

CYPRESS STATION



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

RETAIL / OFFICE SPACE FOR LEASE

5535 Cypress Gardens Blvd, Winter Haven, FL 33884

Contact: Trey Gravenstein

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Vice President of Brokerage Services

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Contact: Michael Castrilli

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Vice President of Brokerage Services

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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 Daytime Population



40,899 (10 min)

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

5 Mins



Total Households



Average HH Income

10 Mins

13,769

15 Mins

43,545

15 Mins

88,407

15 Mins

35,303

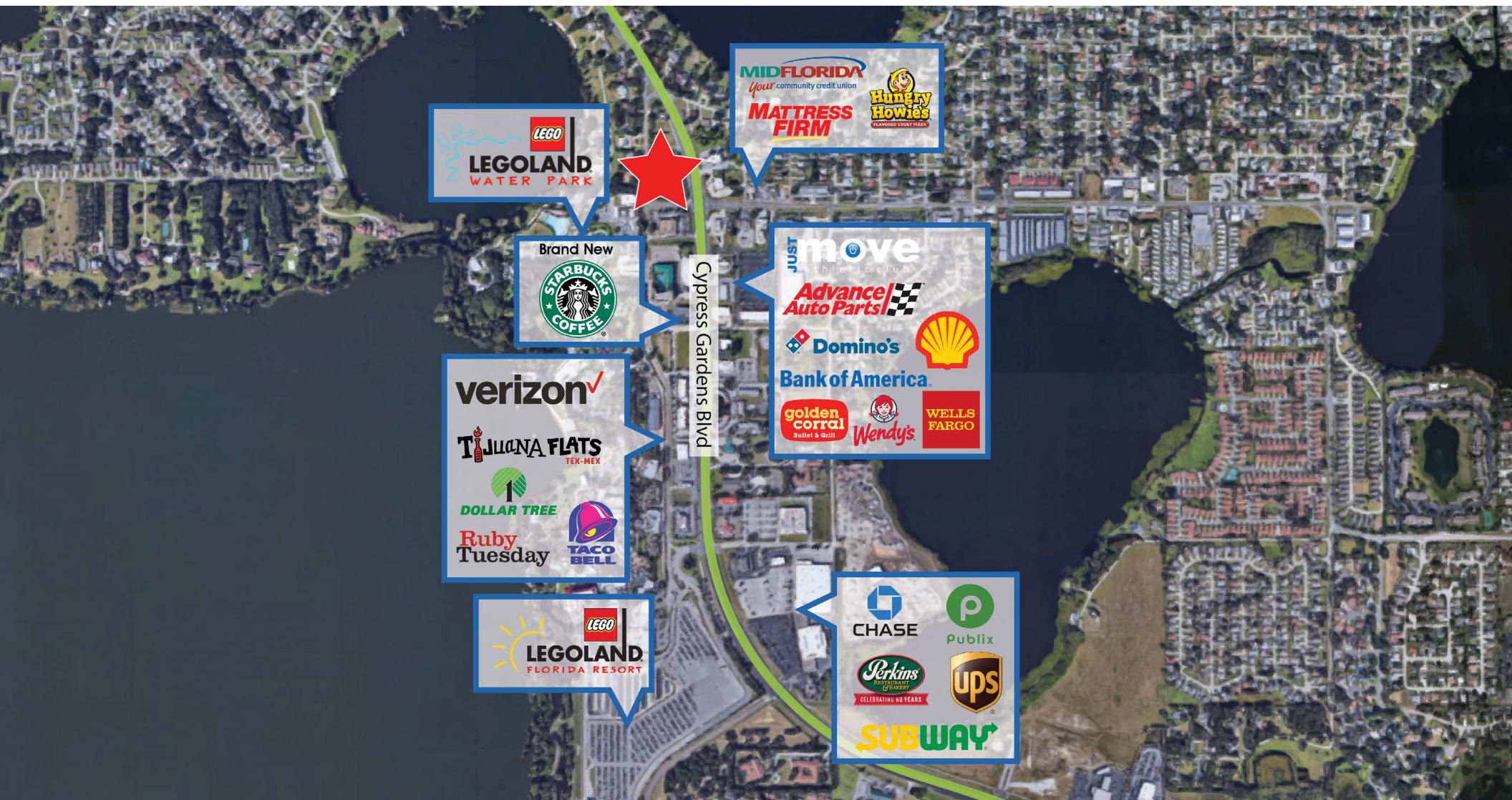


\$91,885

\$96,891

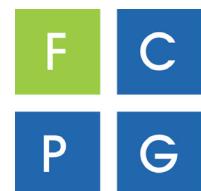
\$88,923

THE NEIGHBORHOOD



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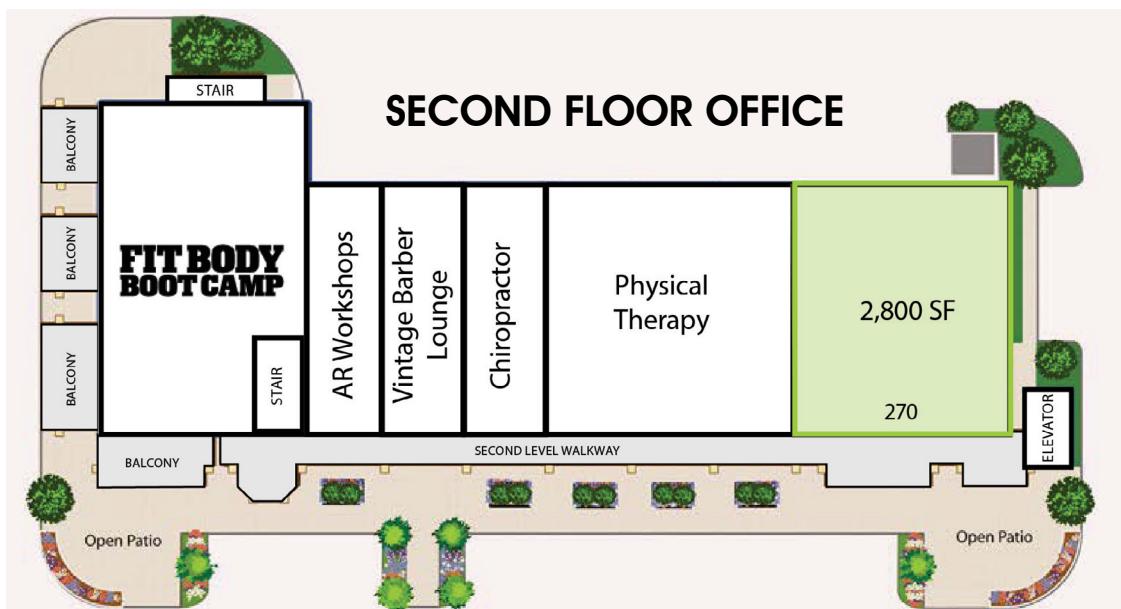
Commercial Real Estate Services

SITE MAP

AVAILABILITY

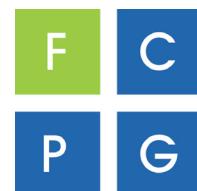
SECOND FLOOR

OFFICE SPACE - \$16.00 / SF, NNN
Suite 270: \pm 2,800 SF | 3.1.2026



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