



OWNER-USER BUILDING FOR SALE

340 2nd Street SE, Winter Haven, FL 33880

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For Sale: Inquire for Pricing

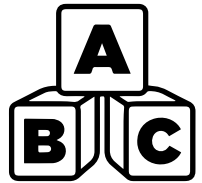
± 1,932 SF Total

Building A: 1,473 SF

Building B: 459 SF

Parking Ratio: 7.25 / 1,000

Zoning: MX: Mixed-Use



**2nd GENERATION
DAYCARE SPACE**

Former daycare facility with abundant parking and fenced in playground

Less than 15 minutes from Legoland and other major employers

Fully Renovated main building ideal for daycare or for professional office conversion

Centrally located to downtown while also surrounded by residential community

Previous license capacity of 62 children

Main building layout features large open spaces, large enclosed space, office, 2 restrooms, water closet, kitchen & snack area

DEMOGRAPHICS

2019



Total Population

5 Mins

10,269

10 Mins

44,866

15 Mins

118,430



Total Households

4,332

17,791

45,685



Average HH Income

\$49,785

\$64,455

\$65,400

1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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LOCATION



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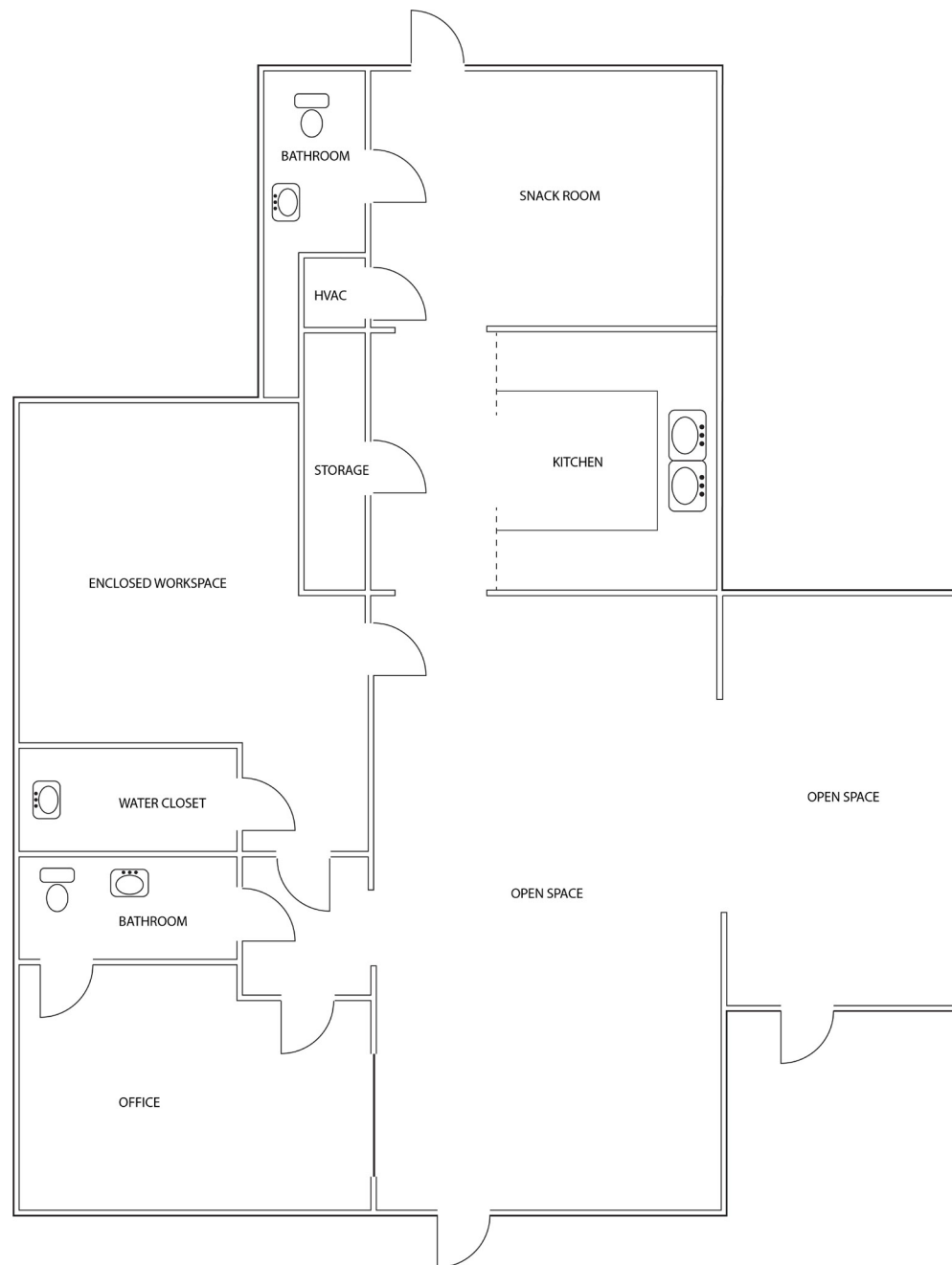
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FIRST CAPITAL
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Commercial Real Estate Services

FLOORPLAN



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