

# For Sale



## Commercial Development Opportunity-2.2 acres

500 Ave R SW  
Winter Haven, FL 33880



## Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Ste. 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)





## COMMERCIAL SITE-2.2 ACRES

500 Ave R SW, Winter Haven, FL 33880



### Executive Summary

Sale Price	\$1,073,318.4
PSF	\$11.20
Building Size	4,000 SF
Lot Size	2.2 Acres (95,832 SF)
Zoning	I-2 (Heavy Industrial) <a href="#">Winter Haven Zoning</a>
Zoning Chart	<a href="#">Winter Haven Municode</a>

### Property Highlights

- Future Land Use: PMUH (Primary Mixed Use Hub) which allows for commercial use.
- Restrictions: None
- Utilities: Water, Sewer, and Electric available.
- FEMA Flood Zone: Outside of any floodplains. Designated zone X
- AADT (Average Daily Traffic): 47,000 VPD



### Demographics

Population (2024)	1 mi. - 5,427 3 mi. - 52,227 5 mi. - 115,338
Average HHI	1 mi. - \$82,452 3 mi. - \$93,133 5 mi. - \$92,454
Traffic Counts	Cypress Gardens Blvd: 47,000 vpd



### Mitchell Orzel

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### Florida Broker of Record

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