



MEDICAL OFFICE BUILDING FOR LEASE

6800 Cypress Gardens Blvd, Winter Haven, FL 33884

Contact: Trey Gravenstein — E: Trey@FCPG.com
Vice President of Brokerage Services — P: 407.872.0177 ext.119

Contact: Michael Castrilli — E: Michael@FCPG.com
Vice President of Brokerage Services — P: 407.872.0177 ext.130

For Lease: $24.00 / SF, NNN

Full Building: ± 2,788 SF

2nd GEN MEDICAL OFFICE

2,788 SF medical office building ready for immediate operational setup. Turnkey medical use, or reconfigurable for administrative, retail, or general office use with minimal buildout.

Direct frontage along Cypress Gardens Blvd (35,000 AADT) in Winter Haven's fastest-growing commercial corridor

Positioned across Cypress Gardens Blvd. from Advent Health's Centra Care Emergency Room & less than 1 mile from Legoland Florida Theme Park

Prominent monument signage on Cypress Gardens Blvd. with building-façade available

Situated on 1.18 acres, the property offers ample room to grow and accommodates a wide range of uses, from medical and general office to retail

DEMOGRAPHICS

2026	Total Population	Total Households	Average HH Income
5 Min	10,830	4,613	$92,119
10 Mins	46,221	19,410	$98,023
15 Mins	94,553	37,700	$90,635

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

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LOCATION



■ = Medical Users ■ = Retail Users

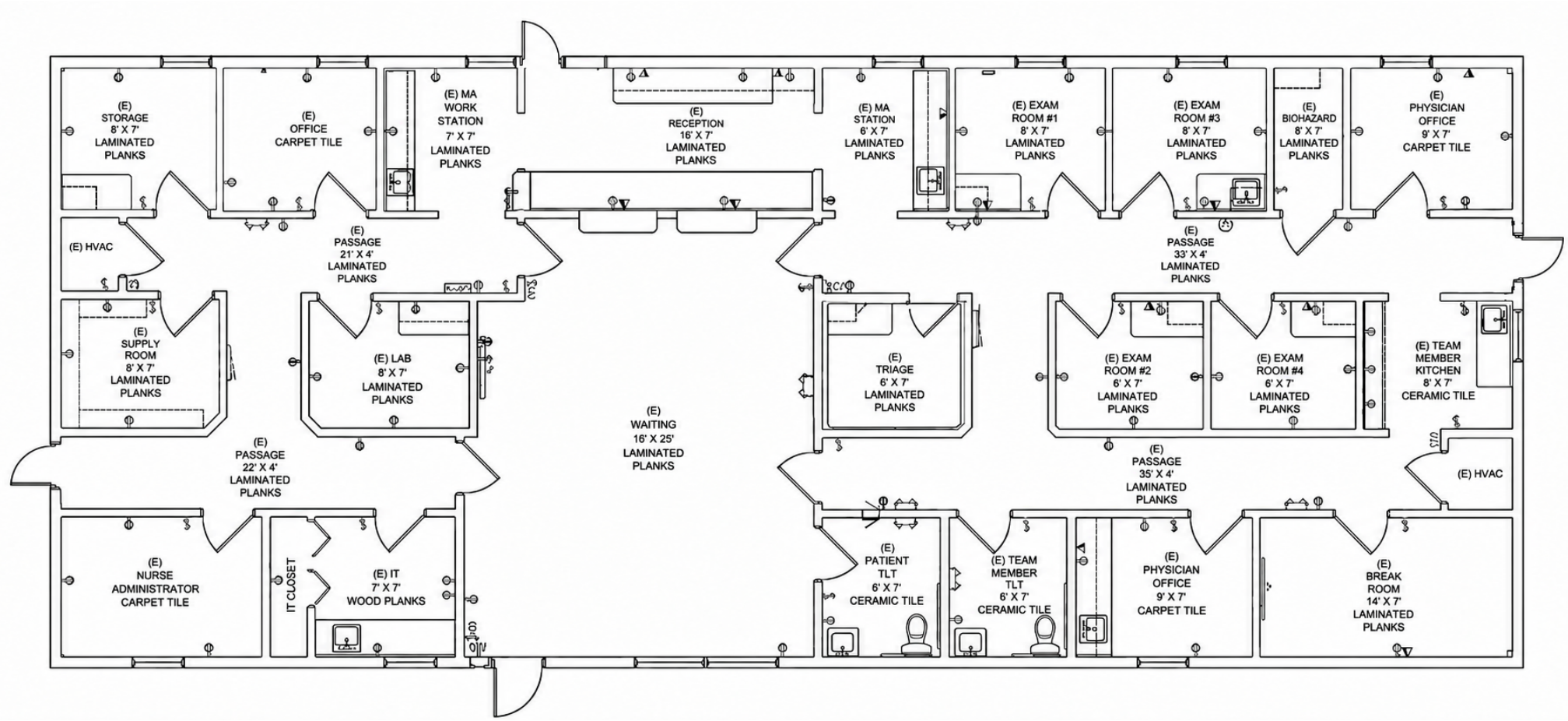
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FLOORPLAN



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IMAGES








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