15.90%	15.60%	15.10%	15.60%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	13.40%	16.60%	17.60%	15.70%	17.40%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	6.40%	10.30%	10.20%	9.00%	10.60%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	4.40%	8.30%	8.70%	5.80%	8.80%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	1.40%	2.40%	2.80%	1.70%	2.40%	3.50%	5.00%	6.50%
\$200,000+	1.70%	3.30%	4.10%	2.00%	4.30%	3.60%	5.70%	7.30%

Population by Age

0 - 4	5.50%	6.00%	6.10%	6.10%	6.00%	5.90%	5.20%	6.00%
5 - 9	5.70%	6.00%	6.00%	6.10%	6.00%	6.00%	5.40%	6.10%
10 - 14	5.60%	6.00%	6.10%	6.00%	6.00%	6.00%	5.60%	6.30%
15 - 19	5.10%	5.70%	5.90%	5.60%	5.80%	5.90%	5.60%	6.30%
20 - 24	5.80%	5.90%	6.00%	6.00%	5.80%	5.70%	6.10%	6.70%
25 - 34	13.80%	13.10%	13.00%	13.60%	12.80%	12.90%	13.30%	14.00%
35 - 44	10.70%	10.70%	10.70%	10.80%	10.70%	11.40%	11.70%	12.60%
45 - 54	11.30%	11.40%	11.60%	11.20%	11.40%	11.70%	12.50%	12.50%
55 - 64	13.30%	13.40%	13.40%	13.10%	13.50%	13.10%	13.70%	13.10%
65 - 74	11.20%	11.00%	11.00%	10.80%	11.50%	12.20%	11.70%	9.70%
75 - 84	7.30%	7.10%	6.80%	6.90%	7.10%	6.80%	6.50%	4.70%
85+	4.60%	3.90%	3.50%	3.90%	3.50%	2.50%	2.80%	2.00%

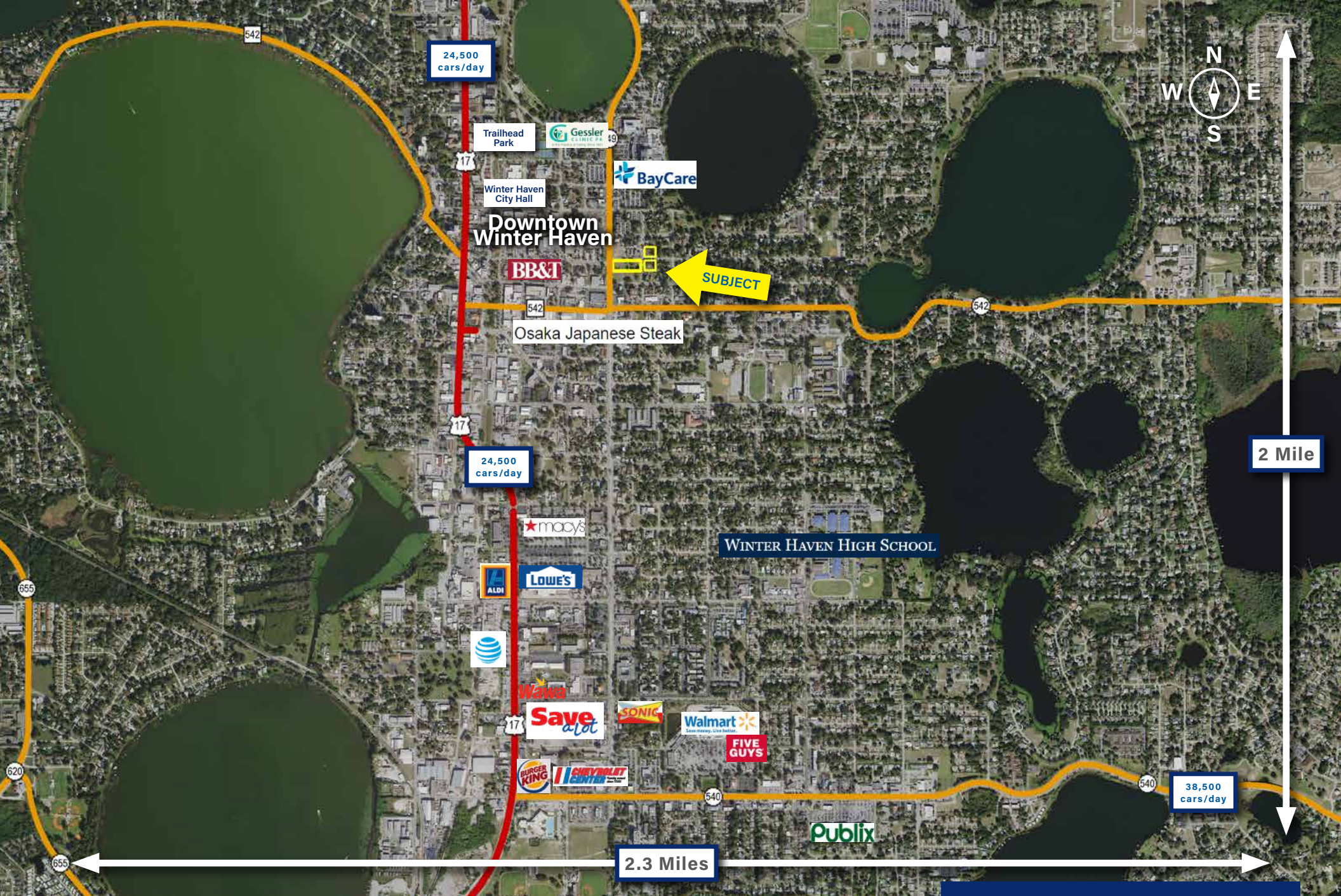
Race and Ethnicity

White Alone	53.50%	58.00%	60.80%	50.60%	62.90%	71.50%	72.70%	69.60%
Black Alone	37.10%	33.30%	28.70%	40.40%	26.80%	15.60%	16.50%	12.90%
American Indian Alone	0.50%	0.40%	0.50%	0.40%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.10%	1.50%	1.60%	1.30%	1.60%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.70%	4.00%	5.40%	4.40%	5.40%	7.40%	4.50%	7.00%
Two or More Races	2.80%	2.70%	2.90%	2.80%	2.80%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	13.60%	13.20%	16.10%	13.10%	16.40%	24.00%	26.60%	18.60%



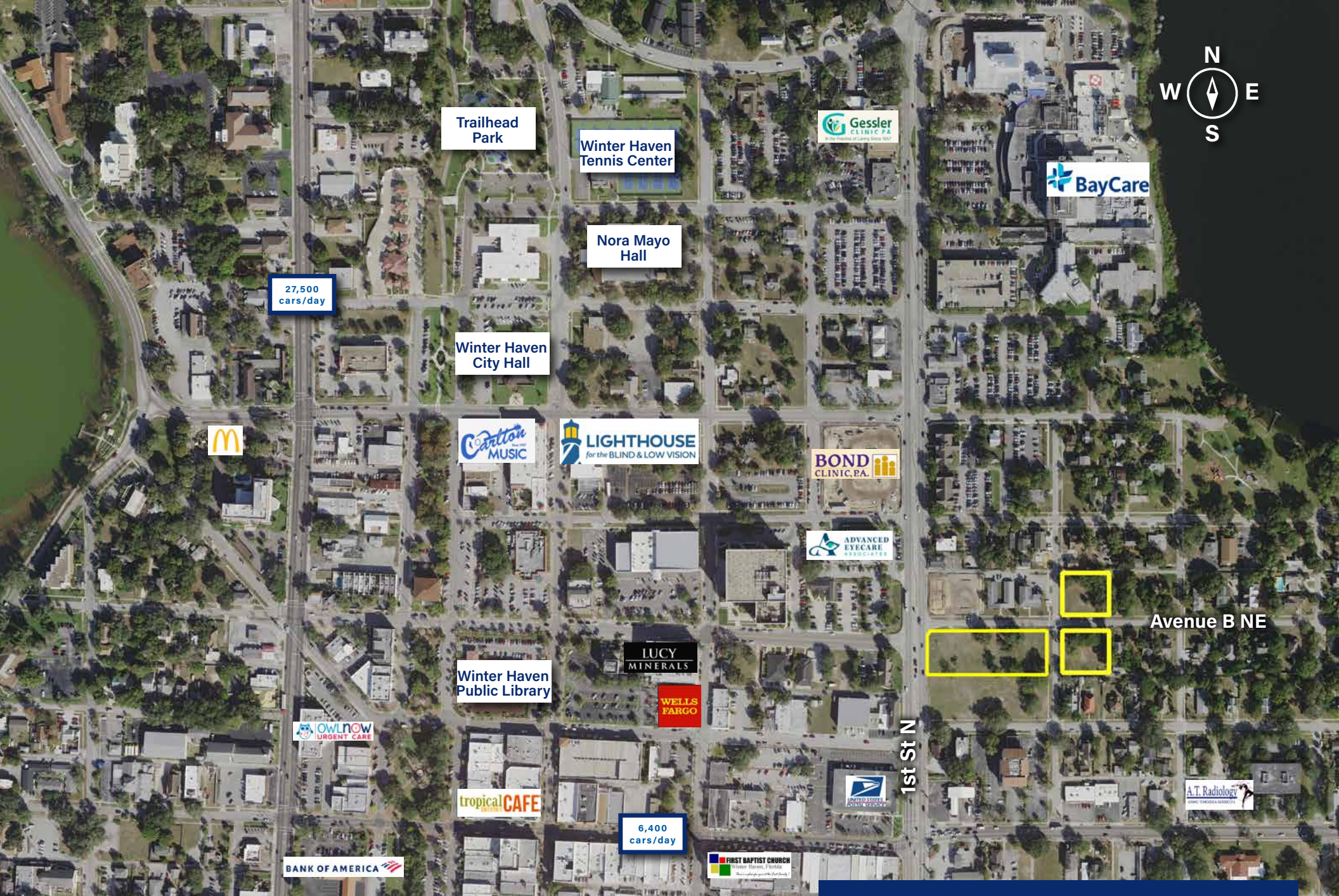
The market area encompasses the city limits of Winter Haven and the eastern parts of Auburndale.

MARKET AREA MAP



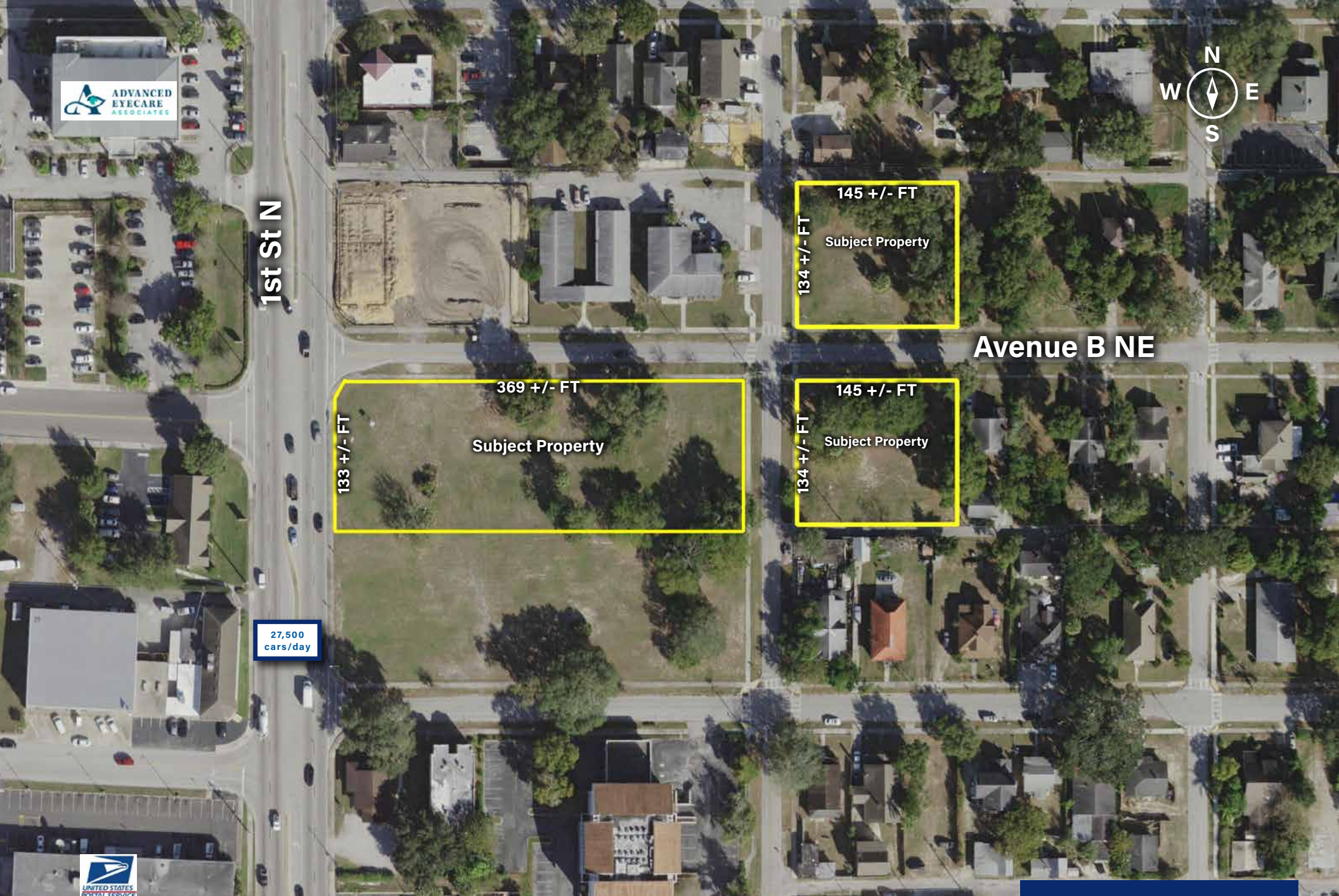
The trade area has concentrated activity to the south towards Cypress Gardens Boulevard.

TRADE AREA MAP



The neighborhood is comprised of Downtown Winter Haven which is highlighted by heavy retail, office, and restaurant.

NEIGHBORHOOD AERIAL



1st St N

Avenue B NE



27,500 cars/day

369 +/- FT
Subject Property

133 +/- FT

145 +/- FT
Subject Property

134 +/- FT

145 +/- FT
Subject Property

134 +/- FT



The subject has entry points via Avenue B NE.

SITE AERIAL

The Winter Haven Hospital is a 527 bed facility just north of the subject property.





Winter Haven City is 5 blocks north of the subject



Multi-Court Tennis Center north of the subject



Trailhead Park



Florida Citrus Building



Gessler Clinic



The subject is a collection of parcels covering 2.18 +/- acres

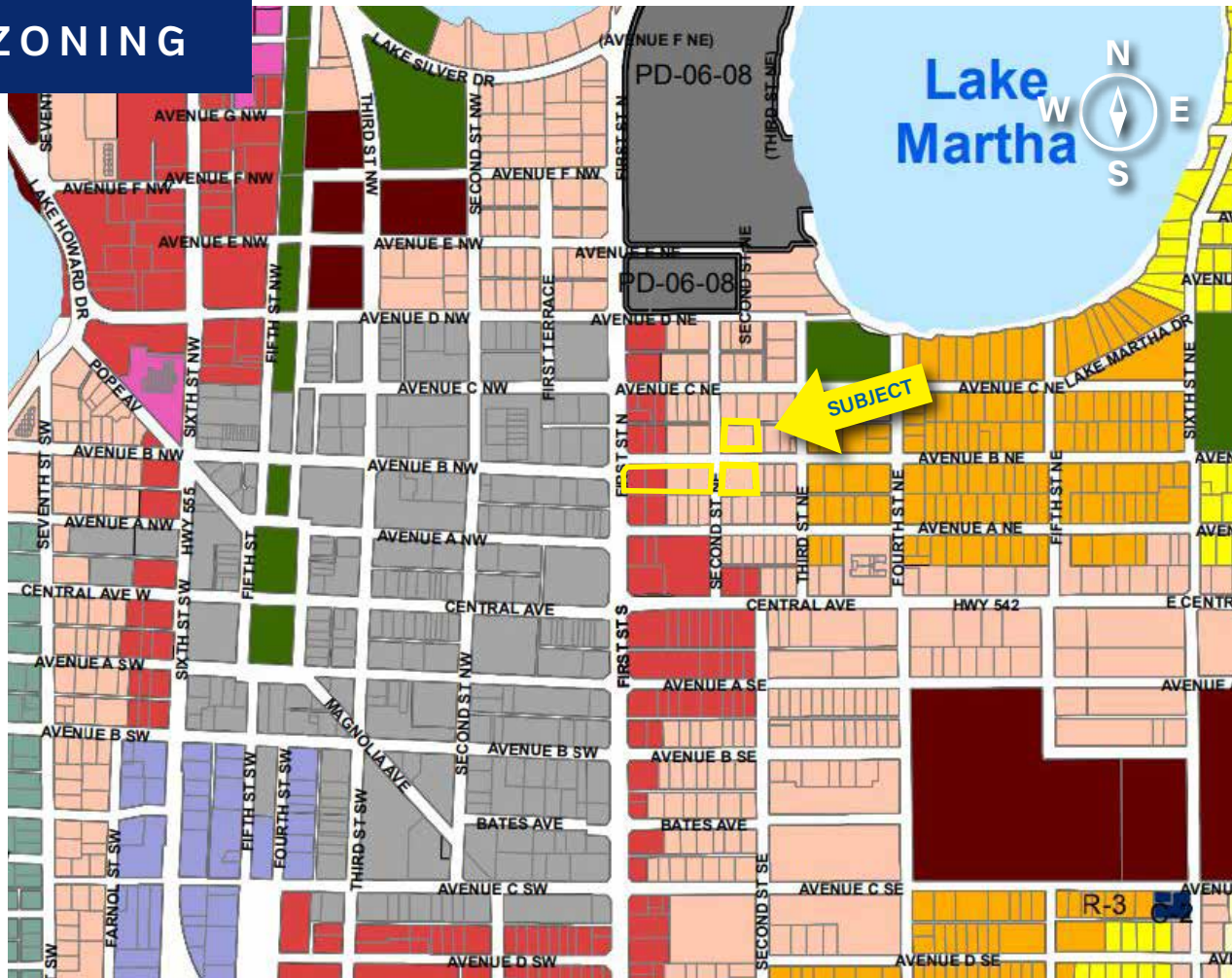


Northeast parcel of the subject



Subject Property

ZONING



-  C-3
-  MX
-  PR
-  PI

Commercial Highway (C-3)

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.

Mixed Use (MX)

The purpose of the MX, Mixed use zoning district is to provide areas for a mixture of low intensity commercial uses and moderate density residential uses. Ideally, MX will be mapped as a transitional district between those areas which are predominately residential in character and those areas which are predominately commercial in character.



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Real Estate

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