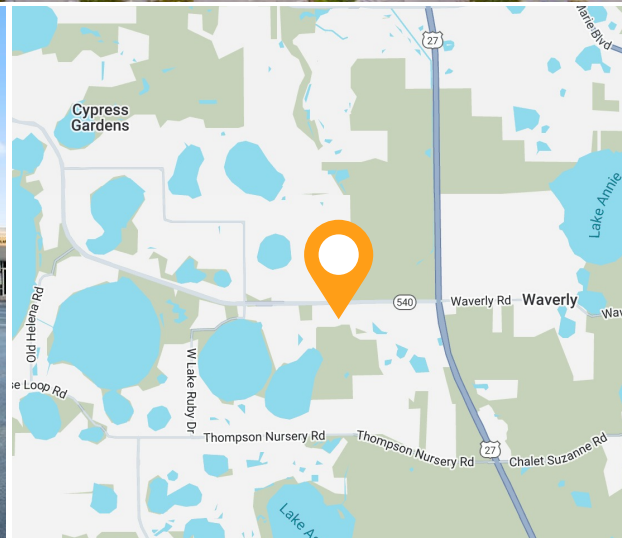


WINTER HAVEN MEDICAL VILLAGE

7405 Cypress Gardens Blvd., Winter Haven, FL 33884

FOR LEASE



PROPERTY OVERVIEW

- » Available space: 1,536 SF
- » Ideal space for wellness and personal care services, beauty and grooming, health and lifestyle businesses, or light office use
- » Located in Winter Haven on Cypress Gardens Blvd., just one mile west of US Highway 27 (47,500 AADT)
- » The center is accessible via a signalized intersection on Cypress Gardens Blvd., which experiences an average daily traffic volume of 29,500 vehicles
- » Adjacent to a Walmart Supercenter, which attracts 2.4M visits annually (Placer.ai)
- » Quick access to US Hwy 27, a major corridor providing direct routes to Haines City to the north and Lake Wales to the south
- » Winter Haven is a rapidly growing city, with an anticipated population increase of 18% over the next five years

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,670	36,521	69,445
Households	3,405	15,552	28,328
Daytime Pop.	4,506	22,654	43,888
Ave. HH Income	\$79,446	\$93,707	\$95,754



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AERIAL

