

**CENTURY 21  
COMMERCIAL®**  
Carioti



**LEASE**

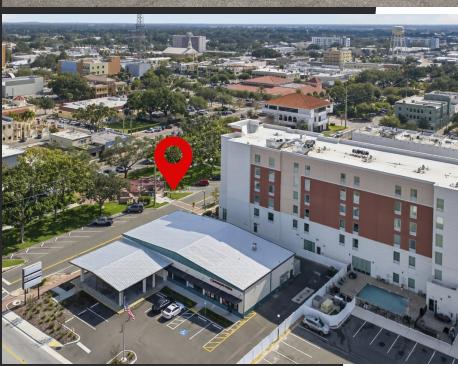
Build-to-suit lease opportunity for retail or restaurant tenants. Just one block off the busy U.S. 17 corridor in beautiful downtown Winter Haven, this customizable shell space offers 6,500 SF ready to be tailored to your ideal layout—including the potential to add an outdoor, park-side terrace. Positioned along the city's central park system, this location provides outstanding amenities: ample park-side parking, excellent visibility, and easy walkability for the many residents and employees who frequent downtown Winter Haven. The site also sits directly adjacent to a brand-new 108-room hotel, further enhancing foot traffic and exposure. Don't miss this exceptional opportunity to create a custom space in a truly prime location.

**ANNUAL RENT  
\$21.00 / Sq. Ft.**

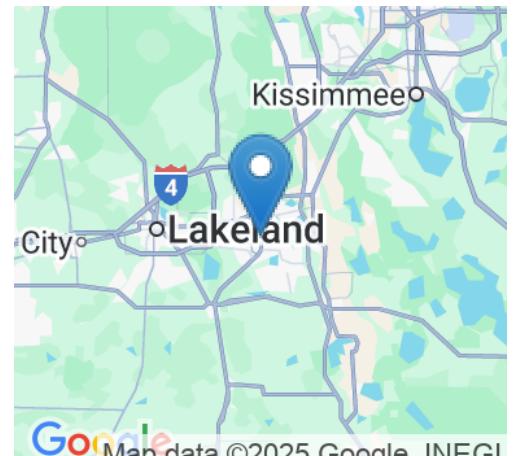
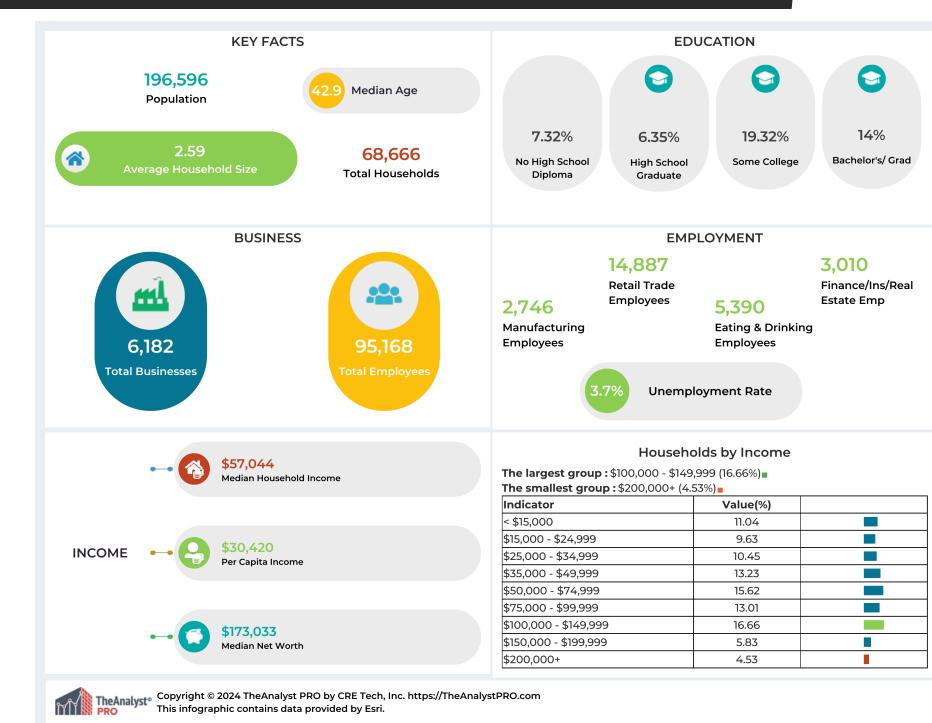
**Rental Area:  
6,500 Sq. Ft.  
Year Built: 1976**

**500 AVE D WINTER  
HAVEN  
500 Ave D  
Winter Haven, FL 33881**

Contact:  
**407-747-0793**  
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