

LEASED INVESTMENT OPPORTUNITY

2590 Havendale Blvd NW, Winter Haven, FL 33881

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For Sale: \$1,700,000

Full Building: ± 8,000 SF



**LEASED TO PRECIOUS KIDZ CHILD DEVELOPMENT & DAY CARE CENTER
ON A 10-YEAR TERM WITH AN OPTION TO RENEW**

8,000 SF stand-alone building leased to Precious Kidz on a 10-year term with an option to renew, so the new owner collects rent from day one with long-term income already in place

Childcare tenant right next to Garner Academy, on a signalized hard corner with direct Havendale Blvd NW frontage

Single-story concrete building of about 8,000 SF on 0.65 acres, with a new 2024 roof and ample parking, keeping near-term capital costs low for the owner

Commercial/Industrial zoning allows retail, office, medical, restaurant, childcare and more, which gives the owner flexibility to re-lease the building in the future

Situated in Polk County, one of Florida's fastest-growing regions along the I-4 corridor, the property benefits from a surging population and continued development driving demand

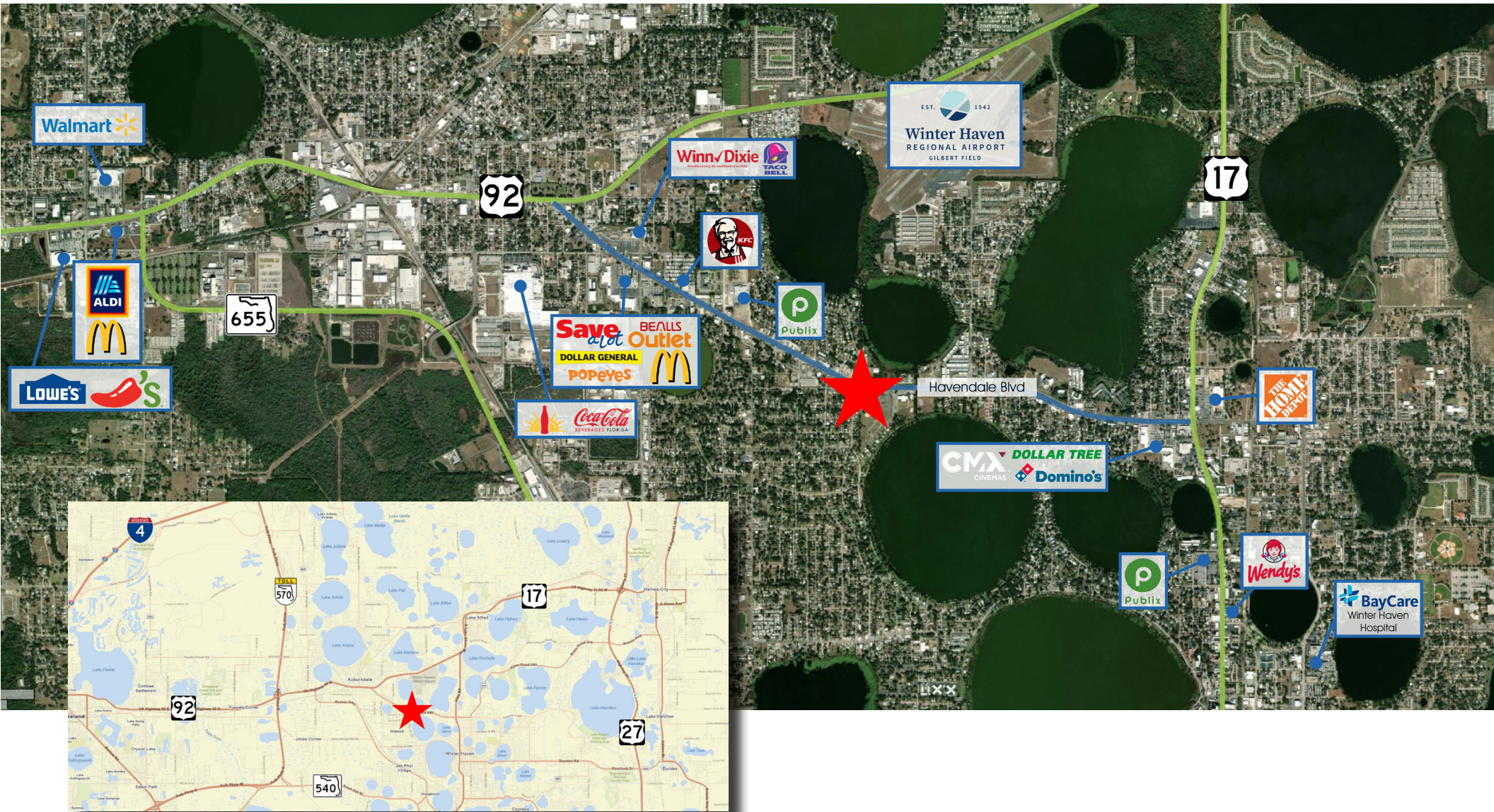
DEMOGRAPHICS

	 Total Population	 Total Households	 Average HH Income
2026			
5 _{Min}	13,648	5,564	\$76,443
10 _{Mins}	59,352	23,714	\$76,352
15 _{Mins}	124,969	49,290	\$89,477

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION



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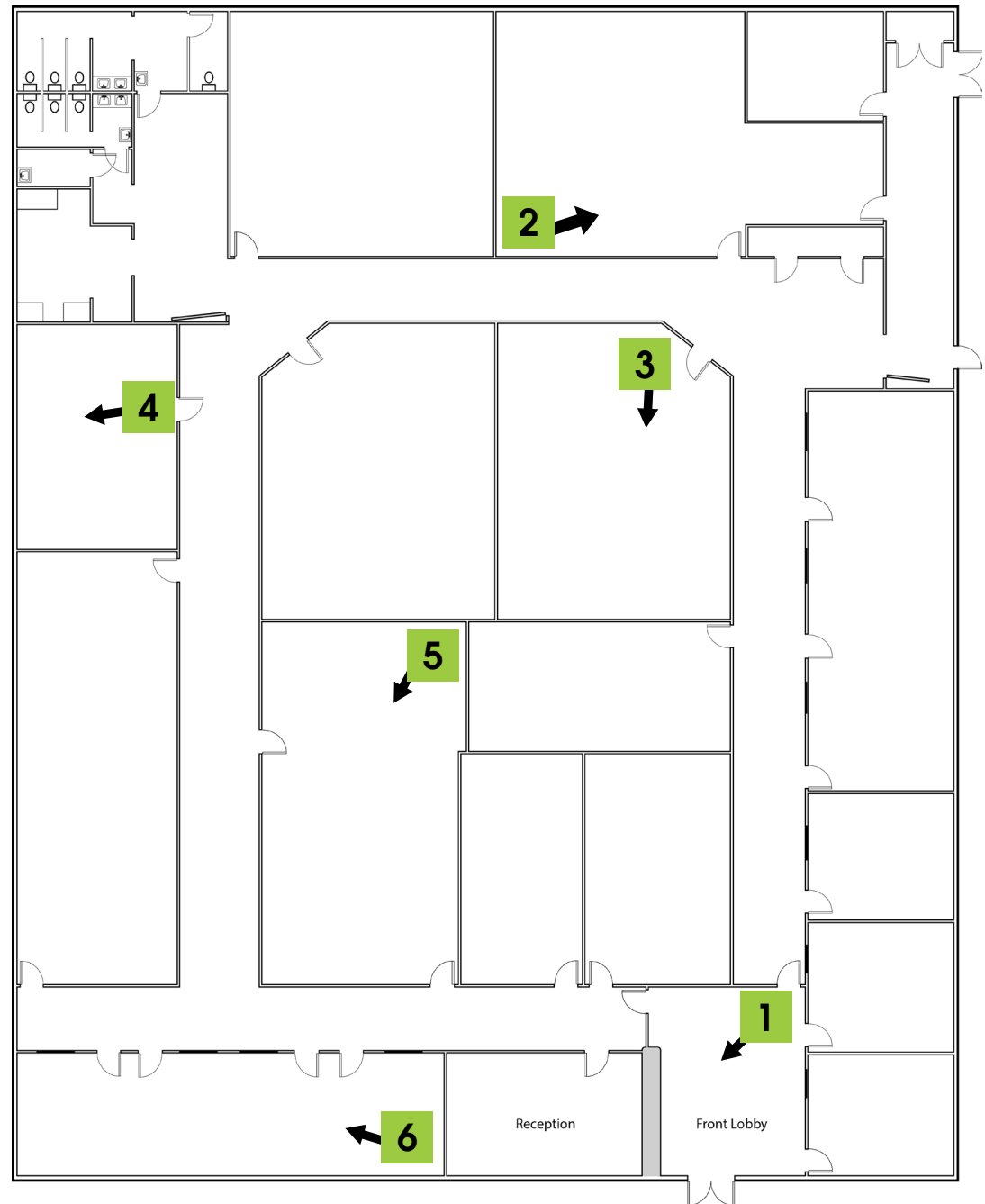
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FLOORPLAN



**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

Visit: https://fcpq.com/2590_havendale



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