

PROPERTY FOR SALE

7001 CYPRESS GARDENS BLVD., WINTER HAVEN, FL

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

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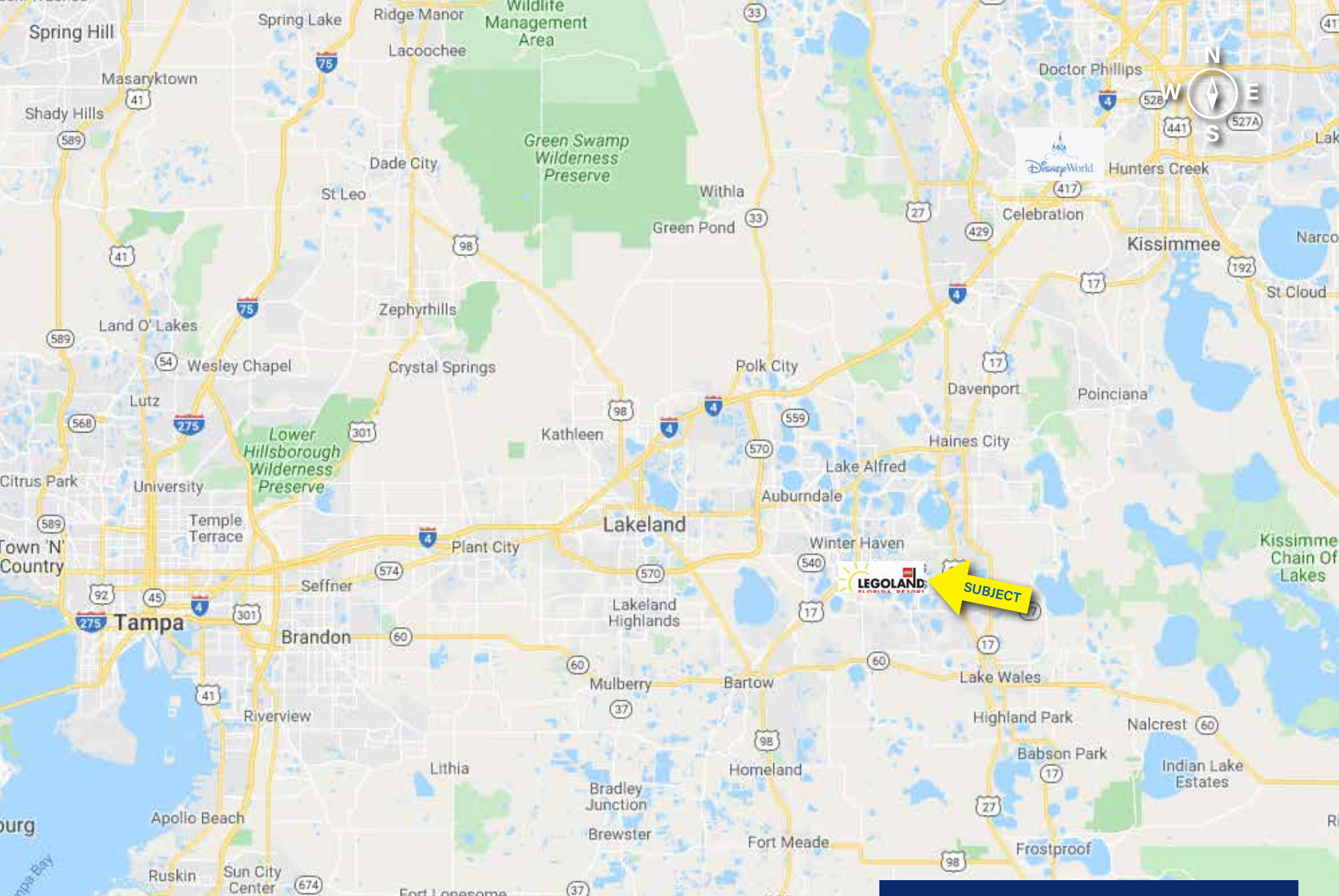


EXECUTIVE SUMMARY

7001 CYPRESS GARDENS BOULEVARD WINTER HAVEN, FL 33884

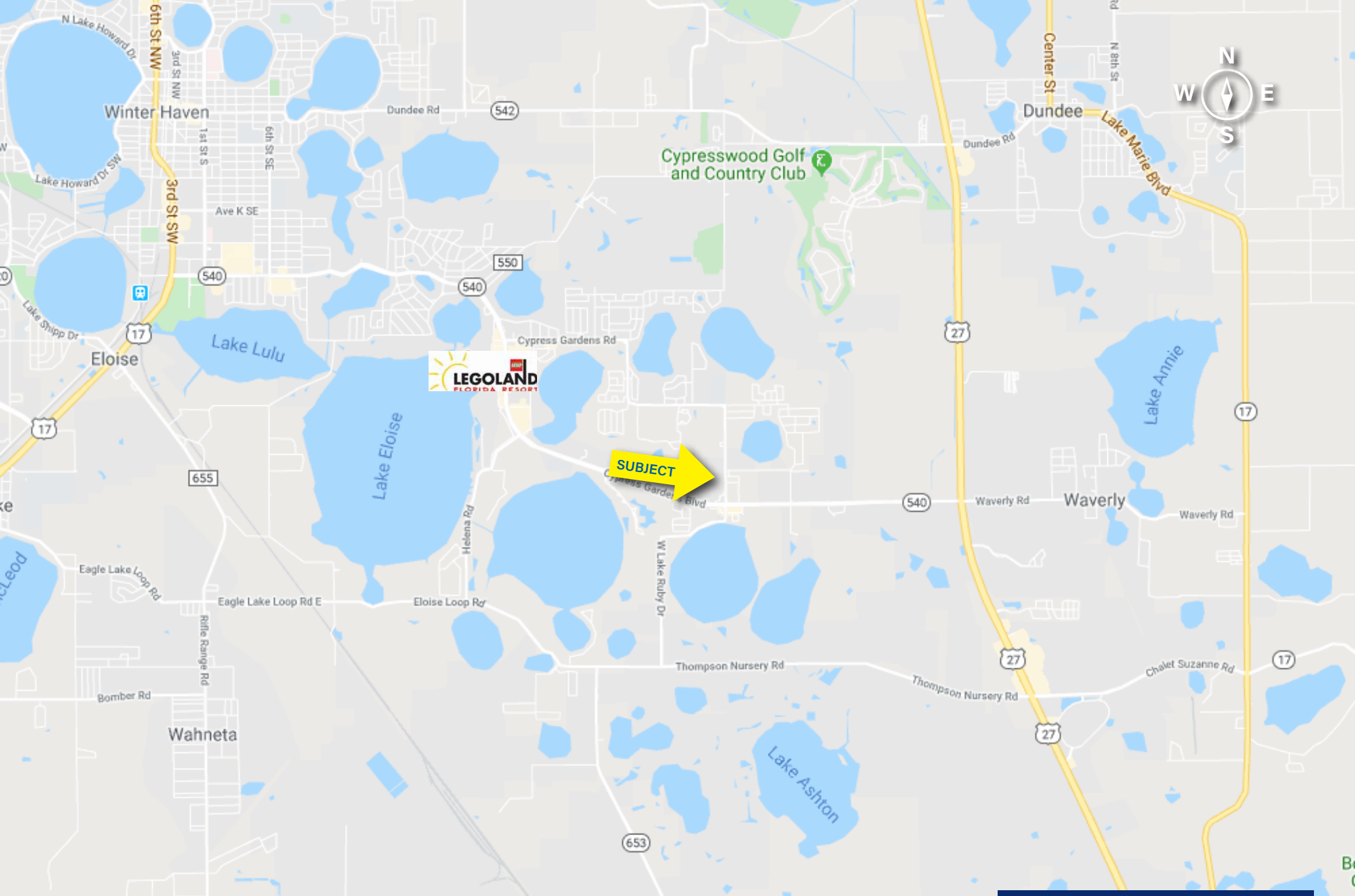
This commercial outparcel and apartment site planned for 264 units are available either separately or together. The subjects are contiguous to CVS Pharmacy at a key signalized intersection in the LEGOLAND corridor. This trade area is booming with growth and is anchored by LEGOLAND Florida and the State Farm Regional Office.

Site Address:	7001 Cypress Gardens Boulevard, Winter Haven, FL 33884
County:	Polk
PIN (Property Identification Number):	262912000000011090, 262912000000011030
Land Size:	<u>Apartment Site:</u> 17.27 +/- acres [264 units] <u>Retail Site:</u> 3.06 +/- acres
Property Use:	Vacant Commercial
Utilities:	Water & Sewer
Zoning:	Commercial Highway [C-3] Multi-Family Residential [R-4] [City of Winter Haven]
Taxes:	\$4,742.03 [2019]
Traffic Count:	24,500 cars/day via Cypress Gardens Blvd
Asking Price:	Apartment Site: [under contract] Retail Site: \$3,000,000



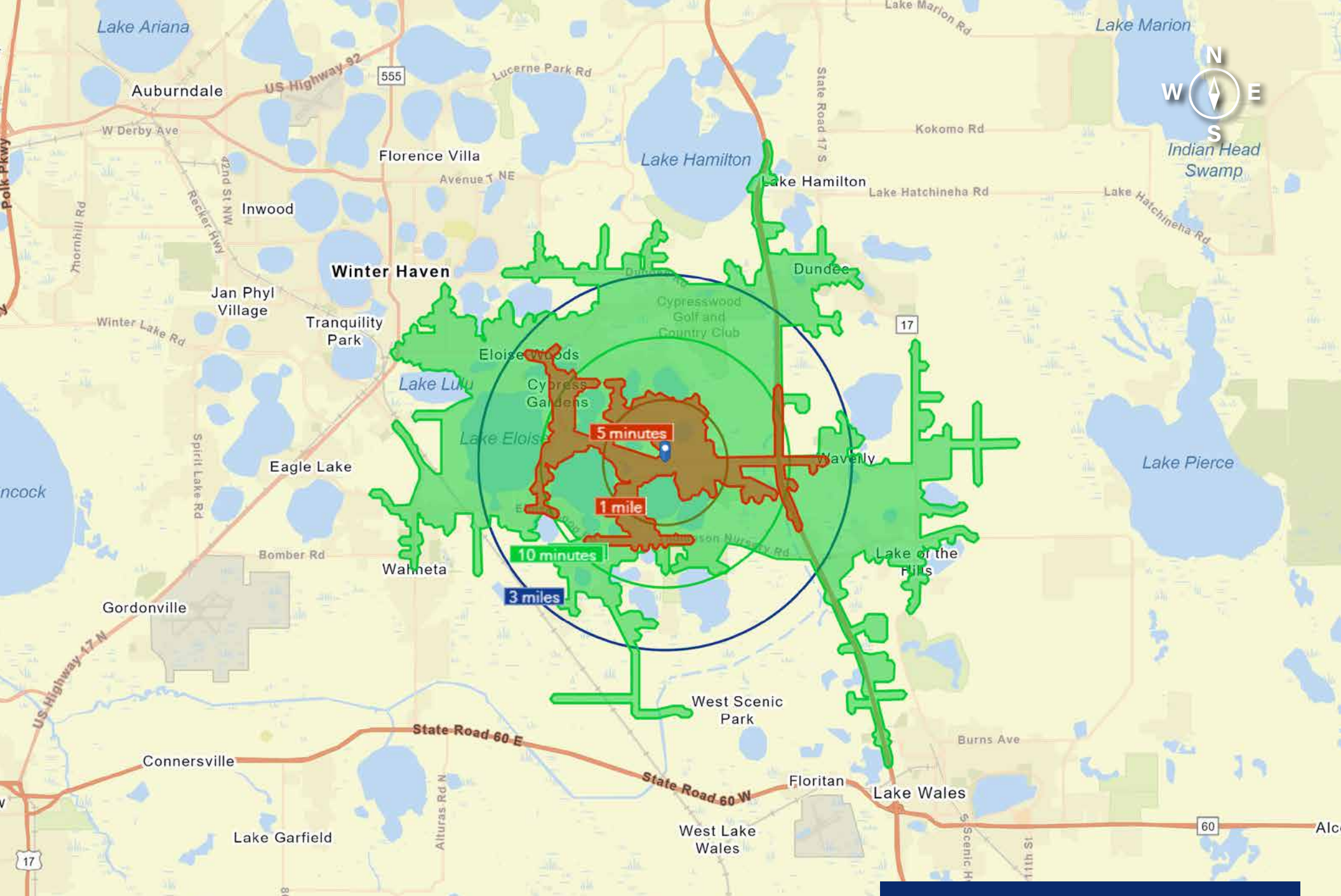
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



The subject is located on Cypress Gardens Boulevard, between US 17 and US 27.

LOCATION MAP



BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	7,048	20,195	32,024	10,142	42,196	683,954	21,239,528	332,417,793
Households	2,802	8,616	13,548	4,215	17,175	255,025	8,299,404	125,168,557
Families	1,966	5,946	9,359	2,904	11,760	177,233	5,366,533	82,295,074
Average Household Size	2.51	2.33	2.35	2.40	2.43	2.63	2.51	2.59
Owner Occupied Housing Units	1,900	6,292	10,223	3,014	12,516	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	902	2,324	3,325	1,202	4,659	80,217	2,924,369	45,709,279
Median Age	43.4	48.2	48.3	45.1	47.0	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	58,687	60,760	59,684	60,967	55,267	50,006	54,238	60,548
Average Household Income	76,945	79,766	80,994	79,282	77,044	67,890	78,335	87,398
Per Capita Income	31,127	33,795	33,851	32,583	31,458	25,412	30,703	33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.00%	1.28%	1.43%	1.10%	1.33%	1.46%	1.37%	0.77%
Households	0.90%	1.21%	1.35%	1.01%	1.25%	1.37%	1.31%	0.75%
Families	0.83%	1.15%	1.29%	0.94%	1.19%	1.31%	1.26%	0.68%
Owner HHs	1.25%	1.48%	1.59%	1.30%	1.56%	1.72%	1.60%	0.92%
Median Household Income	2.96%	2.70%	2.40%	2.72%	2.10%	1.95%	2.37%	2.70%

There is strong population density within a 2 mile radius of 20,195 .

The median household income within a two mile radius is 22% higher than Polk County, and 12% higher than the state of Florida.

BENCHMARK DEMOGRAPHICS

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

Households by Income

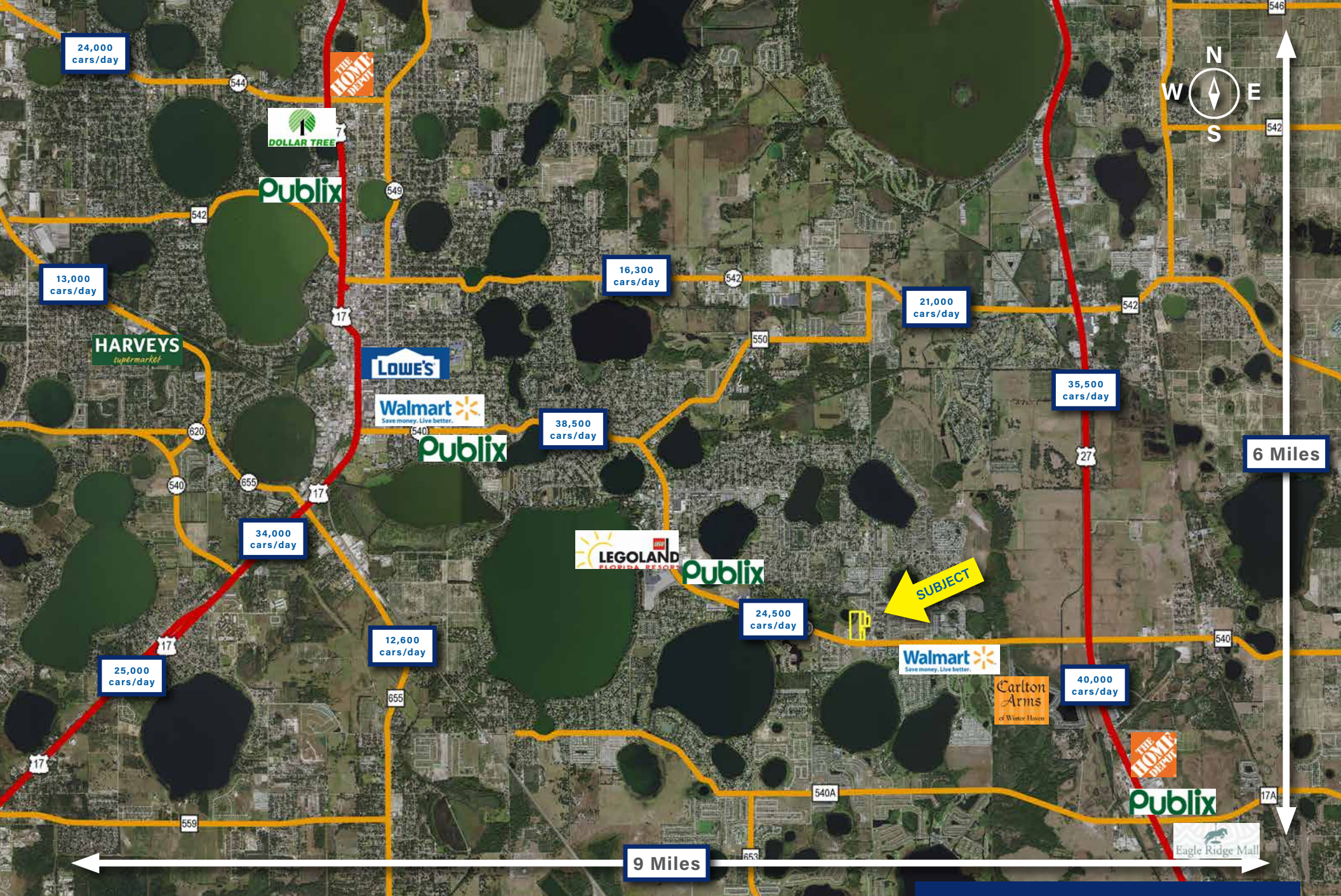
<\$15,000	7.50%	7.20%	7.80%	7.60%	9.10%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	9.50%	9.60%	9.40%	8.90%	10.00%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	7.70%	8.60%	8.50%	7.80%	9.30%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	17.70%	14.40%	14.50%	15.40%	16.00%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	17.40%	19.40%	20.10%	19.10%	19.70%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	14.30%	16.40%	15.20%	14.90%	13.50%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	17.50%	15.60%	14.90%	17.10%	13.50%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	4.90%	4.10%	4.00%	5.10%	3.80%	3.50%	5.00%	6.50%
\$200,000+	3.50%	4.70%	5.60%	4.00%	5.20%	3.60%	5.70%	7.30%

Population by Age

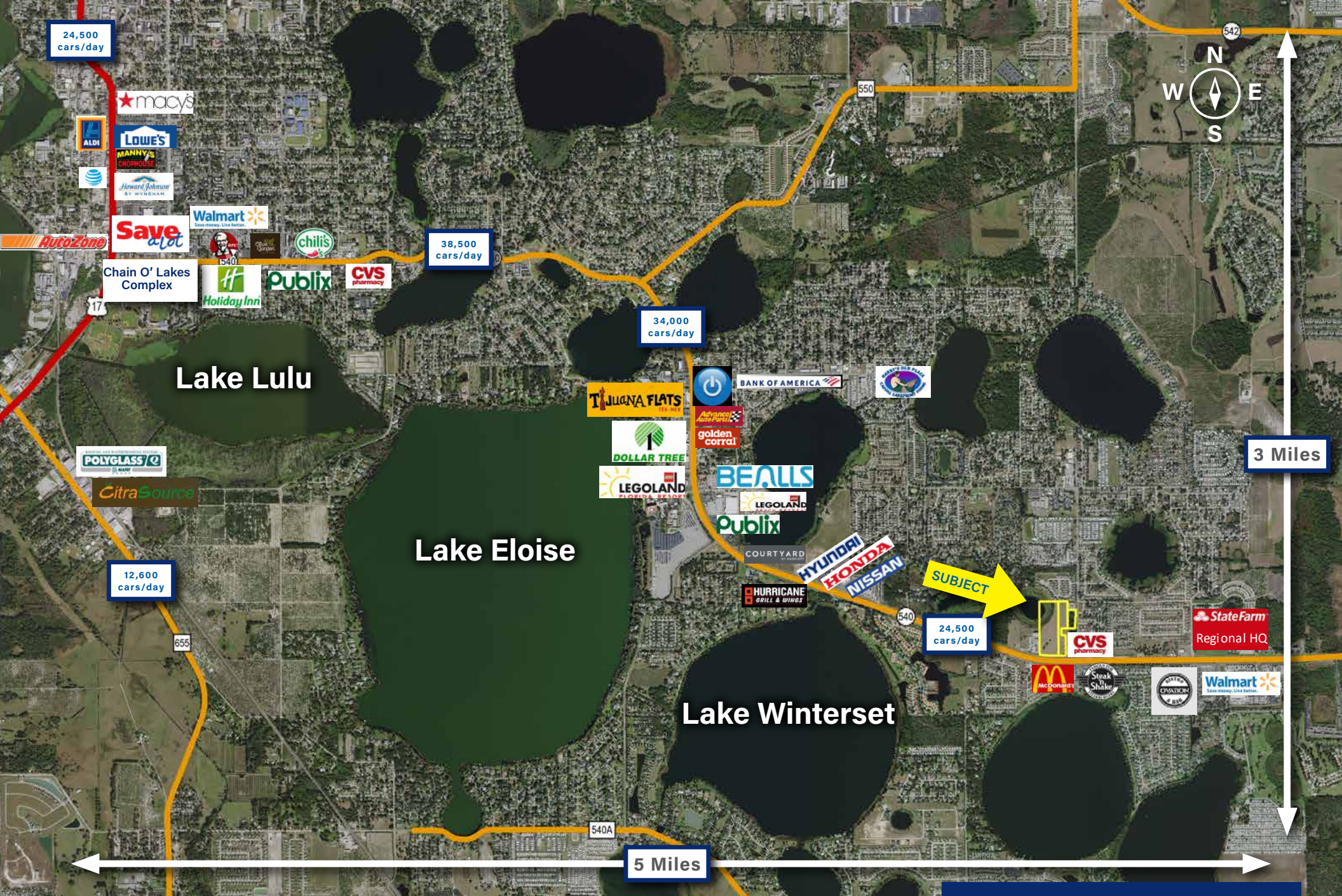
0 - 4	5.20%	4.60%	4.60%	5.00%	4.90%	5.90%	5.20%	6.00%
5 - 9	5.40%	4.90%	4.90%	5.30%	5.10%	6.00%	5.40%	6.10%
10 - 14	5.70%	5.10%	5.20%	5.70%	5.50%	6.00%	5.60%	6.30%
15 - 19	5.50%	5.30%	5.40%	5.60%	5.50%	5.90%	5.60%	6.30%
20 - 24	4.30%	4.10%	4.30%	4.30%	4.60%	5.70%	6.10%	6.70%
25 - 34	13.20%	11.40%	10.90%	12.10%	11.30%	12.90%	13.30%	14.00%
35 - 44	12.40%	11.20%	11.00%	11.90%	10.90%	11.40%	11.70%	12.60%
45 - 54	11.30%	11.00%	11.20%	11.50%	11.30%	11.70%	12.50%	12.50%
55 - 64	12.50%	13.40%	13.90%	13.20%	13.70%	13.10%	13.70%	13.10%
65 - 74	13.80%	16.40%	15.90%	14.20%	14.80%	12.20%	11.70%	9.70%
75 - 84	7.90%	9.60%	9.50%	8.30%	9.00%	6.80%	6.50%	4.70%
85+	2.60%	3.00%	3.20%	2.90%	3.40%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	76.80%	79.40%	79.60%	78.00%	77.20%	71.50%	72.70%	69.60%
Black Alone	11.90%	9.80%	9.90%	10.80%	11.80%	15.60%	16.50%	12.90%
American Indian Alone	0.20%	0.30%	0.40%	0.20%	0.50%	0.50%	0.40%	1.00%
Asian Alone	3.90%	4.00%	3.70%	4.10%	3.10%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.70%	3.30%	3.60%	3.40%	4.70%	7.40%	4.50%	7.00%
Two or More Races	3.40%	3.20%	2.70%	3.30%	2.60%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	15.10%	14.00%	14.60%	14.40%	16.10%	24.00%	26.60%	18.60%

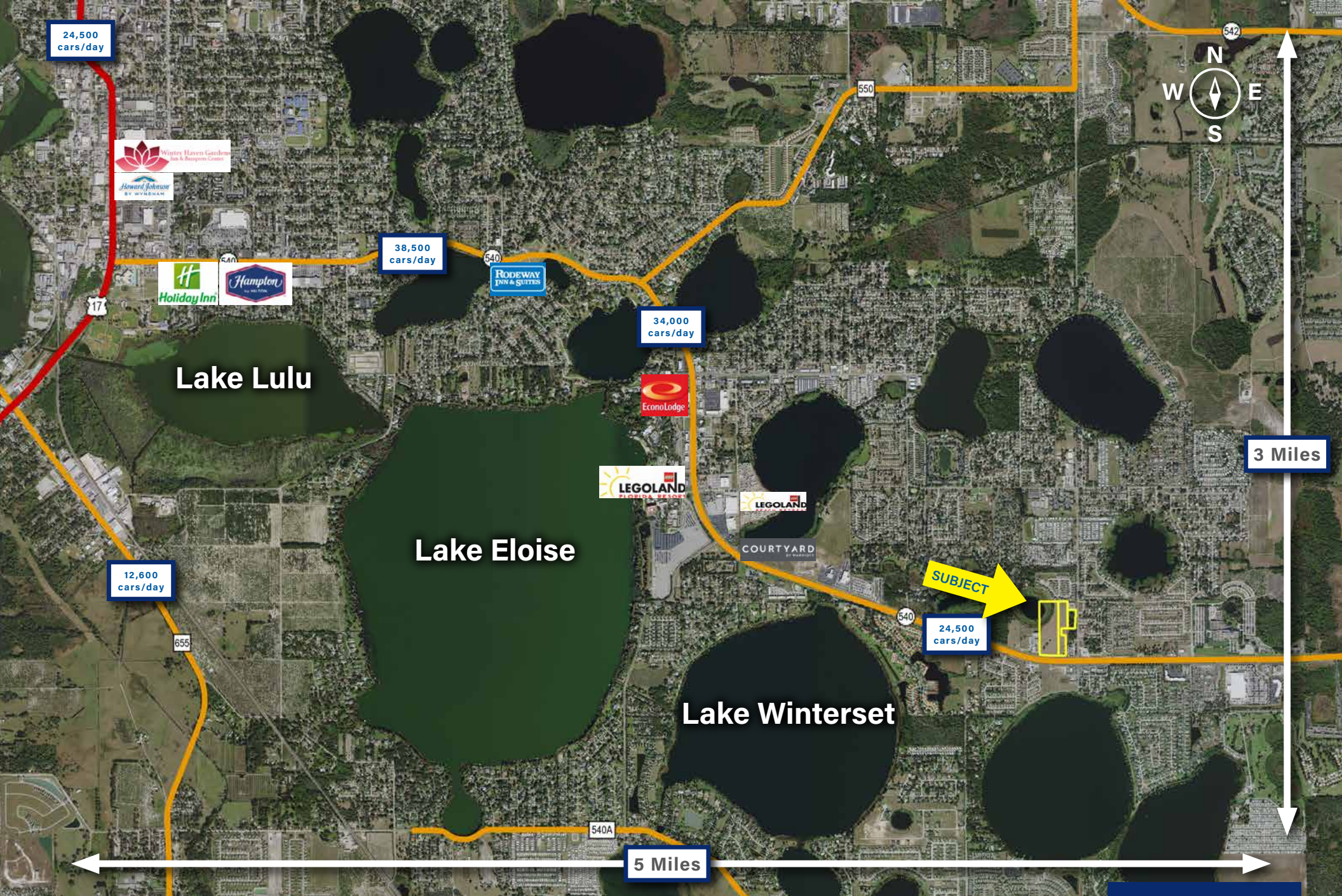


The market area is highlighted by Legoland which has become one of Central Florida's most popular attractions.



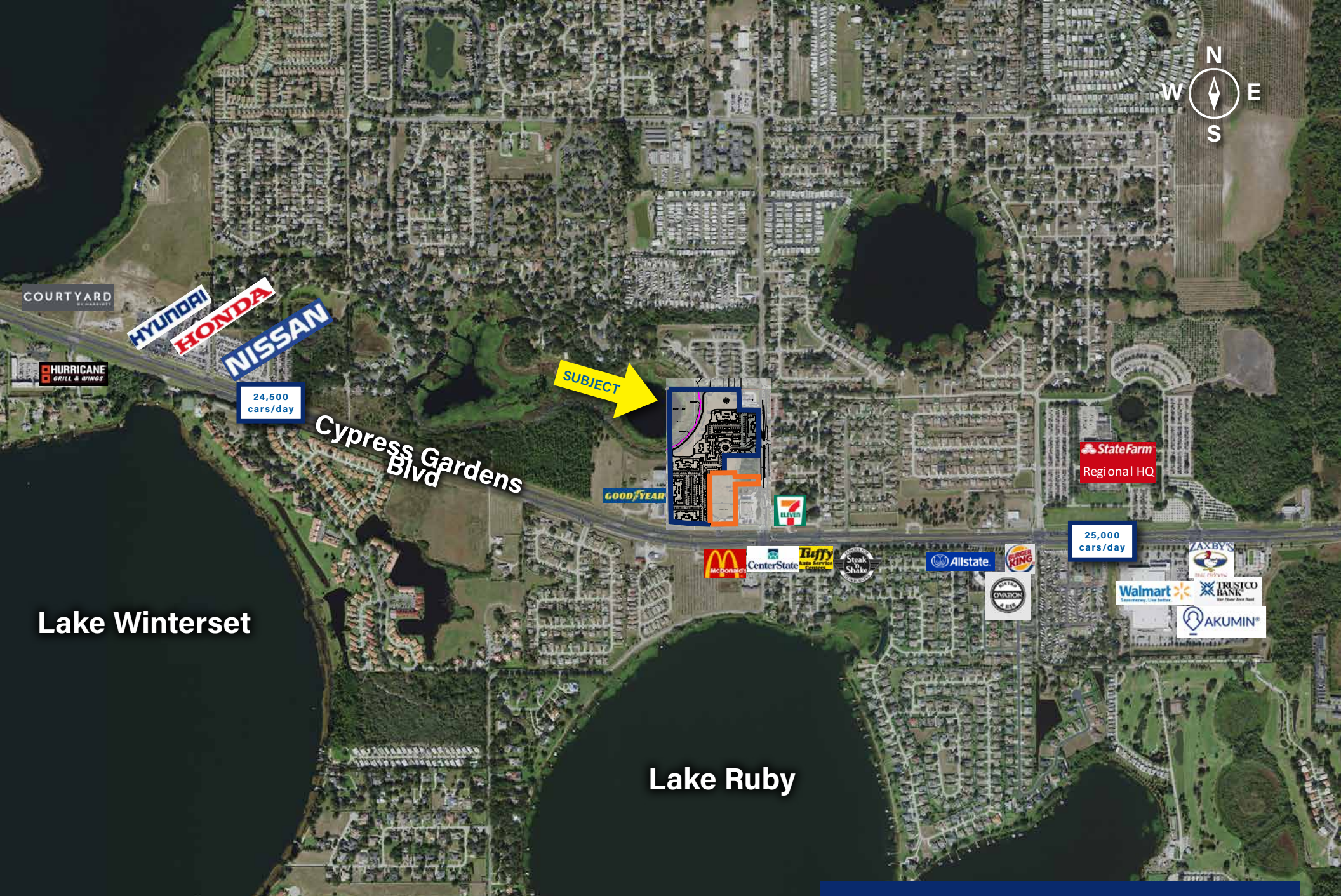
TRADE AREA MAP

Cypress Gardens Blvd is Winter Haven's prominent commercial corridor with multiple big box users, and national retailers. State Farm is a major employer in close proximity.



In addition to LEGOLAND's 2 hotels and Beach Resort, there are several Hotel and Hospitality locations within the Cypress Gardens corridor.

HOTELS

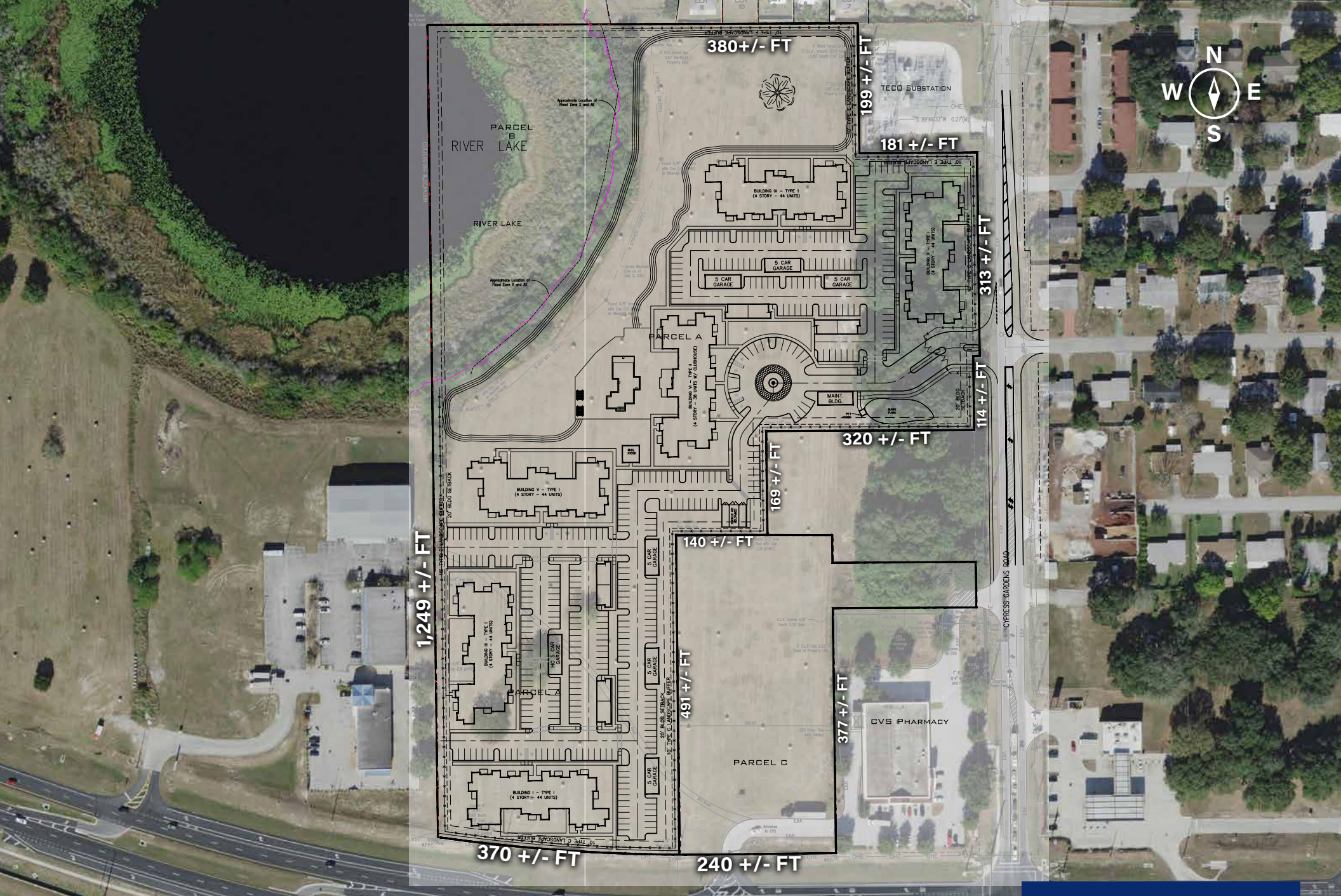


Lake Winterset

Lake Ruby

The neighborhood area features a mixture of retail, office, automotive, and residential uses with strong traffic counts.

NEIGHBORHOOD AERIAL



The outparcel has points of entry from both Cypress Gardens Blvd., and Cypress Gardens Rd., while the apartment site only has access from Cypress Gardens Rd.

SITE AERIAL

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.

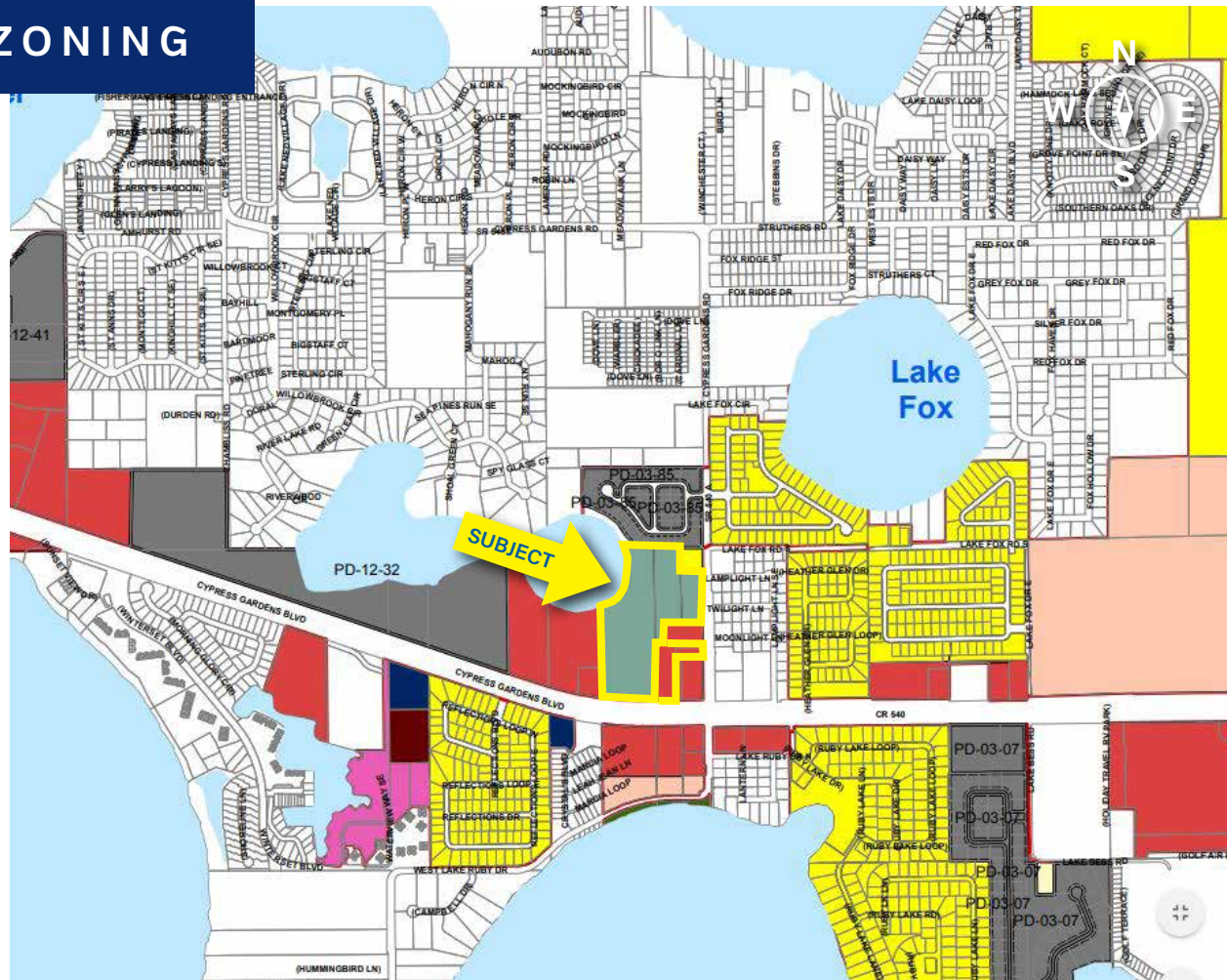
<http://florida.legoland.com/>



Legoland Beach Retreat features a village-stlye layout with 83 beach-themed bungalows are grouped into 13 sections, each named after a popular lego Minifigure including Shark Suit Guy, Ocean King and Sea Captain. each centers around an outdoor play area with fun and challenging elements, all within view of the bungalows' shaded patios, where parents can put thier feet up, kick back and relax while kids play.



ZONING



Multi-Family Residential (R-4)

The purpose of R-4, multifamily residential-medium density zoning district is to provide areas for moderate to high density residential development, which permits a wide range of attached and detached types of dwelling units with the incidental accessory uses that are normally located with the principal use

Highway Commercial (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.



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