

Downtown Winter Haven Office/Bar

356 3rd Street Northwest, Winter Haven, Florida 33881

R. Todd Dantzler, CCIM
863-287-3586
todd@saundersrealestate.com

TABLE OF CONTENTS



Table of Contents

Property Summary	3
Property Description	4
Regional & Location Map	5
Outline Map	6
Benchmark Demographics	7
Downtown Eateries, Bars, Services, & Entertainment	8
Market Area Map	9
Additional Photos	10
Interior Photos	11
Interior Photos	12
Advisor Biography	13



PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,500,000
Building Size:	5,044 SF
Lot Size:	0.06 Acres
Number of Units:	2
Floors:	2
Price / SF:	\$297.38
Year Built:	1928
Zoning:	Commercial
Market:	Winter Haven Downtown
Submarket:	East Polk
PIN:	26-28-20-554000-009040

Property Overview

Presenting a prime investment opportunity in Winter Haven, FL, this property offers a 5,044 square foot building with 2 units, ideal for retail or office/residential use. With a rich history dating back to 1928, the property is zoned for commercial use and strategically located in the bustling Winter Haven Downtown area. Currently at 50% occupancy, this property presents ample potential for investors seeking a strategic addition to their portfolio in a vibrant commercial district. Don't miss this chance to capitalize on the thriving retail potential of this historic gem.

Property Highlights

- 5,044 SF building - 2,522 SF/Floor
- 2 units
- Built in 1928
- Zoned Commercial
- Winter Haven Downtown area
- 50% occupancy
- Freight Elevator

PROPERTY DESCRIPTION



Location Description

The subject is in downtown Winter Haven between City Hall and the Heartland Church. It is located on the east side of 3rd St and enjoys angle parking and wide sidewalks.

Exterior Description

Stucco and large display window

Interior Description

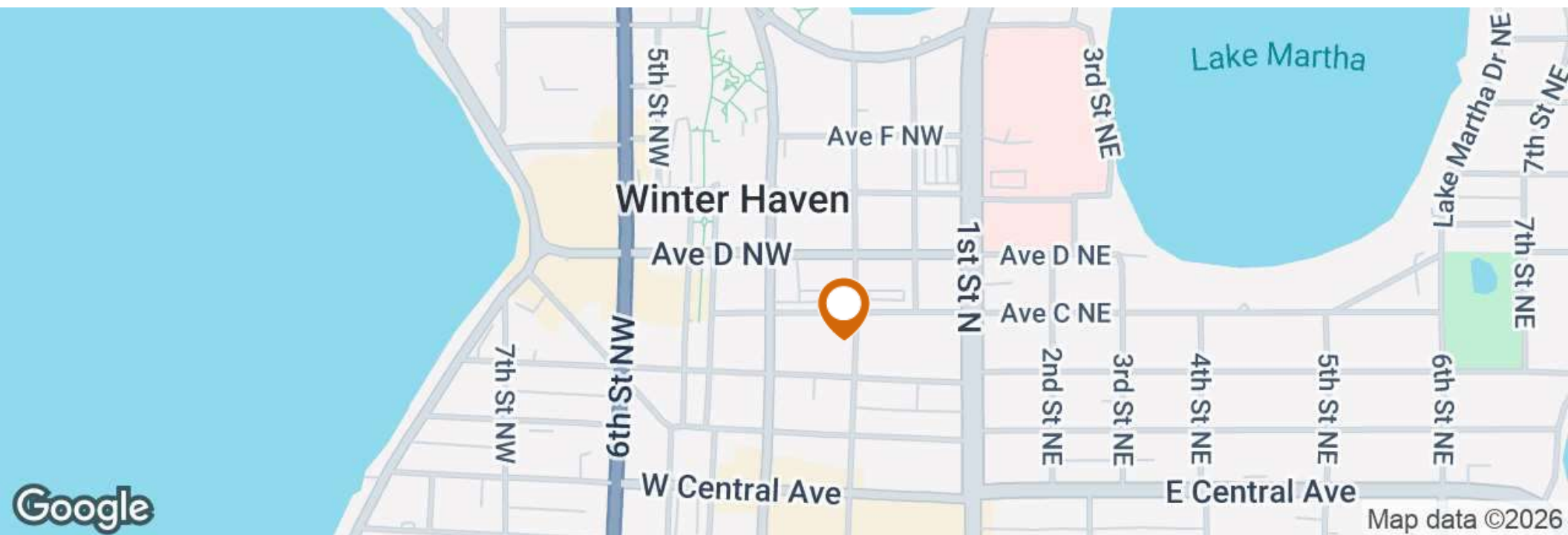
Downstairs is currently a bar/lounge and the upstairs is unfinished and can be office or a residence

Parking Description

Surface, angled, city parking

Utilities Description

- City of Winter Haven water and sewer
- TECO- electric



OUTLINE MAP



Downtown Winter Haven
Office/Bar

Polygon

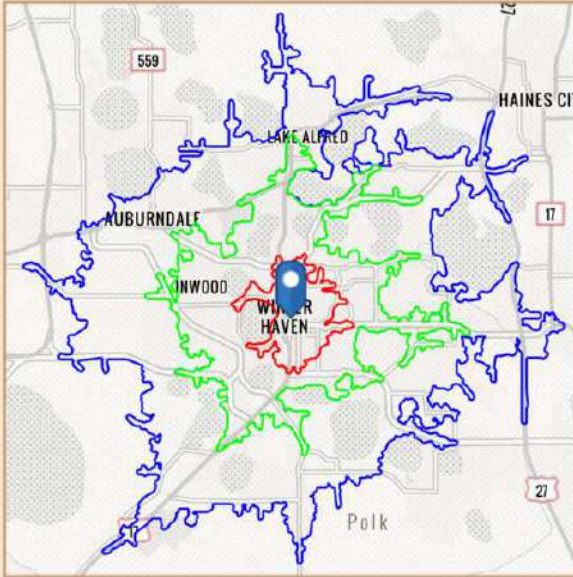


©2026 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

BENCHMARK DEMOGRAPHICS

356 3rd St NW, Winter Haven, Florida, 33881

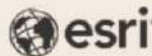
Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Polk County	Lakeland-Winter Haven, FL	Florida	
AGE SEGMENTS							
0 - 4	5.40%	5.57%	5.42%	5.33%	5.33%	4.68%	5.39%
5 - 9	5.34%	5.72%	5.73%	5.56%	5.56%	4.97%	5.68%
10 - 14	5.79%	6.29%	6.11%	5.95%	5.95%	5.32%	5.93%
15 - 19	5.40%	6.03%	6.04%	6.23%	6.23%	5.81%	6.43%
20 - 34	18.29%	18.34%	17.78%	18.90%	18.90%	18.48%	20.35%
35 - 54	23.38%	24.13%	23.74%	24.18%	24.18%	24.37%	25.21%
55 - 74	24.53%	23.71%	24.38%	23.83%	23.83%	25.43%	22.77%
75+	11.93%	10.21%	10.79%	9.99%	9.99%	10.91%	8.23%
HOUSEHOLD INCOME							
<\$15,000	19.4%	12.6%	9.8%	8.0%	8.0%	7.7%	8.0%
\$15,000-\$24,999	10.0%	8.4%	7.9%	5.8%	5.8%	5.6%	5.5%
\$25,000-\$34,999	6.3%	7.2%	6.4%	6.5%	6.5%	6.1%	5.8%
\$35,000-\$49,999	14.0%	11.8%	11.3%	12.0%	12.0%	9.9%	9.3%
\$50,000-\$74,999	17.7%	20.3%	19.7%	19.3%	19.3%	16.0%	15.1%
\$75,000-\$99,999	11.6%	13.4%	13.1%	13.6%	13.6%	12.8%	12.4%
\$100,000-\$149,999	12.0%	13.9%	17.0%	18.9%	18.9%	18.8%	18.0%
\$150,000-\$199,999	3.9%	6.1%	6.9%	7.7%	7.7%	9.6%	10.4%
\$200,000+	5.2%	6.4%	7.9%	8.1%	8.1%	13.5%	15.4%
KEY FACTS							
Population	11,522	56,073	134,758	870,943	870,943	23,597,813	343,528,394
Daytime Population	55,025	97,563	172,984	826,969	826,969	23,413,280	341,846,552
Employees	4,882	23,749	56,411	368,123	368,123	11,049,242	168,700,572
Households	5,055	22,439	52,821	331,547	331,547	9,529,651	134,397,562
Average HH Size	2.22	2.47	2.53	2.58	2.58	2.43	2.49
Median Age	42.5	41.2	42.3	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	256,522	308,319	312,066	324,746	324,746	421,319	376,272
Owner Occupied %	39.0%	60.4%	69.3%	71.5%	71.5%	66.6%	64.0%
Renter Occupied %	61.0%	39.6%	30.7%	28.4%	28.4%	33.4%	36.0%
Total Housing Units	5,682	24,608	58,600	380,937	380,937	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$50,492	\$62,305	\$67,510	\$72,392	\$72,392	\$82,707	\$85,893
Per Capita Income	\$30,930	\$33,029	\$35,281	\$36,199	\$36,199	\$47,873	\$48,241
Median Net Worth	\$46,299	\$148,318	\$232,769	\$261,761	\$261,761	\$292,996	\$276,821

DOWNTOWN EATERIES, BARS, SERVICES, & ENTERTAINMENT

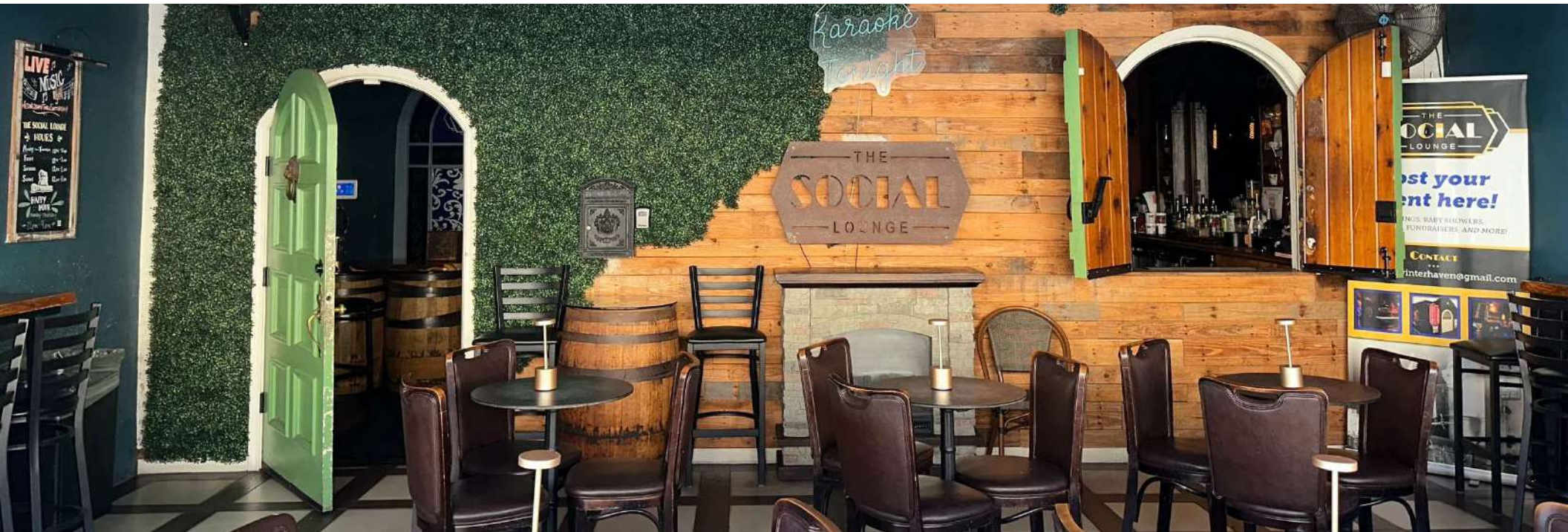




MARKET AREA MAP

- MIDFLORIDA
Florida's community credit union
- THE HOME DEPOT
- FLORENCE VILLA
- DOLLAR TREE
- CMX CINEMAS
- POLK STATE COLLEGE
- Publix
- BEALLS
- Wendy's
- BayCare
Winter Haven Hospital
- SUBWAY
- McDonald's
- tropical SMOOTHIE CAFE
- belk
- LONGHORN STEAKHOUSE
- Winter Haven Women's Hospital
BayCare Health System
- DOLLAR GENERAL
- FAMILY DOLLAR
- SONIC
- Walmart
- BURGER KING
- Chick-fil-A
- TACO BELL
- Publix BEALLS TJ-maxx

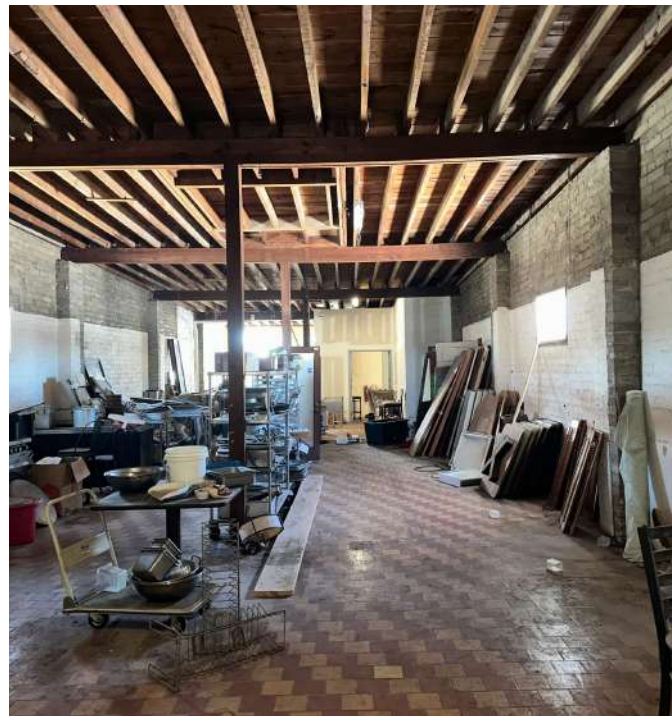
ADDITIONAL PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



R. Todd Dantzler, CCIM

Managing Partner, Senior Advisor

todd@saundersrealestate.com

Direct: **877-518-5263 x403** | Cell: **863-287-3586**

Professional Background

R. Todd Dantzler, CCIM is a Managing Partner and Senior Advisor at Saunders Real Estate.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 44 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early 1980's.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®, making him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer for '79-'80.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.



877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.