

SCHOOL
AVAILABLE
8-7337

CYPRESS GARDENS LAMPLIGHTER PLAZA

1104 CYPRESS GARDENS BLVD
WINTER HAVEN, FL 33884

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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	8,240 SF
Available SF:	1,550 SF
Lot Size:	0.73 Acres
Year Built:	2003
Renovated:	2023
Zoning:	Retail
Market:	Winter Haven
Traffic Count:	42,000 ± Cars/Day
APN:	26-28-33-658000-000010
Road Frontage:	260 ± FT
Virtual Tour:	View Here

PROPERTY OVERVIEW

This property is a 1,550 SF retail space for lease in Winter Haven with prominent frontage on Cypress Gardens Blvd. It includes a large, open retail space with a storage room and bathroom.

The property enjoys a fantastic location on Cypress Gardens Blvd, where your business will thrive with a high traffic count of approximately 42,000 passing cars daily, providing consistent foot traffic, easy accessibility for customers, and networking opportunities with neighboring businesses

PROPERTY HIGHLIGHTS

- Newly Renovated
- Ample Parking
- 42,000 Cars/Day
- Frontage on Cypress Gardens Blvd

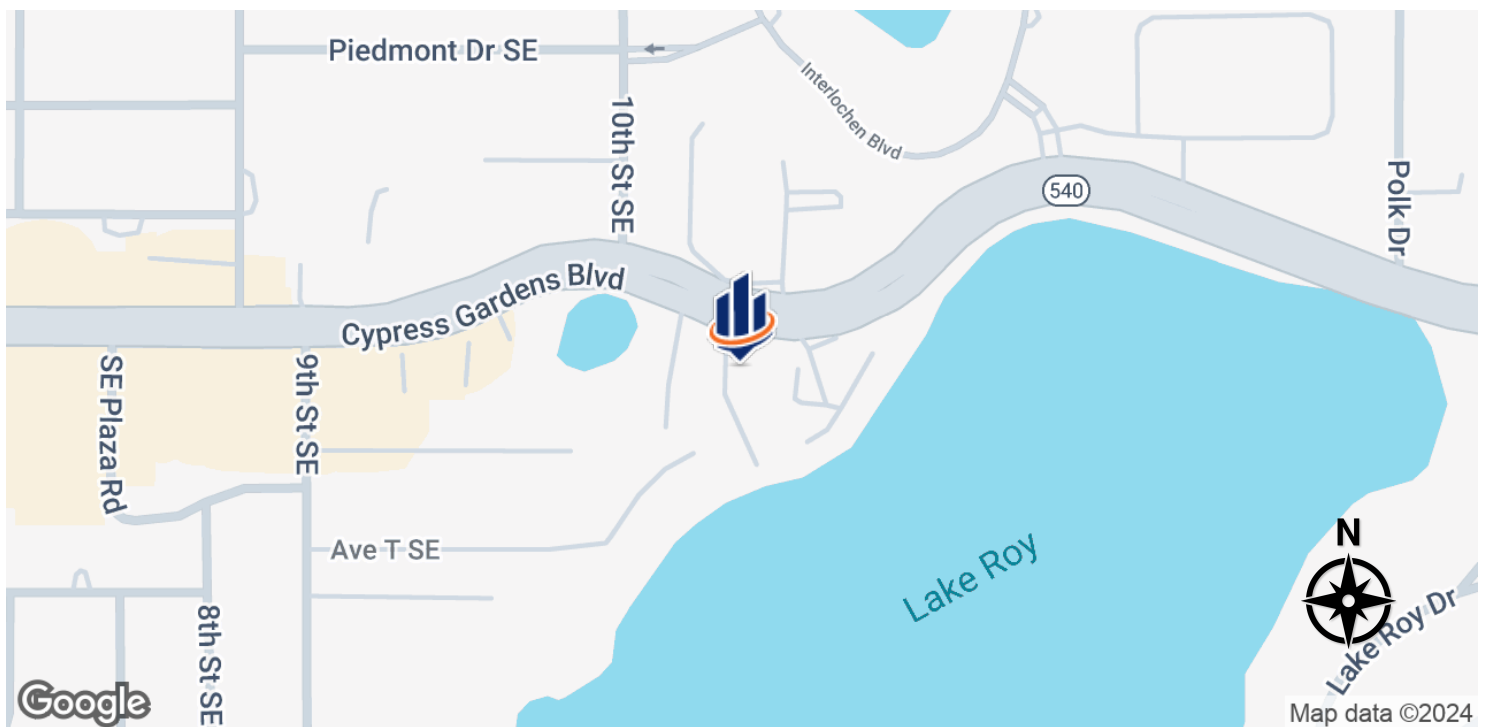
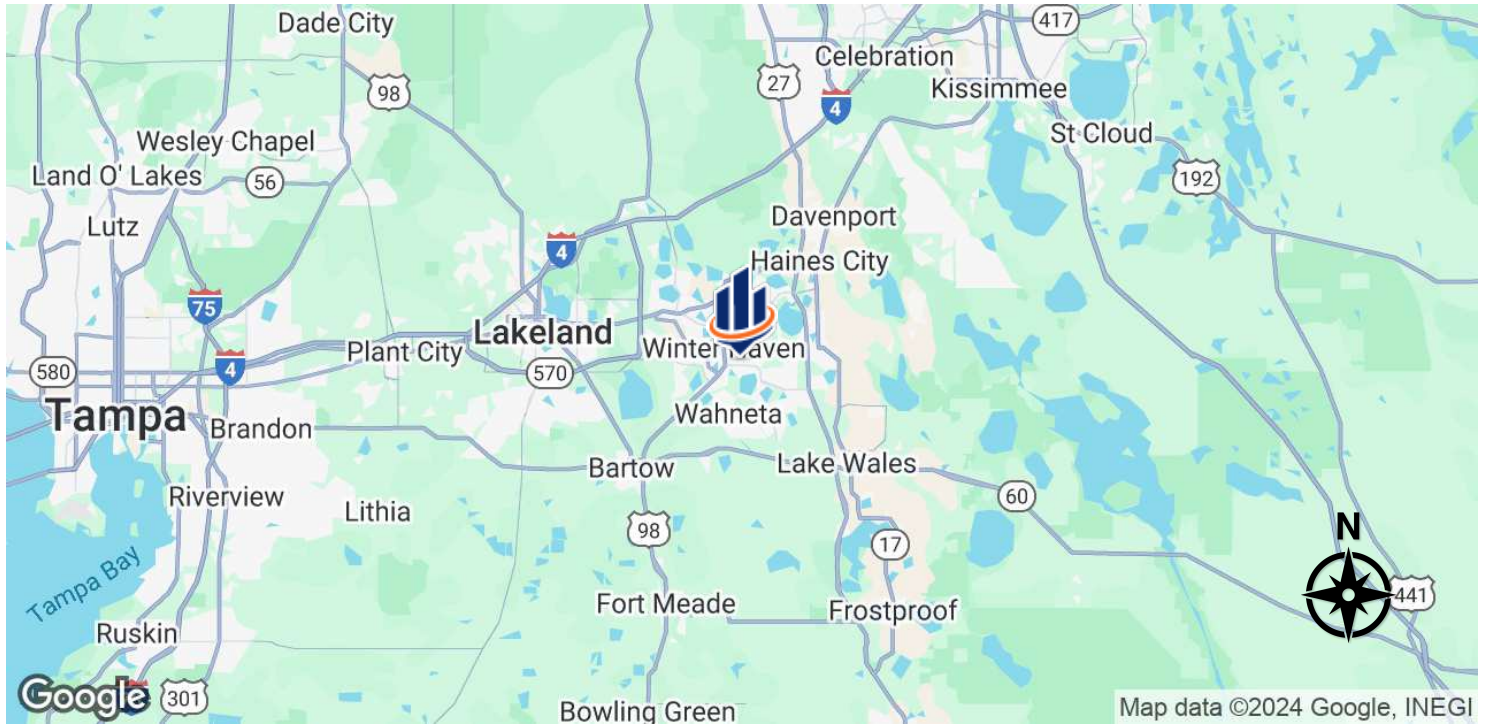
Floor Plan



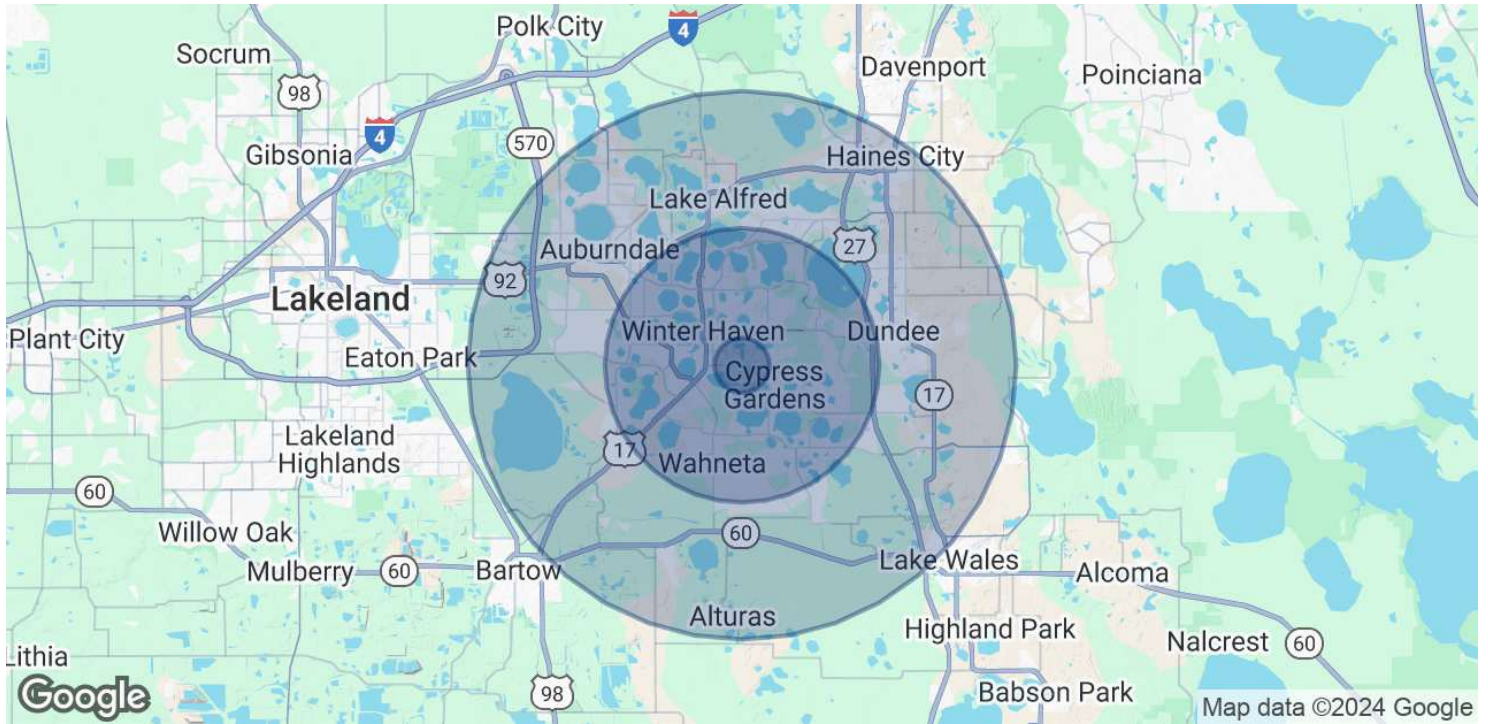
Interior Photos



Regional & Location Map



Demographics Map & Report

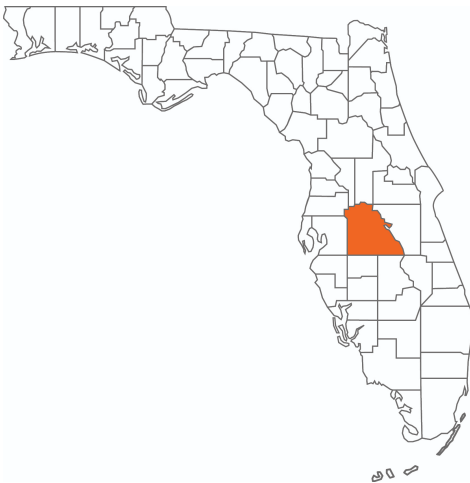


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,504	117,994	232,649
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	46	44	44
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,925	46,131	89,983
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$110,856	\$79,572	\$78,560
Average House Value	\$398,314	\$281,998	\$273,464

Demographics data derived from AlphaMap



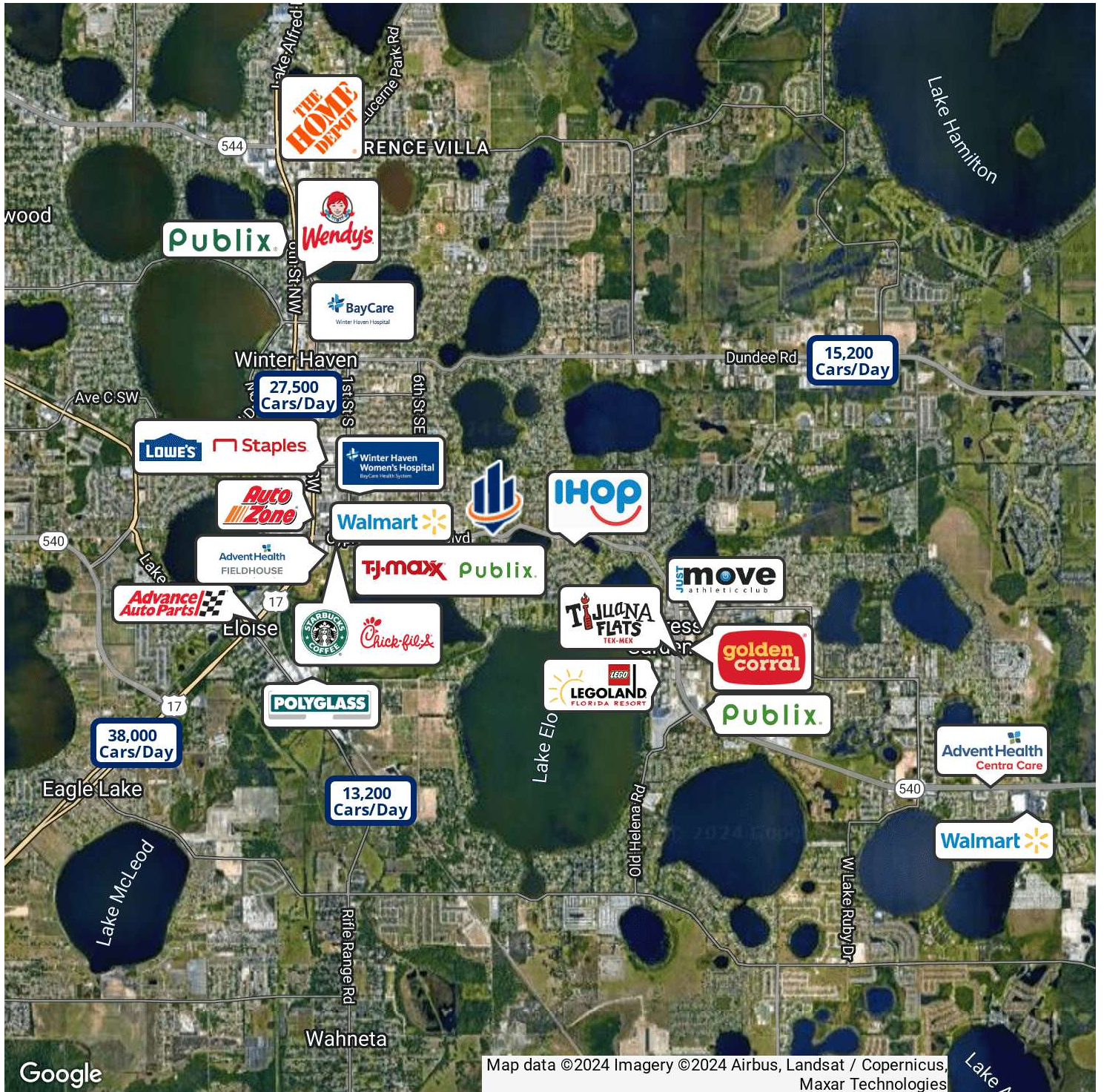
POLK COUNTY FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

Market Area Map



Neighborhood Retailer Map





ANGIE WORKMAN

Property Manager/ Advisor

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PROFESSIONAL BACKGROUND

Angie Workman is a Property Manager and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

With a real estate license maintained since 2005, Angie is well-versed in the intricacies of the industry. Her customer service orientation, coupled with her adept conflict resolution and problem-solving skills, ensures that she approaches each interaction with a positive attitude.

Before her real estate career, Angie worked hard to expand her education. Not only did she achieve a Bachelor of Science in Business Management from the University of South Florida, but Angie later went on her also earn a Master of Business Administration from Florida State University.

Angie's proficiency in property management has been honed over years of experience. Her expertise extends to and beyond vendor management, effective negotiation, and professional marketing. Prior to joining SVN | Saunders Ralston Dantzler, Angie served as a realtor which has helped shaped her comprehensive approach to property management.

Angie's multifaceted experience, as well as her dedication to professionalism, communication, and customer service, serves as an invaluable asset to her clients. As Property Manager, Angie's commitment to excellence in commercial real estate allows her to service clients throughout much of Florida.



LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

She works with clients to increase the value and performance of their real estate investments. Lauren believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing [Landlord & Tenant Representation]
- Site Selection
- Property Management
- Development



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Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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