

# FOR LEASE

## 7,750 RSF Available Medical Office Space

550 Pope Avenue Winter Haven, FL 33881



**\*PLEASE DO NOT DISTURB CURRENT TENANT\***

**FranklinStreet**

FSOI, LLC | A Licensed Florida Broker # CQ1048040

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# PROPERTY SUMMARY



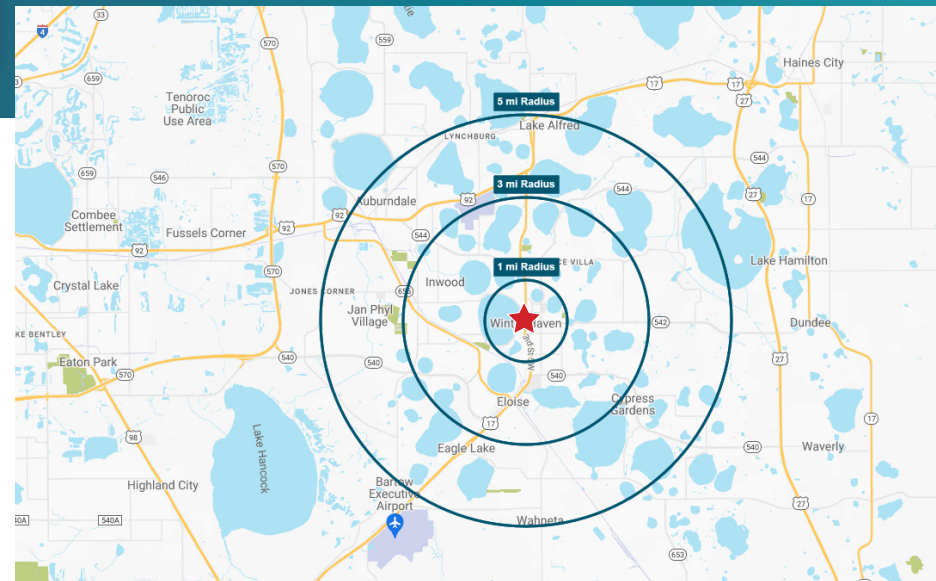
## PROPERTY HIGHLIGHTS

- 7,750 RSF
- Rare, move-in ready 2nd Generation Medical Office Space
- Available with 180 days notice
- Backup Generator in place
- Situated in front of beautiful Downtown Winter Haven
- Over 100' of Frontage on busy Highway 17
- Monument Signage Available
- \$29.00/RSF NNN

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## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,063	54,945	110,147
Total Households	3,151	21,333	42,279
Average Income	\$52,936	\$64,414	\$65,394
Median Age	39.3	39.1	39.5
Daytime Population	40,070	55,088	73,388



550 POPE AVENUE, WINTER HAVEN, FL 33881

# FLOOR PLAN

7,750 RSF AVAILABLE



# INTERIOR



# DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

Winter Haven City, FL  
Geography: Place

### KEY FACTS

52,955

Population



20,876

Households

47.4

Median Age

\$44,912

Median Disposable Income

### EDUCATION

9.7%

No High School Diploma



36.1%

High School Graduate



32.5%

Some College/  
Associate's Degree



21.6%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$52,561

Median Household Income



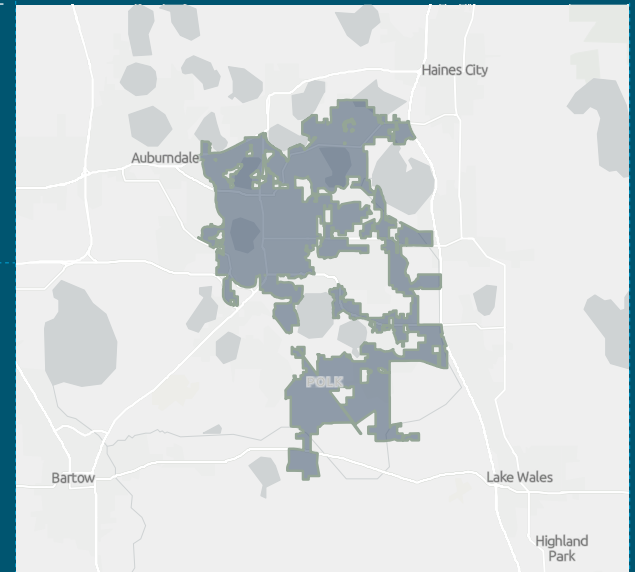
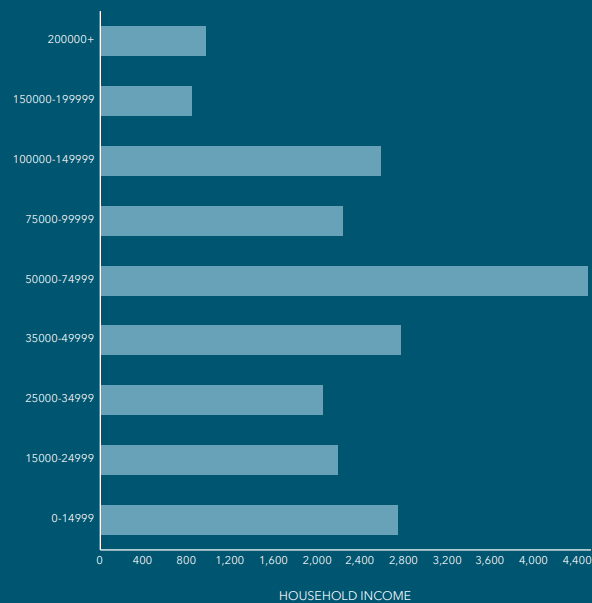
\$29,862

Per Capita Income



\$122,904

Median Net Worth



### EMPLOYMENT



White Collar

57.9%



Blue Collar

25.9%



Services

19.1%

3.3%

Unemployment Rate

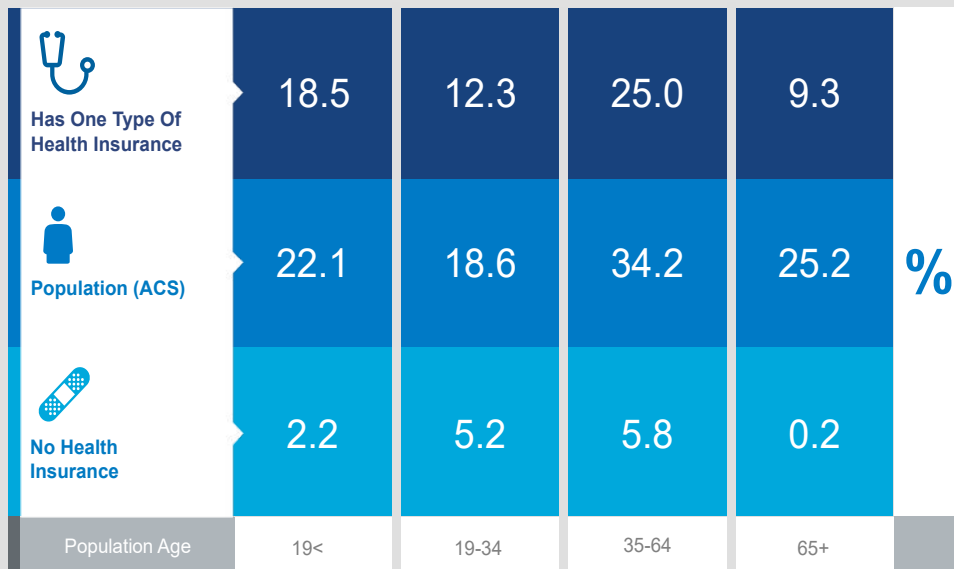
Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

# DEMOGRAPHICS

## Health Care & Insurance

Winter Haven City, FL  
Geography: Place

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Health Care Expenditure



\$3,834

Annual Health Insurance Expenditures



\$1,873

Medical Care



Medicare:  
Population 65+

4,308

Medicare Only

2,393

Direct-Purch & Medicare

1,283

Employer & Medicare

1,452

Medicare & Medicaid

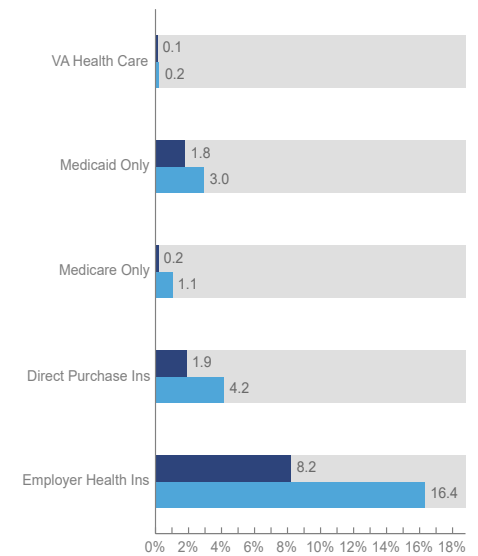
### Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$994.4
Medicare Payments	\$928.0
Physician Services	\$208.1
Dental Services	\$335.0
Eyecare Services	\$68.1
Lab Tests/X-rays	\$60.6
Hospital Room & Hospital Service	\$189.2
Convalescent/Nursing Home Care	\$29.2

### Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



### Population



47,698

Civilian Noninstitutionalized Population (ACS)

### Exercise (Percent of Adults)



46.3%

Exercise at home 2+ times per week



9.8%

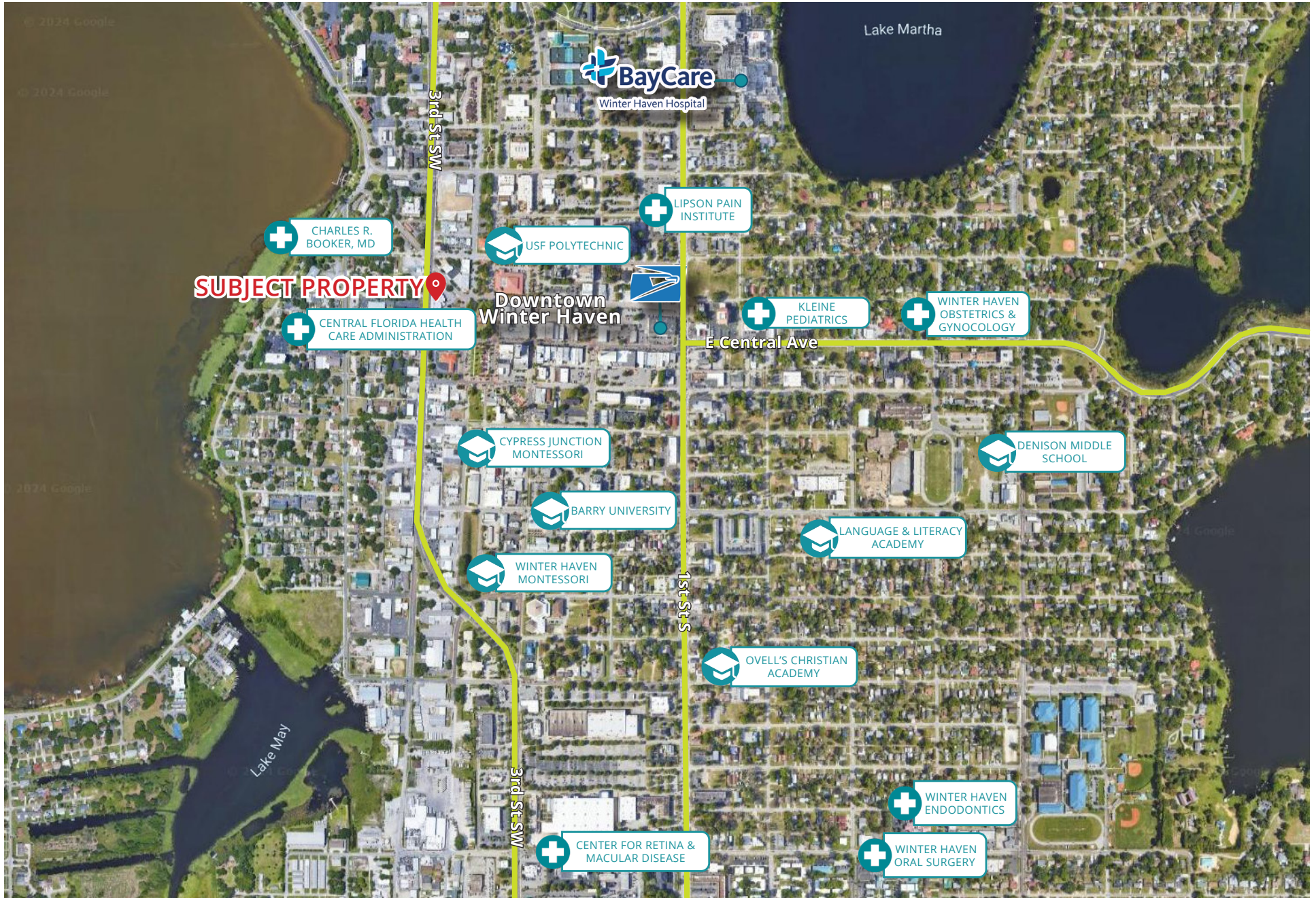
Exercise at club 2+ times per week



Source: This infographic contains data provided by ACS (2017-2021), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).

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# AREA OVERVIEW



# CONTACT

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