



RETAIL PARCELS FOR SALE

LEGOLAND CORRIDOR COMMERCIAL SITES

863.648.1528 | SVNSaunders.com | 1723 Bartow Rd. Lakeland, FL 33801

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Gary M. Ralston

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS
Managing Partner & Broker
Gary@SRDcommercial.com | 863.877.2828



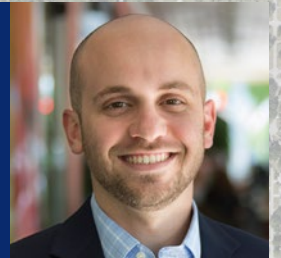
Todd Dantzler, CCIM

Managing Partner & Broker
Todd@SRDcommercial.com
863.877.2846



David Hungerford

Sales Associate & Director of Research
DHungerford@SRDcommercial.com
863.272.7156



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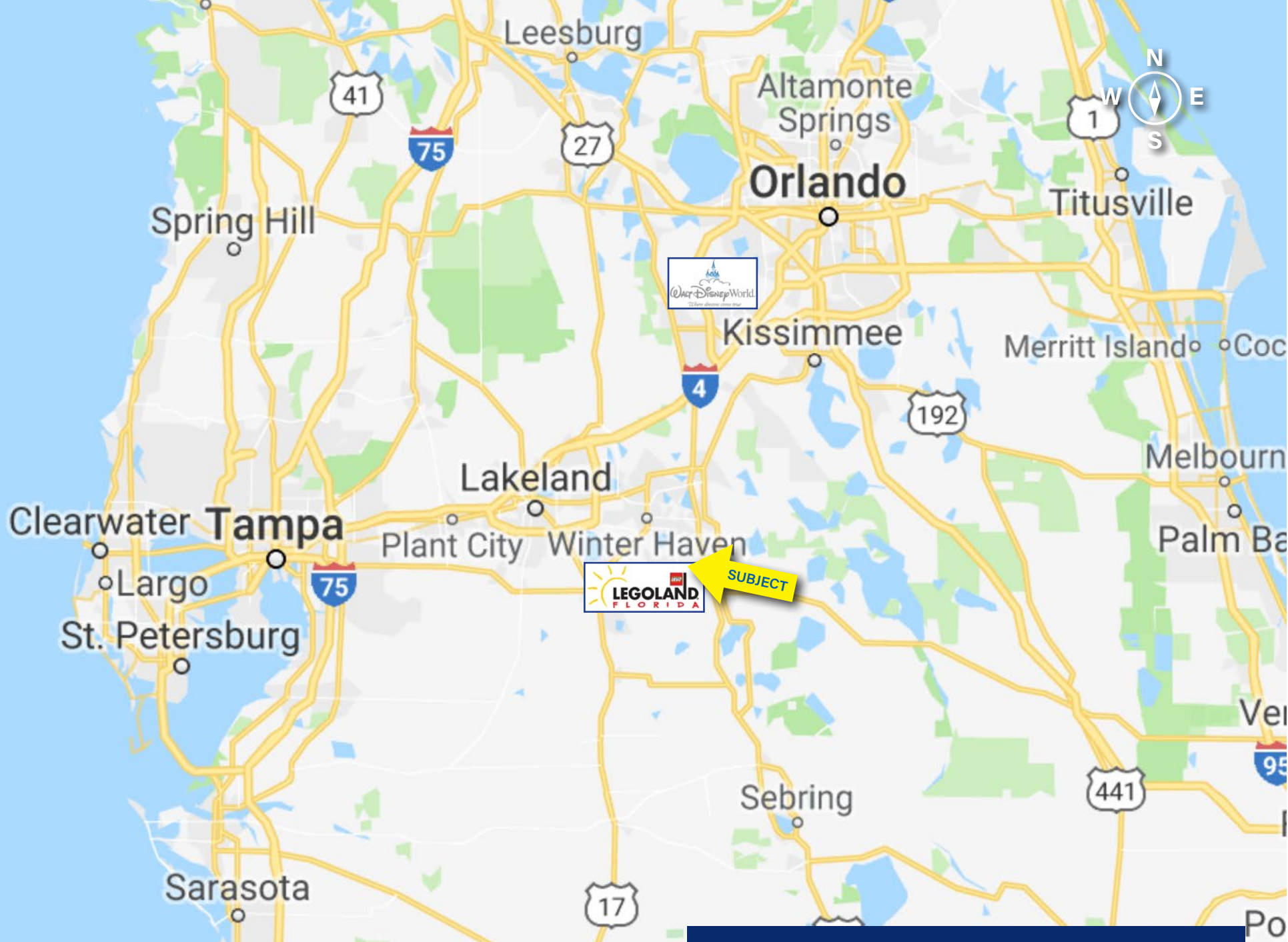
EXECUTIVE SUMMARY

LEGOLAND CORRIDOR COMMERCIAL SITES WINTER HAVEN, FL

The LEGOLAND corridor of Winter Haven, FL is a fast growing, desirable commercial corridor. Less than 1 mile east of the main entrance are 7 retail parcels, ready to be developed. As LEGOLAND continues to expand the theme park and associated hotels and resorts, this corridor will continue to boom.

The retail parcels will have a shared road system as well as master retention. The parcels are currently raw, but the owner will cooperate with some of the necessary infrastructure.

Site Address:	0 Cypress Garden Blvd.
County:	Polk
PIN (Property Identification Number):	262901000000044020, 262912000000031080, 262912000000013030, 262912000000013020
Parcel Sizes:	1.20 to 1.70 ± acres
Property Use:	Retail
Utilities:	Water and Sewer (City of Winter Haven)
Zoning:	PD O-12-32 (City of Winter Haven)
Traffic Count:	26,000 cars per day directly to the site
Pricing:	\$750,000 to \$1,490,000 per lot (see page 12)



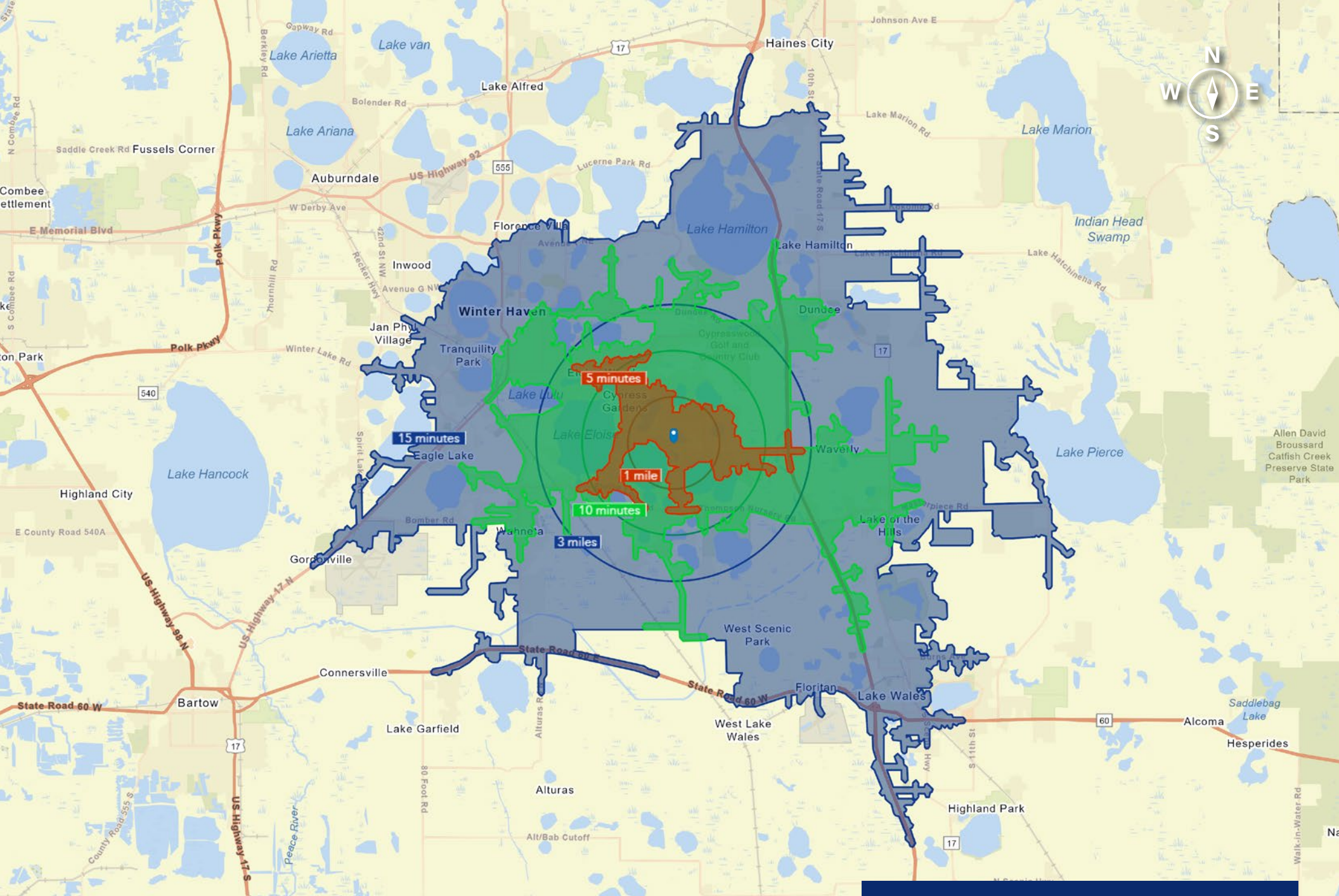
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located on Cypress Gardens Blvd., between US Highway 17 and US Highway 27. LEGOLAND Florida is less than 1 mile to the west.

LOCATION MAP



DEMOGRAPHICS MAP

1, 2, 3 mile radius
 5, 10, 15 minute drive time

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	6,714	20,556	35,319	12,786	49,321	107,317	721,312	21,733,419	333,934,112
Households	2,839	8,658	14,663	5,212	19,515	41,464	269,314	8,514,543	126,470,675
Families	1,909	5,952	10,171	3,588	13,330	27,821	186,883	5,499,508	82,824,624
Average Household Size	2.36	2.37	2.39	2.44	2.50	2.57	2.63	2.50	2.58
Owner Occupied Housing Units	1,909	6,542	11,400	3,894	14,265	28,729	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	930	2,116	3,264	1,318	5,249	12,735	78,942	2,881,106	44,563,900
Median Age	43.1	46.6	48.4	45.5	45.2	42.7	41.9	42.8	38.8
Income									
Median Household Income	\$61,989	\$59,051	\$59,515	\$60,505	\$54,571	\$49,388	\$52,507	\$58,462	\$64,730
Average Household Income	\$76,829	\$74,839	\$79,701	\$77,377	\$73,853	\$65,469	\$68,539	\$83,820	\$92,435
Per Capita Income	\$31,187	\$31,149	\$33,040	\$31,754	\$29,436	\$25,408	\$25,640	\$32,917	\$35,106
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.75%	1.18%	1.31%	0.98%	1.28%	1.43%	1.50%	1.31%	0.71%
Households	0.68%	1.12%	1.26%	0.91%	1.21%	1.32%	1.43%	1.27%	0.71%
Families	0.62%	1.07%	1.20%	0.86%	1.15%	1.28%	1.37%	1.22%	0.64%
Owner HHs	1.04%	1.39%	1.50%	1.19%	1.54%	1.73%	1.67%	1.45%	0.91%
Median Household Income	2.47%	2.00%	1.84%	2.13%	1.67%	1.78%	1.83%	2.38%	2.41%

Strong population density with more than 20,000 people within a 2 mile radius.

The Median Household Income within a 1 mile radius is 18% higher than Polk County.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

<\$15,000	6.60%	6.10%	6.50%	7.00%	8.10%	11.20%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	8.80%	9.90%	9.20%	8.20%	10.50%	12.30%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	8.70%	9.80%	9.80%	8.80%	10.80%	11.50%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	13.30%	13.60%	13.40%	13.80%	15.00%	15.50%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	21.60%	22.70%	22.80%	23.10%	21.30%	20.50%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	16.60%	15.90%	14.80%	15.40%	13.90%	12.60%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	16.80%	15.10%	14.10%	15.60%	11.80%	10.00%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	4.10%	3.30%	4.10%	3.90%	3.90%	3.10%	3.70%	5.60%	7.20%
\$200,000+	3.50%	3.70%	5.30%	4.10%	4.60%	3.30%	3.30%	6.80%	8.50%

Population by Age

0 - 4	4.90%	4.70%	4.50%	4.80%	5.20%	5.80%	5.80%	5.10%	5.90%
5 - 9	5.30%	5.10%	4.90%	5.20%	5.40%	6.00%	5.90%	5.30%	6.10%
10 - 14	5.70%	5.30%	5.20%	5.50%	5.60%	6.00%	5.90%	5.50%	6.20%
15 - 19	5.50%	5.50%	5.50%	5.70%	5.60%	5.70%	5.80%	5.50%	6.30%
20 - 24	4.50%	4.30%	4.20%	4.40%	4.80%	5.10%	5.60%	5.90%	6.50%
25 - 34	13.50%	11.60%	10.80%	12.00%	11.90%	12.60%	12.90%	13.30%	14.00%
35 - 44	12.80%	11.70%	11.20%	11.90%	11.40%	11.40%	11.60%	11.90%	12.80%
45 - 54	11.80%	11.10%	11.00%	11.30%	10.90%	10.80%	11.20%	12.00%	12.10%
55 - 64	13.10%	13.10%	13.40%	13.30%	13.00%	12.70%	12.90%	13.60%	13.00%
65 - 74	12.40%	14.90%	15.70%	13.90%	14.10%	12.90%	12.60%	12.20%	10.20%
75 - 84	7.60%	9.50%	10.10%	8.80%	8.90%	7.90%	7.20%	6.90%	5.00%
85+	2.90%	3.10%	3.50%	3.20%	3.20%	3.00%	2.50%	2.80%	2.00%

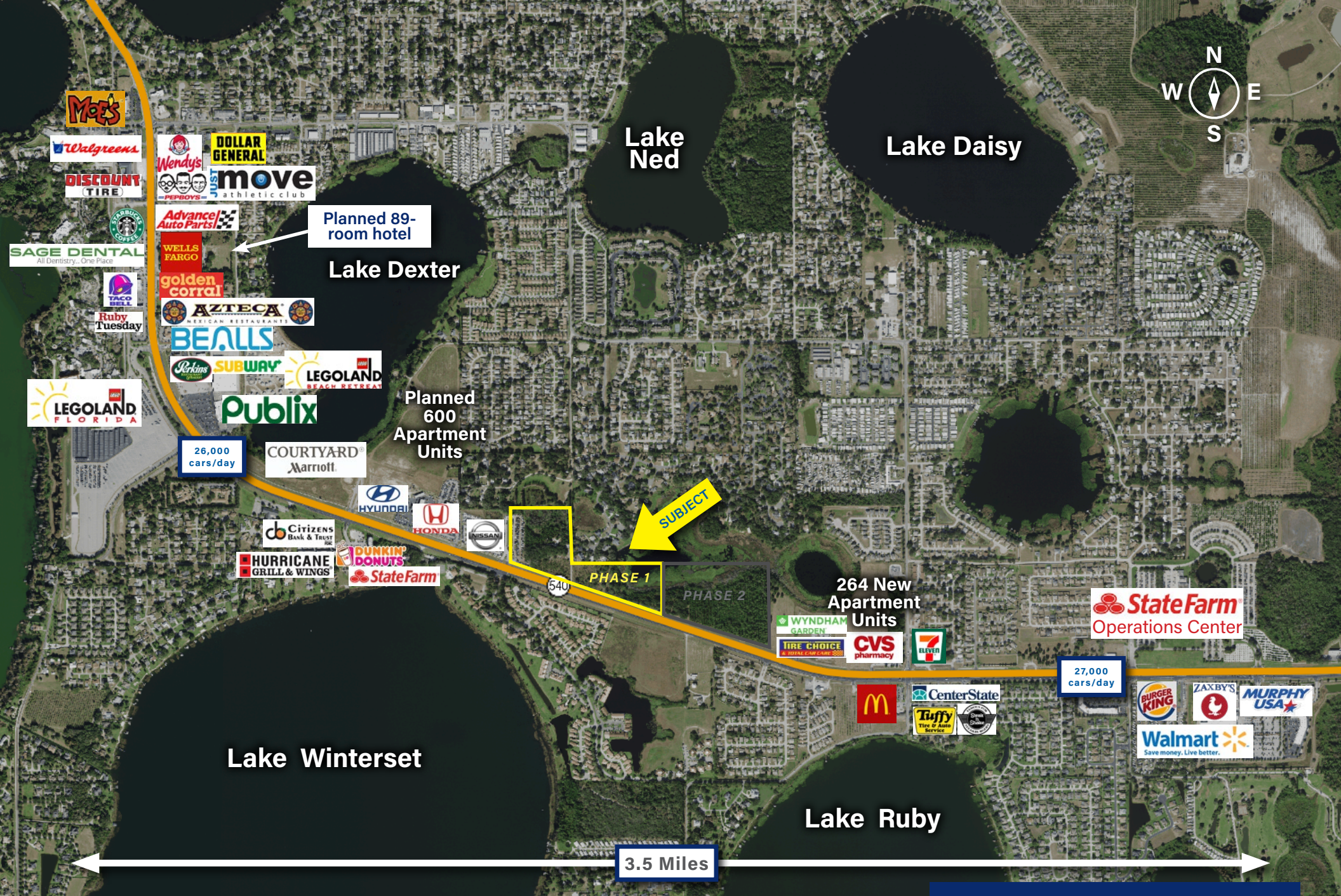
Race and Ethnicity

White Alone	76.30%	78.30%	79.30%	78.50%	73.90%	66.80%	70.50%	72.30%	69.20%
Black Alone	11.70%	10.00%	9.50%	10.40%	13.10%	18.80%	15.60%	16.40%	13.00%
American Indian Alone	0.30%	0.30%	0.40%	0.20%	0.50%	0.50%	0.50%	0.40%	1.00%
Asian Alone	4.00%	3.90%	3.60%	3.80%	2.90%	2.00%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.90%	4.10%	4.20%	3.70%	6.70%	8.70%	8.20%	4.70%	7.10%
Two or More Races	3.70%	3.30%	2.80%	3.40%	2.80%	3.00%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	15.20%	16.70%	16.60%	15.50%	20.70%	24.70%	26.50%	27.40%	18.90%



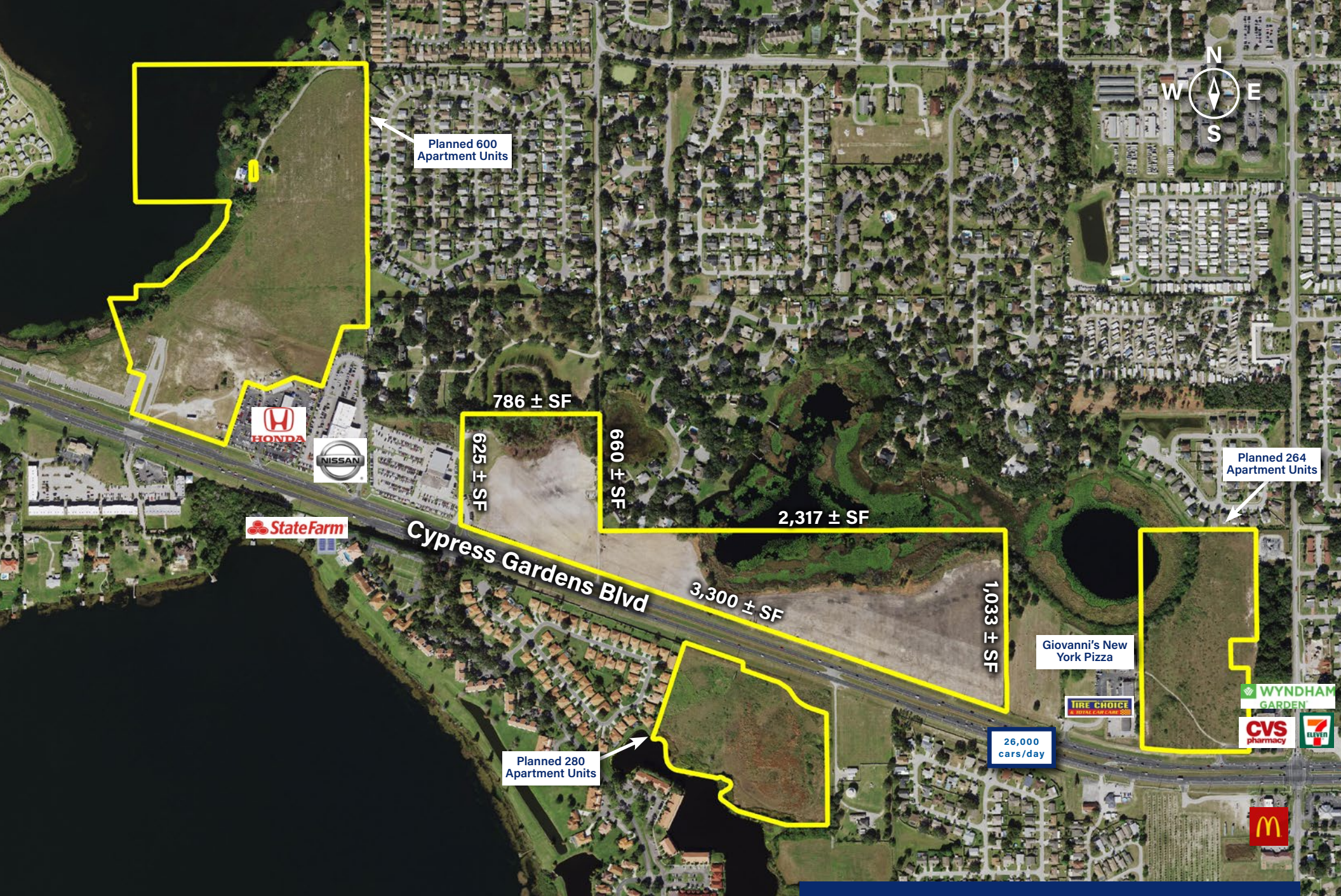
Located in a rapidly growing market area just east of LEGOLAND.

MARKET AREA MAP



Located along Cypress Gardens Blvd., which is a prominent commercial corridor in Winter Haven. LEGOLAND has started construction on a 2nd hotel, in addition to their Beach Resort.

TRADE AREA MAP



Planned 600 Apartment Units

786 ± SF

625 ± SF

660 ± SF

2,317 ± SF

3,300 ± SF

1,033 ± SF

Planned 264 Apartment Units

Planned 280 Apartment Units

26,000 cars/day

NEIGHBORHOOD AERIAL

The neighborhood area is expanding with both residential and commercial development.



	Acres	Price	Contemplated Use
Parcel 1	1.70	\$1,490,000	Convenience Store with Gas
Parcel 2	1.50	\$1,050,000	Restaurant (drive-thru)
Parcel 3	1.52	\$1,065,000	Restaurant (drive-thru)
Parcel 4	1.24	\$875,000	Car Wash
Parcel 5	1.22	\$860,000	Auto Retail
Parcel 6	1.20	\$825,000	Medical Office

SITE AERIAL

The subject property features 3,300 +/- FT of frontage on Cypress Gardens Blvd. which has a traffic count of 26,000 cars/day.

LEGOLAND

LEGOLAND® Florida Resort is a multi-day vacation destination built for kids 2-12. Located in Central Florida's Winter Haven, just 45 minutes from Orlando and Tampa, the resort includes an interactive, 150-acre theme park with more than 50 rides, shows and attractions inspired by popular LEGO® brands and characters, LEGOLAND Water Park and a world-famous botanical garden. LEGOLAND Hotel, located just steps from the theme park entrance, features 152 rooms and suites, each with its own LEGO theme. LEGOLAND Beach Retreat is a lakefront resort with 83 themed bungalows offering 166 separate rooms.



Pirate Island Hotel

NOW OPEN!

Connected to the existing LEGOLAND® Hotel and next to beautiful Lake Eloise, Pirate Island will be the third on-site accommodation at LEGOLAND Florida Resort. Located a mere 130 kid steps away from the main entrance to the theme park, the Hotel will feature 150 fun-filled rooms, an expansive pool and pool deck, hundreds of LEGO models and numerous character experiences.



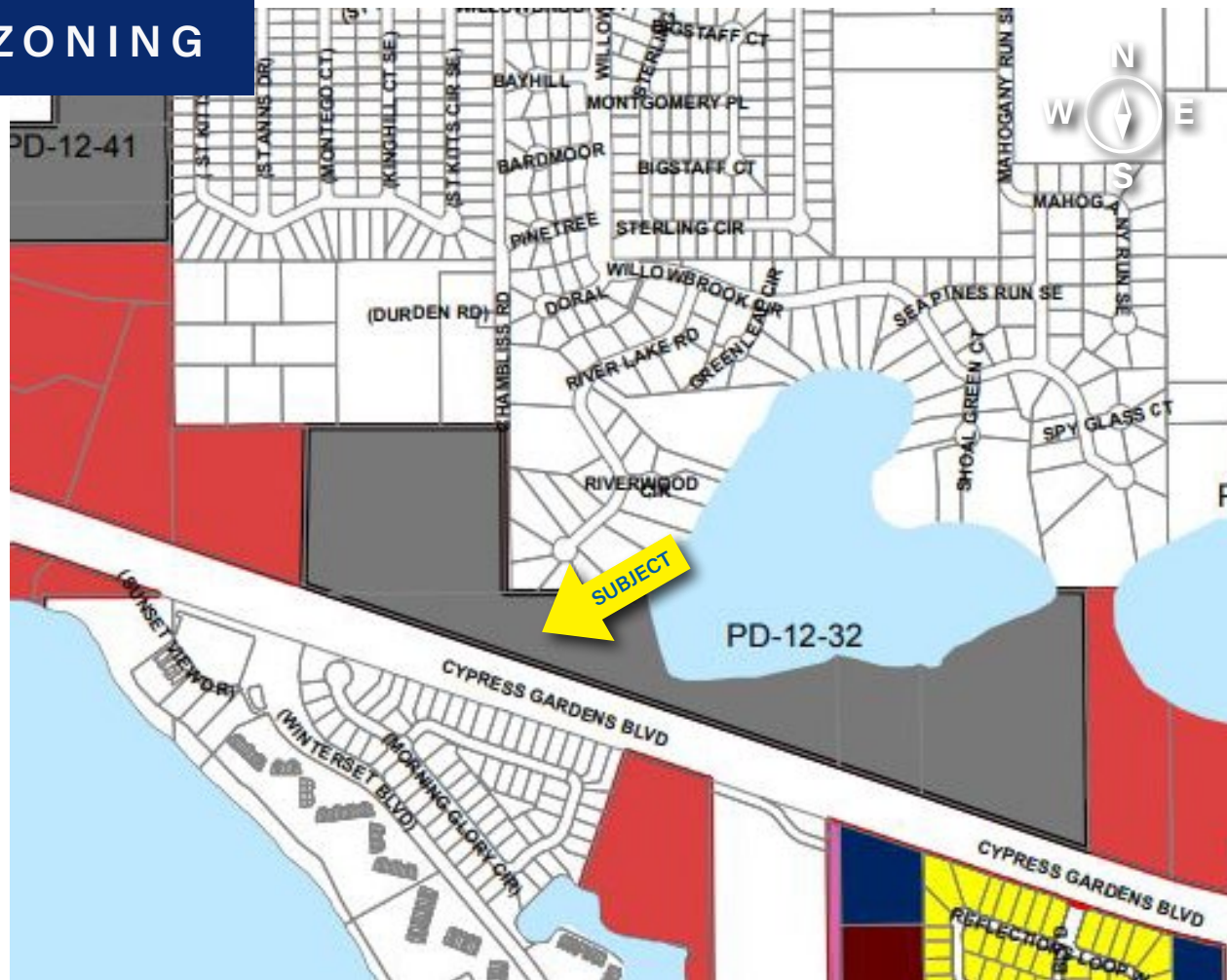


Peppa Pig Theme Park

Peppa Pig™ Theme Park is a NEW, standalone theme park that will be located at LEGOLAND® Florida Resort in 2022. This all-new theme park will feature multiple rides, interactive attractions, themed playscapes and water play areas—complete with “muddy puddles” of course—and fun live shows daily, all based on instantly recognizable locations from the globally popular brand

Information sourced from [Legoland.com](https://www.legoland.com)

ZONING








PD O-12-32 (City of Winter Haven)

The PD allows commercial tracts to uses allowed within the Highway Commercial (C-3) zoning district, except the following shall not be allowed: boat and recreational vehicle sales, repairs and servicing; cemeteries; nursery; and parking lot.

Minimum Lot Area, Lot Width, Lot Depth and Setbacks, Building Height, and Maximum Impervious Surface shall be the same as that required within the Highway Commercial (C-3) zoning district.

The full PD document can be provided upon request.

-  PD
-  C3 COMMERCIAL HWY
-  C2 COMMERCIAL NGHBD
-  PI PUBLIC INSTITUTIONAL
-  R2 SINGLE FAMILY



SVN | Saunders Ralston Dantzler
Real Estate

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Lakeland, FL 33801