

CYPRESS POINTE

US 27 & Cypress Gardens Boulevard | Winter Haven, FL 33884

Proposed Lakeland Metro Mixed-Use Development



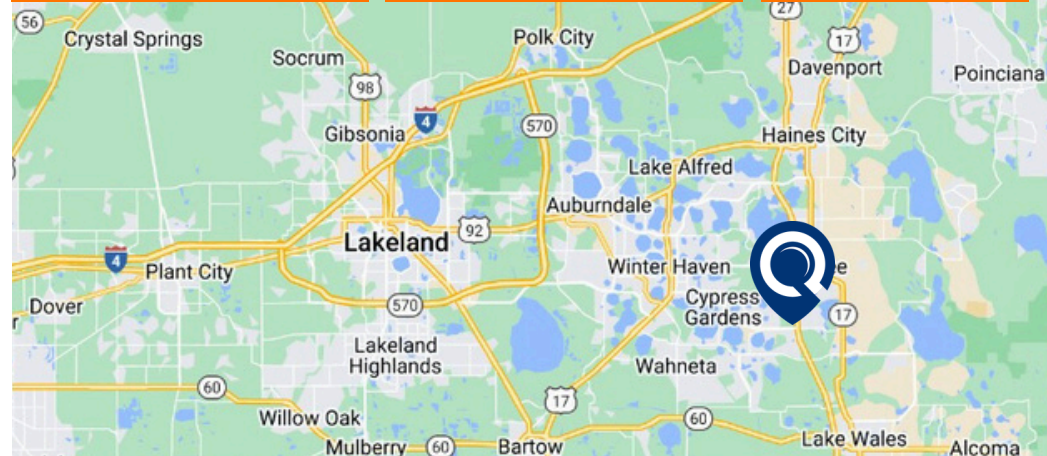
LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



WEBSITE

GOOGLE TOUR



**CALL
FOR RATES**



**46± AC
MIXED USE**



**400,000± SF
PLANNED RETAIL**



**82,500 CPD
COMBINED AADT**



**\$1.21 B / YEAR
RETAIL SPENDING**

- Cypress Pointe is a 66± AC mixed-use development in Winter Haven, Florida.
- 400,000± SF of retail, restaurant, hotel & medical space available.
- Multiple outparcel opportunities!
- Highly visible (signalized) intersection: SR 540 (Cypress Gardens Blvd) & US 27.
- Less than five (5) miles East of Legoland Florida.
- Minutes to 318-AC CSX intermodal terminal (neighboring 9M SF of industrial).
- Gateway to Winter Haven, connecting to Tampa and Orlando.



**5-MILE INCOME
\$93,675**



**5-YEAR INCREASE
2.1%**



**5-MILE POPULATION
61,785**



**5-MILE EMPLOYEES
13,559**

LQCRE.COM/CYPRESS-POINTE



5440 Mariner St #112
Tampa, FL 33609

LQCRE.COM

LYNDA NAGY

Principal, Sr. Associate

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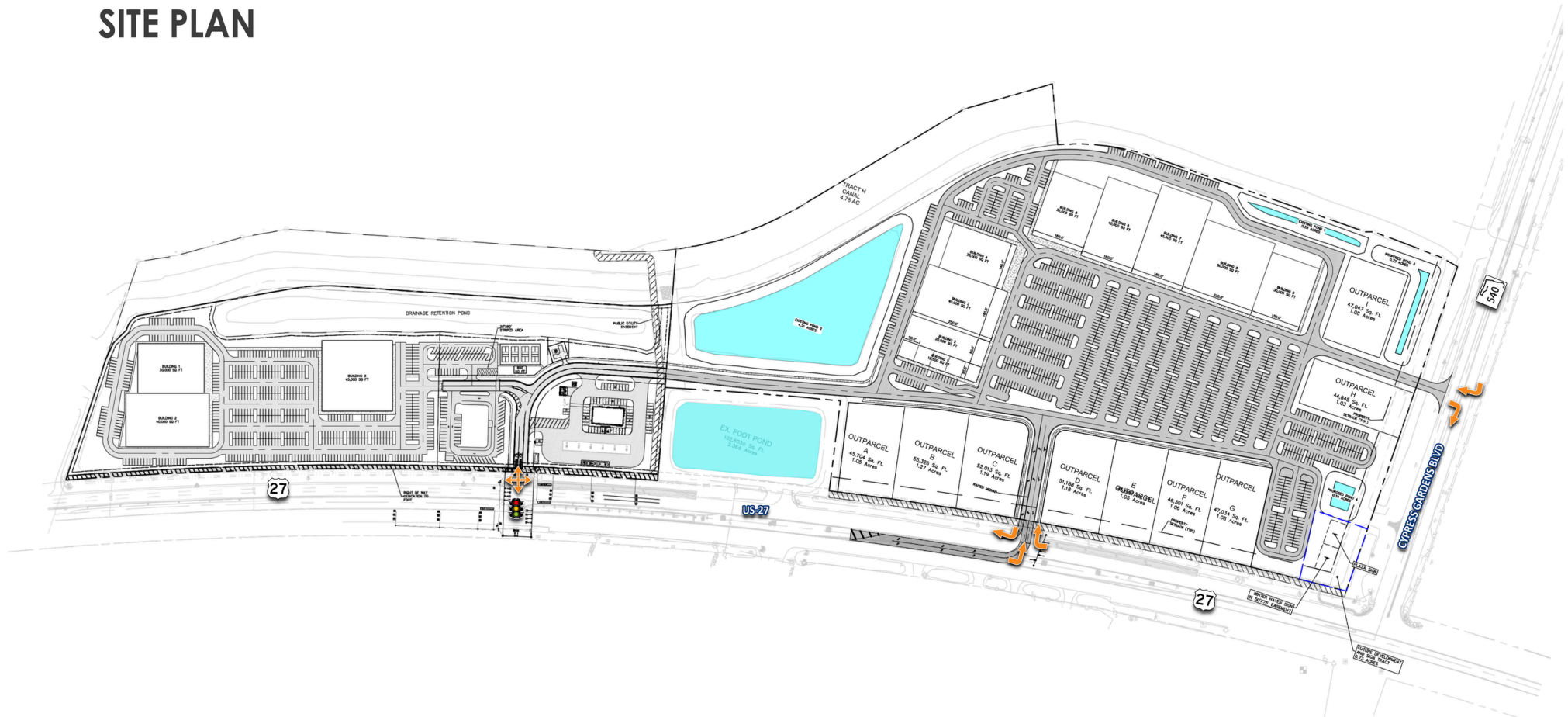
Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

CYPRESS POINTE - SITE PLAN

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SITE PLAN



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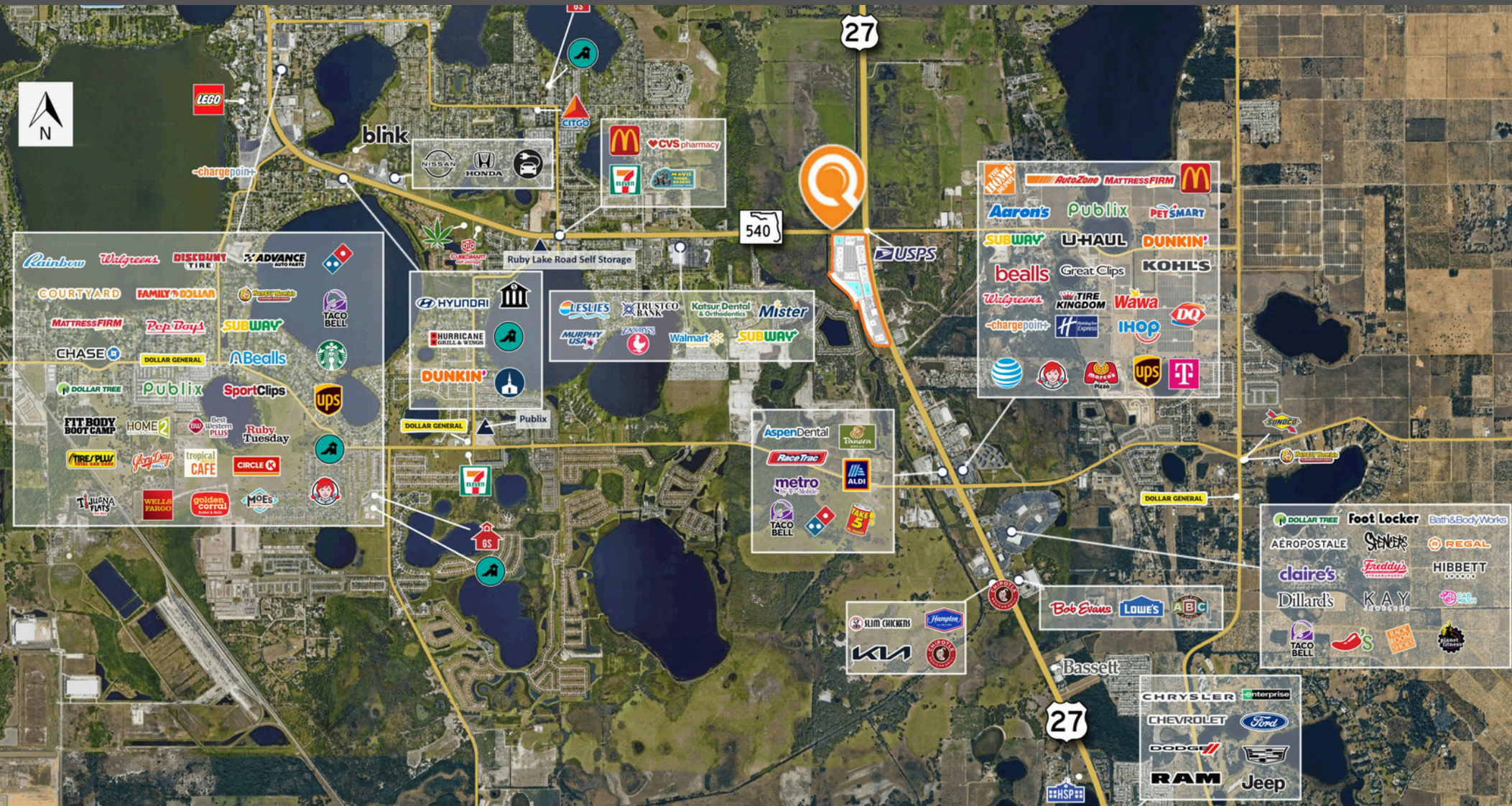
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CYPRESS POINTE - RETAIL TRADE AERIAL

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CYPRESS POINTE - EXTENDED TRADE AERIAL

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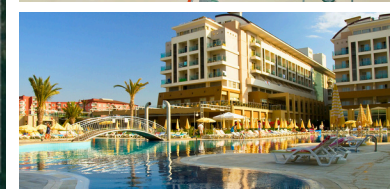
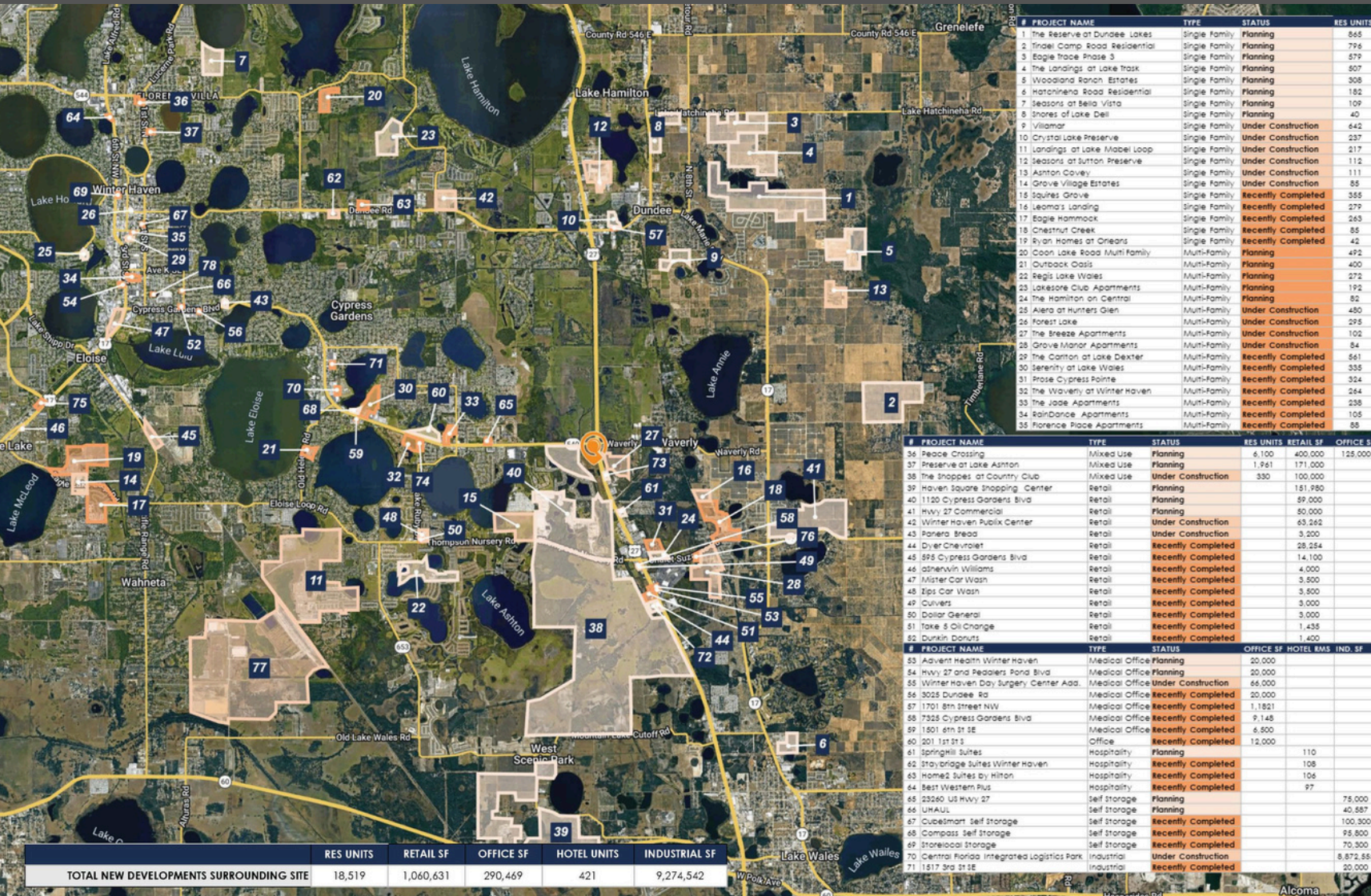
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CYPRESS POINTE - SURROUNDING DEVELOPMENTS

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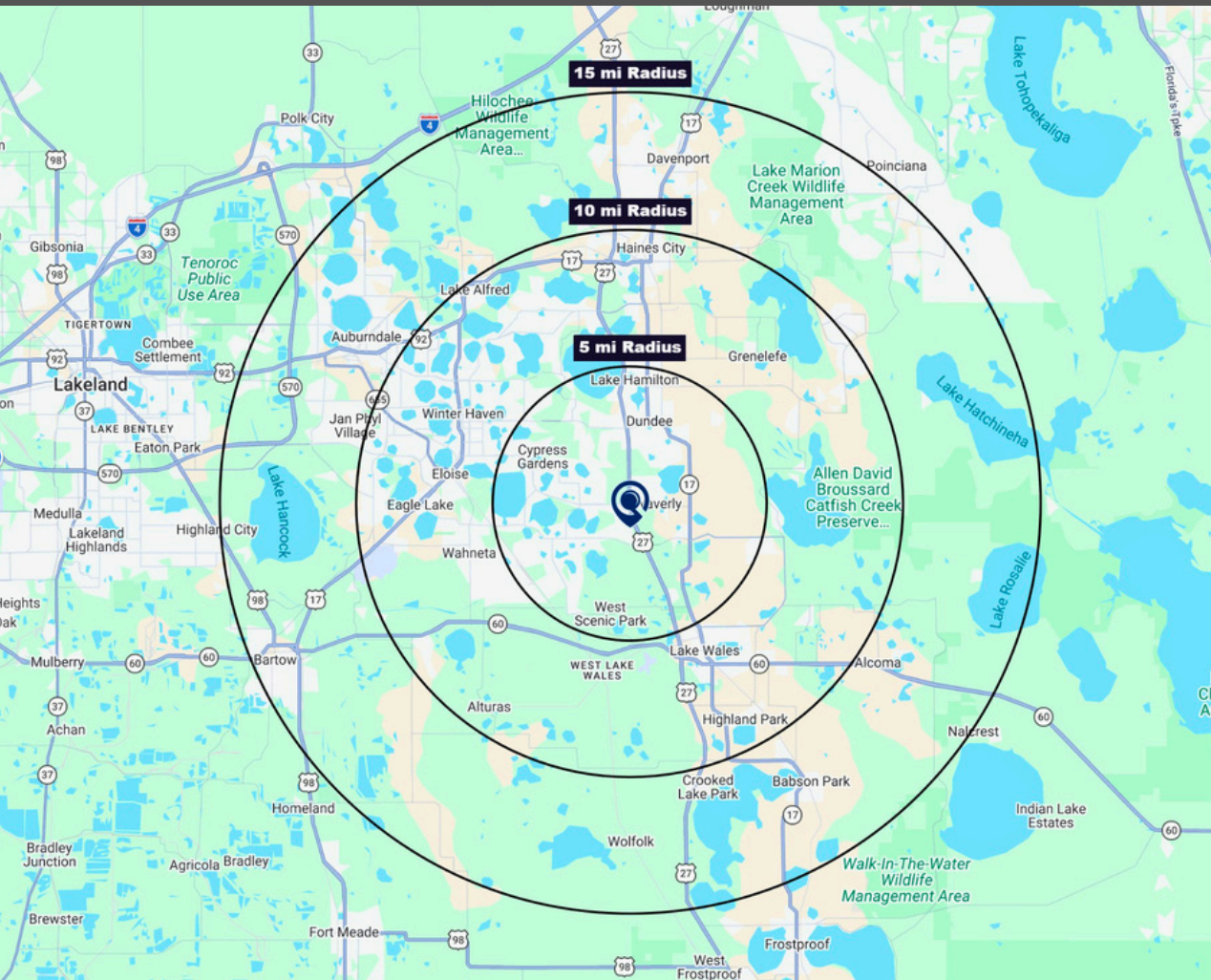
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CYPRESS POINTE - AREA DEMOGRAPHICS

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DEMOGRAPHIC RADIUS



Population	61,785	238,500	411,982
Five-Year Increase (#)	68,164	268,850	472,368
Five-Year Increase (%)	2.1%	2.5%	2.9%
Median Age	43.7	40.0	39.9
Households	25,239	91,138	154,329
Annual Growth to 2030	2.2%	2.7%	3.1%
White	60.9%	54.7%	54.0%
Black/African American	16.6%	20.1%	19.4%
Asian or Pacific Islander	3.4%	2.1%	2.1%
American Indian	0.4%	0.6%	0.6%
Other Races	18.7%	22.6%	23.9%
Hispanic	25.3%	30.8%	32.1%
Average HH Income	\$93,675	\$87,744	\$91,142
Median HH Income	\$69,480	\$63,764	\$66,322
Elementary (Grades 0-8)	4.3%	6.3%	5.9%
Some High School (9-11)	6.4%	7.1%	7.4%
High School Graduate	31.2%	34.5%	33.9%
Some College	22.9%	21.8%	21.2%
Associates Degree	9.3%	9.0%	9.4%
Bachelors Degree	17.4%	14.1%	14.9%
Graduate Degree	8.6%	7.1%	7.4%
Total Businesses	2,432	9,439	14,616
Total Employees	13,559	57,640	90,202



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