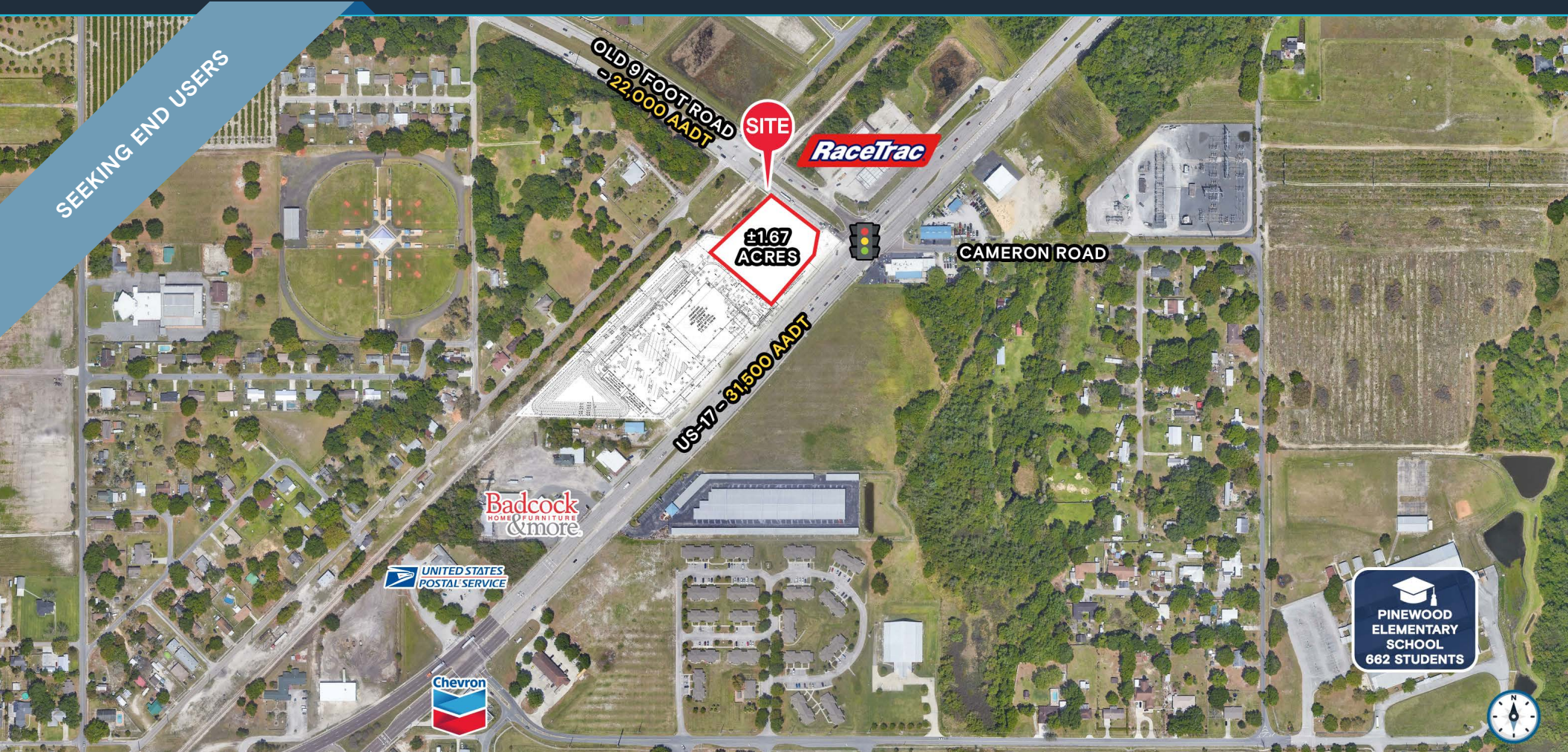


GROUND LEASE OR FOR SALE

# ±1.67 ACRES AVAILABLE

NWC of Highway 17 and Old 9 Foot Road, Eagle Lake (Winter Haven), FL 33839

SEEKING END USERS



SIGNALIZED CORNER AVAILABLE ON US HIGHWAY 17

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

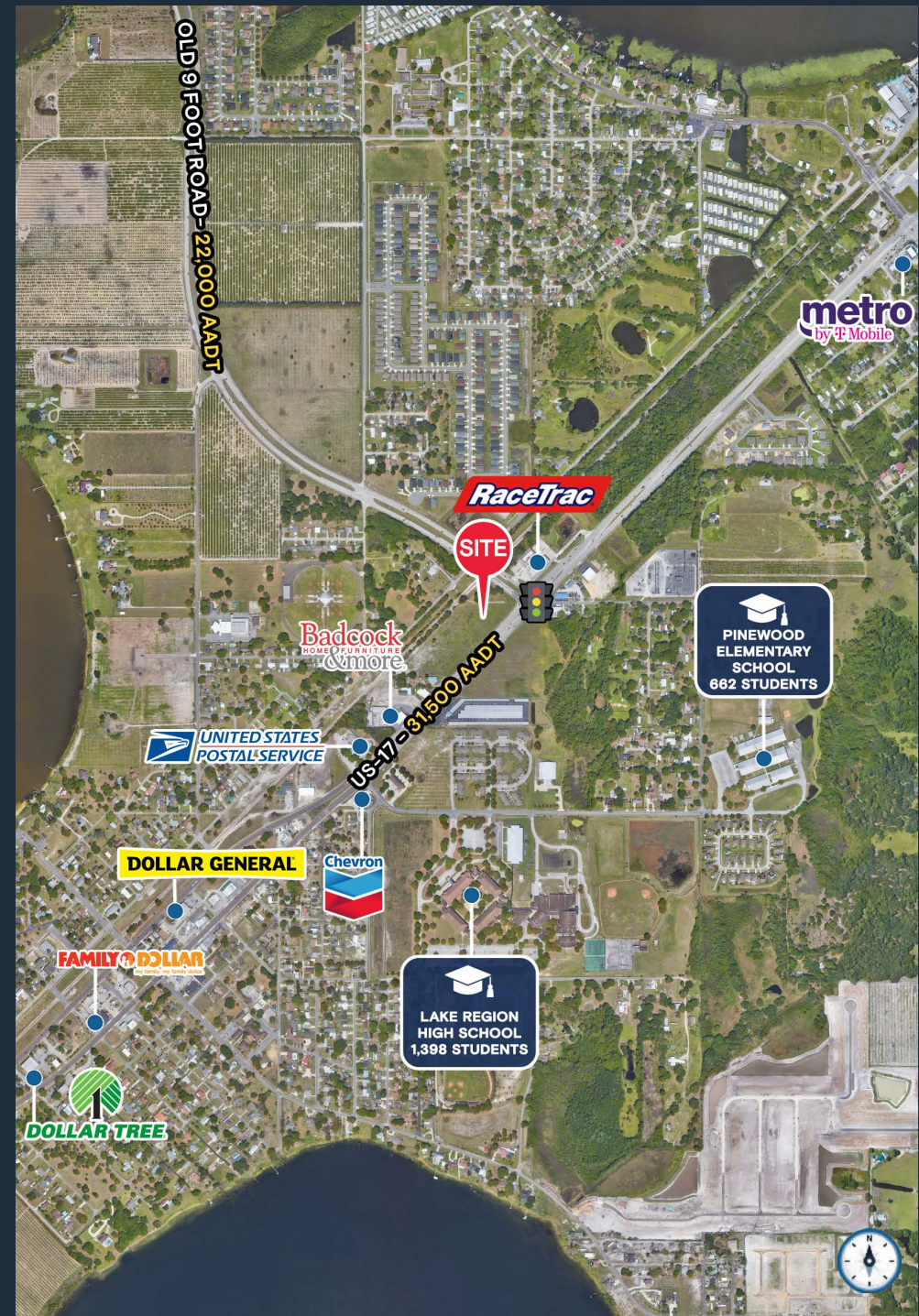
- ±1.6 acres signalized corner
- Available for ground lease or purchase
- Adjacent to new self storage facility and catty corner to Race Trac
- Over 51,000 cars per day at the intersection
- Southern entry point to Winter Haven
- Suitable for retail, automotive and more

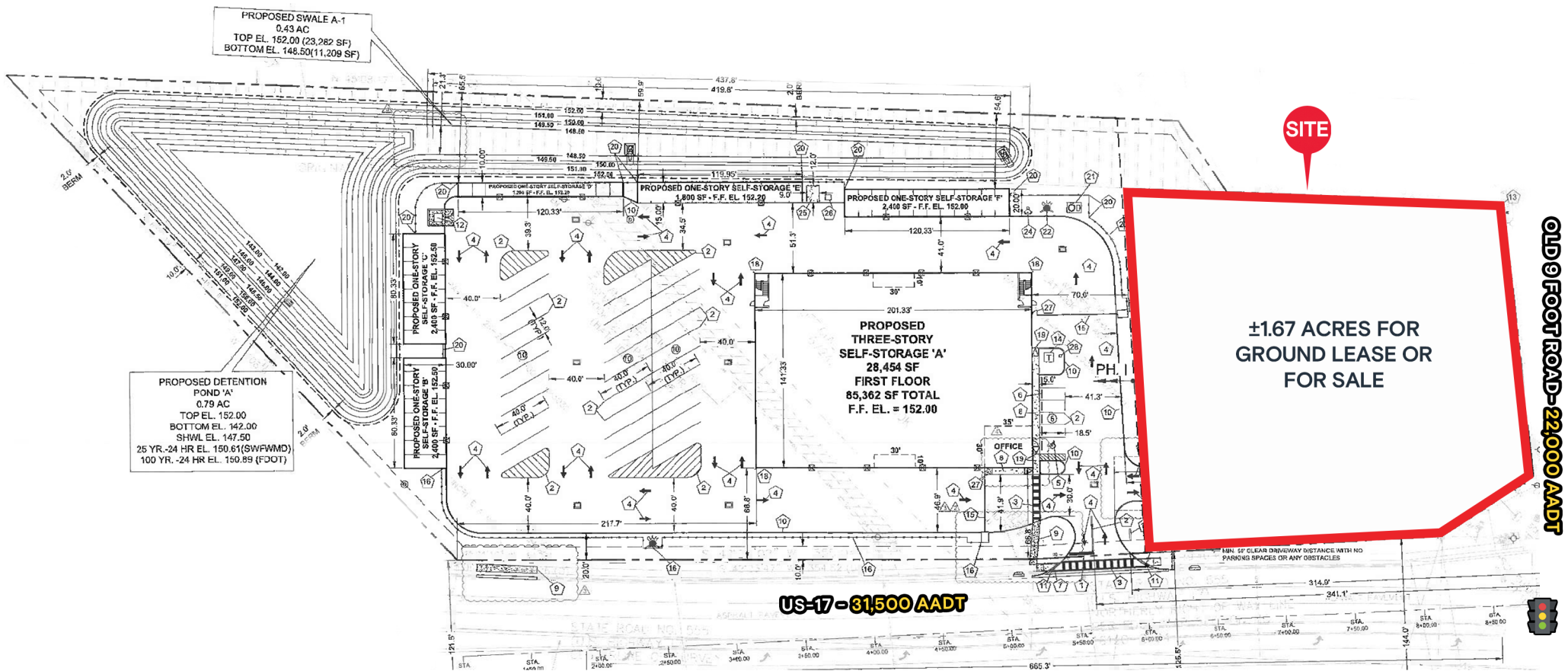
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,943	45,128	98,553
HOUSEHOLDS	1,792	16,972	37,527
EMPLOYEES	3,929	36,098	79,720
AVERAGE HH INCOME	\$70,713	\$77,478	\$78,359

## DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,997	63,551	119,136
HOUSEHOLDS	6,590	23,952	45,317
EMPLOYEES	14,181	51,118	96,192
AVERAGE HH INCOME	\$72,678	\$77,627	\$76,505

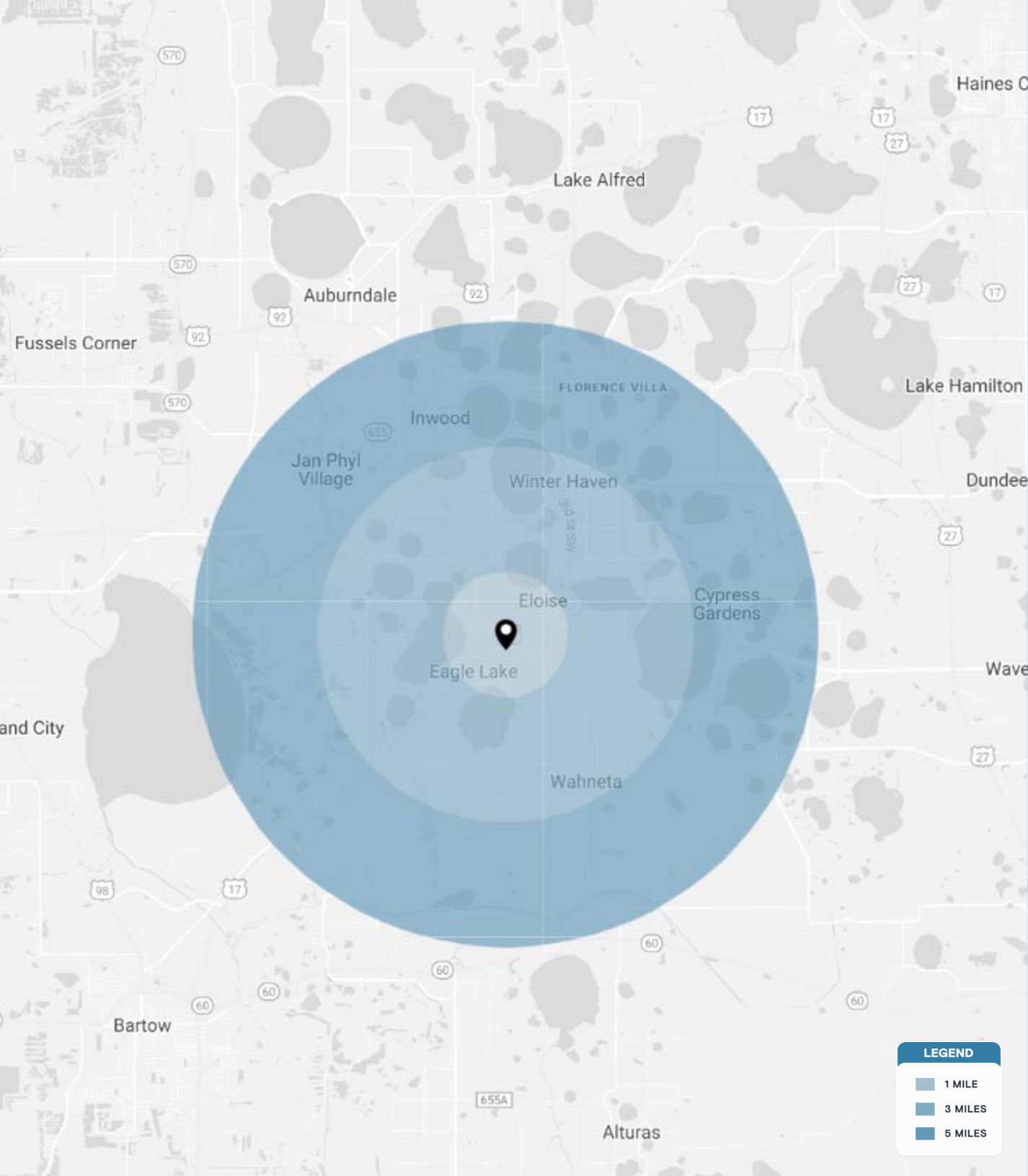












## Contact Brokers

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**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.23.24