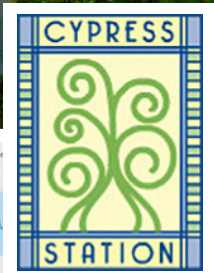


CYPRESS STATION



RETAIL / OFFICE SPACE FOR LEASE

5535 Cypress Gardens Blvd, Winter Haven, FL 33884

Contact: Trey Gravenstein
 Vice President of Brokerage Services

E: Trey@FCPG.com
 P: 407.872.0177 ext. 119

Contact: Michael Castrilli
 Vice President of Brokerage Services

E: Michael@FCPG.com
 P: 407.872.0177 ext. 130

FOR LEASE:

2nd Floor: \$ 16.00 / SF, NNN

AVAILABILITY:

Suite 270: ± 2,800 SF

Parking Ratio: 4.7 / 1,000 SF



21,027 (10 min)
 Total Housing Units



34,500 AADT
 Cypress Garden Blvd



49,652 (10 min)
 Daytime Population

Class "A" Retail, Office & Medical Space in Winter Haven's fastest growing commercial corridor

Direct site lines on Cypress Garden Blvd. with over 300 ft frontage

2nd Gen Medical buildout in place

Less than 1 mile from Legoland Florida Theme Park

Located at signalized intersection with 3 access points

Building façade & large digital monument signage available

DEMOGRAPHICS

2026



Total Population



Total Households



Average HH Income

5 Mins

10,559

4,554

\$111,755

10 Mins

46,704

21,027

\$102,774

15 Mins

103,948

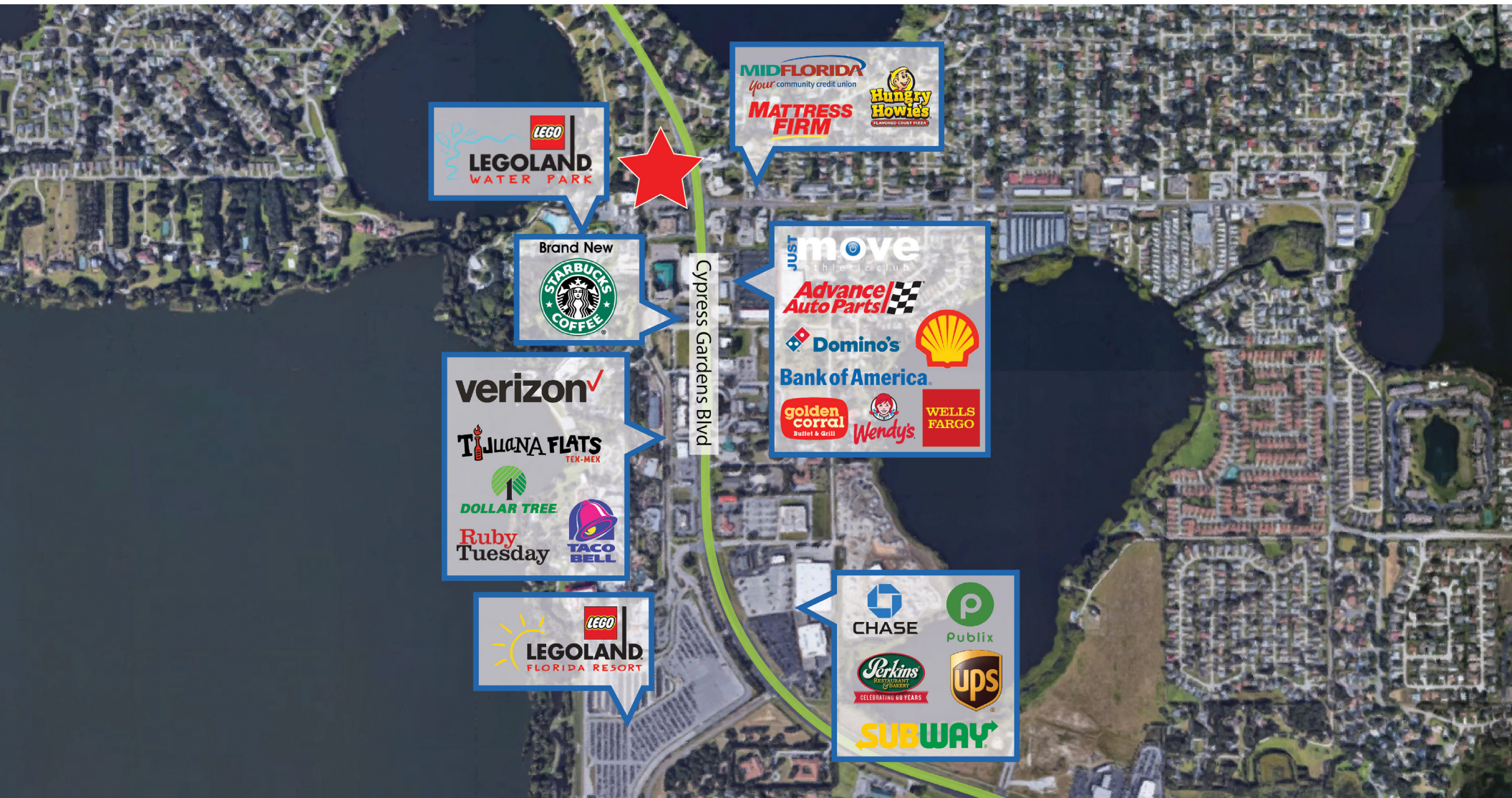
46,226

\$89,943

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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THE NEIGHBORHOOD



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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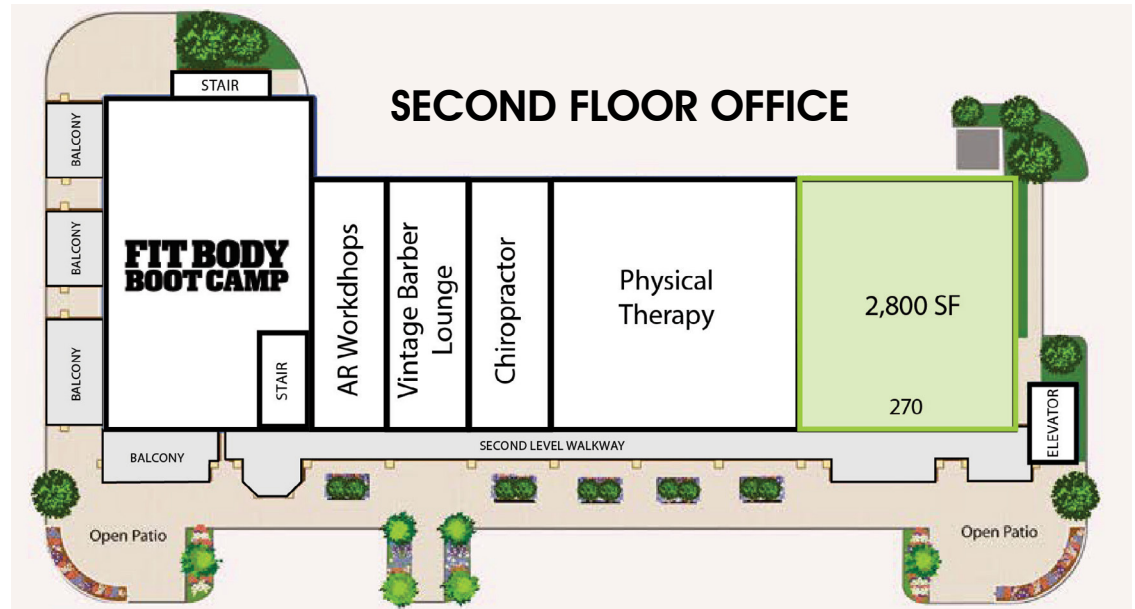
SITE MAP

AVAILABILITY

SECOND FLOOR

OFFICE SPACE - \$16.00 / SF, NNN

Suite 270: ± 2,800 SF



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