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FIRST CAPITAL

Property Group

Commercial Real Estate Services

CYPRESS STATION



RETAIL / OFFICE SPACE FOR LEASE

5535 Cypress Gardens Blvd, Winter Haven, FL 33884

Contact: Trey Gravenstein
Vice President of Brokerage Services
Contact: Michael Castrilli
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119
E: Michael@FCPG.com
P: 407.872.0177ext. 130

FOR LEASE:
2nd Floor: \$ 16.00 / SF, NNN
Parking Ratio: 4.7 / 1,000 SF

AVAILABILITY:
Suite 270: ± 2,800 SF



18,443 (10 min)
Total Housing Units



42,500 AADT
Cypress Garden Blvd



40,899 (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 floor build-out allowance available

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

2025



Total Population



Total Households



Average HH Income

5 Mins

13,769

5,843

\$91,885

10 Mins

43,545

18,443

\$96,891

15 Mins

88,407

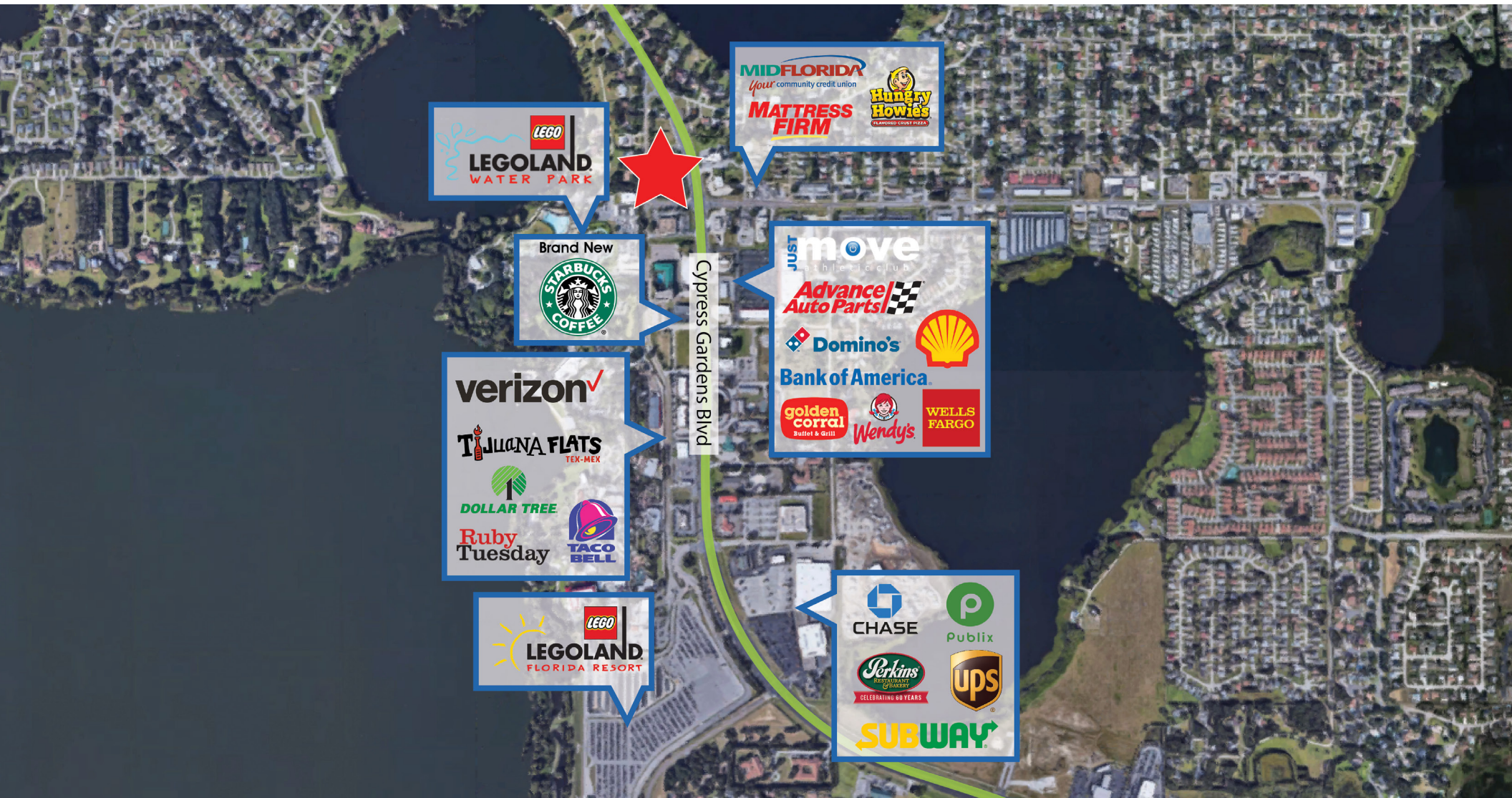
35,303

\$88,923

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

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THE NEIGHBORHOOD



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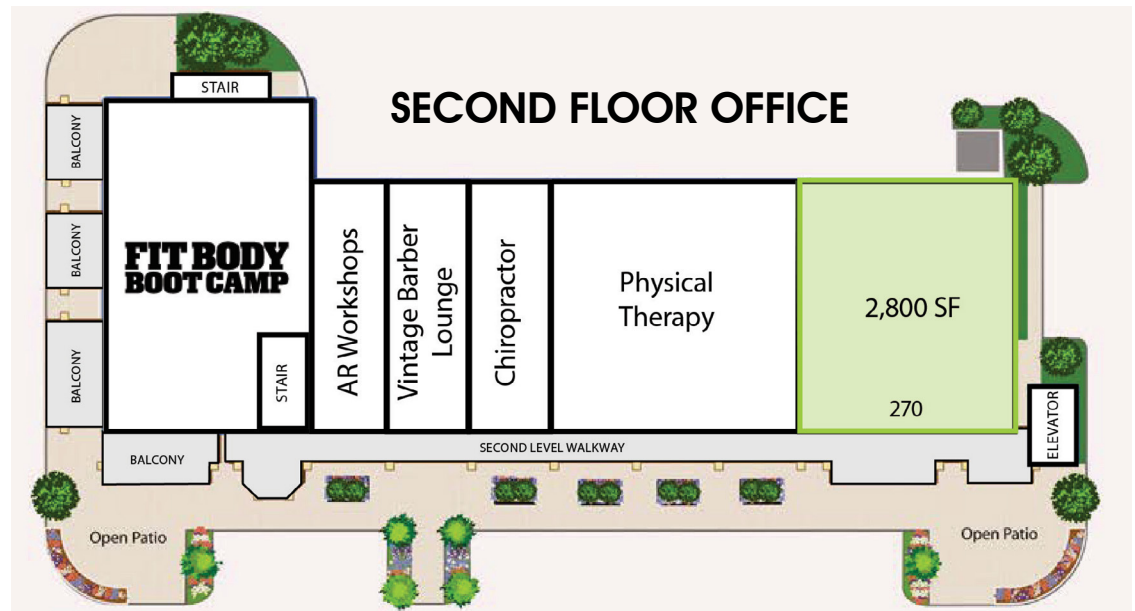
SITE MAP

AVAILABILITY

SECOND FLOOR

OFFICE SPACE - \$16.00 / SF, NNN

Suite 270: ± 2,800 SF | 3.1.2026



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