

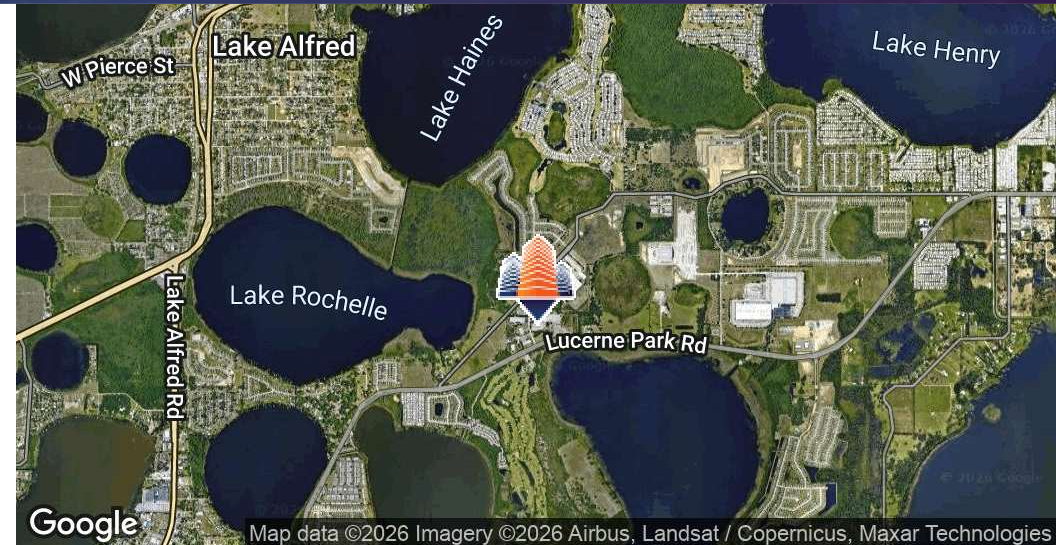
Winter Haven Pads

170 Bert Schulz Blvd, Winter Haven, FL 33881



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 6.42 Acres Available
- Over 1,000 feet of frontage to Lucerne Park Rd
- Centrally located between Hwy 27, US-17, and US-92
- Approved for Fuel Stations and Retail
- Ideal Uses: Fuel Stations, Auto Repair, QSR, and More!

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OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Lots:	3
Lot Size:	1 Acre - 6.41 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,242	12,092	33,287
Total Population	3,366	31,711	87,404
Average HH Income	\$77,564	\$69,850	\$76,199

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7575 Dr. Phillips Blvd, Ste 390

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PARCEL MAP



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RETAILER MAP



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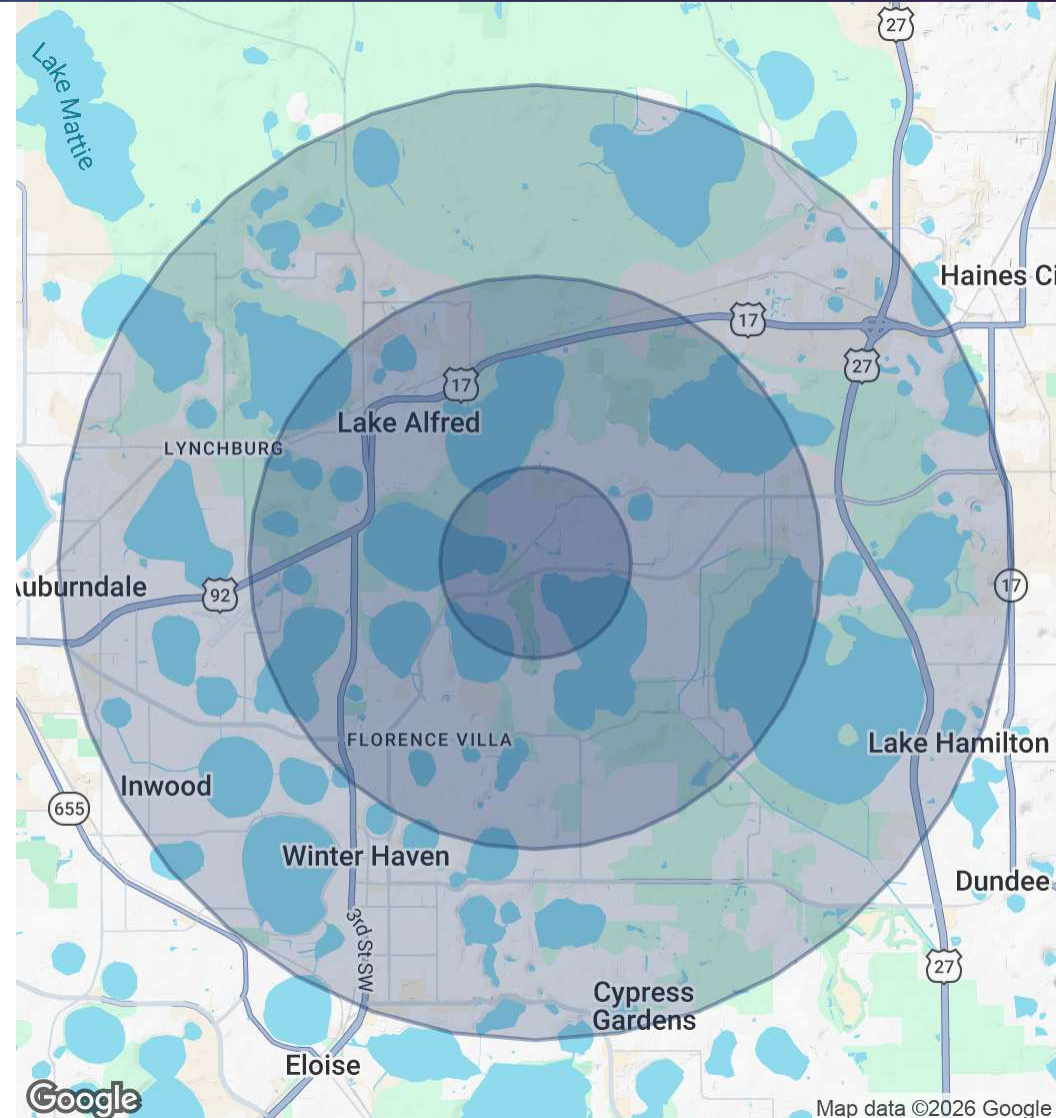
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,366	31,711	87,404
Average Age	45.2	44.2	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,242	12,092	33,287
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,564	\$69,850	\$76,199
Average House Value	\$213,744	\$200,878	\$213,637

AGE	1 MILE	3 MILES	5 MILES
0 - 4	241	2,251	5,043
5 - 9	135	1,228	4,115
10 - 14	179	1,701	5,640
15 - 17	99	828	3,026
18 - 20	87	813	2,652
21 - 24	109	1,348	4,376
25 - 34	481	4,766	11,713
35 - 44	357	3,400	9,768
45 - 54	257	3,105	9,818
55 - 64	427	4,211	11,508
65 - 74	409	4,265	10,685
75 - 84	358	2,925	6,849
85+	153	1,339	3,242



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