

FOR LEASE

2,081 - 2,500 RSF Available Medical Office Space

550 Pope Avenue Winter Haven, FL 33881



 FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

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PROPERTY SUMMARY

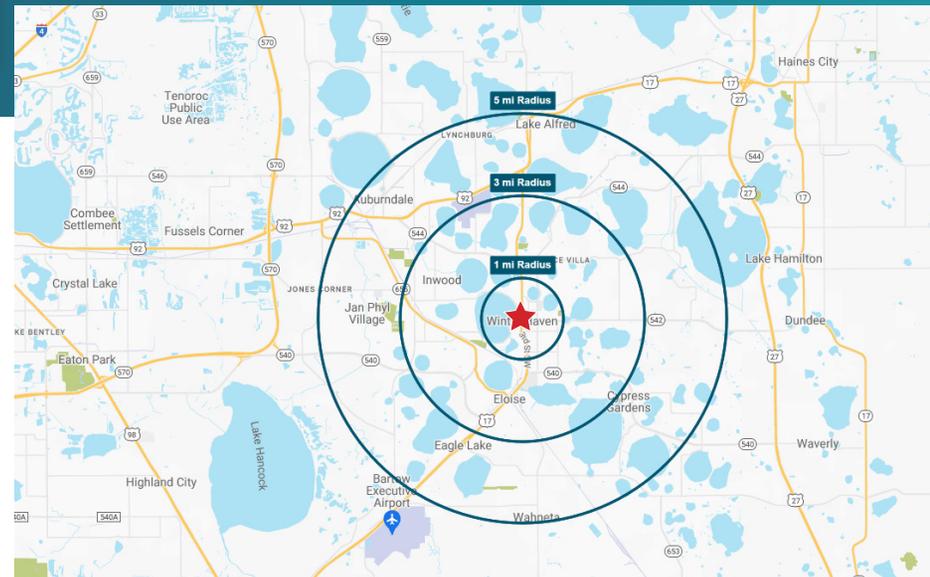


PROPERTY HIGHLIGHTS

- 2,081 - 2,500 RSF
- Office/Medical Office Space
- Ready to be designed for your business requirements
- Double-door entry off the elevator lobby
- Situated in front of beautiful Downtown Winter Haven
- Over 100' of Frontage on busy Highway 17
- Monument Signage Available
- \$31.00/RSF NNN

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

INTERIOR



VIDEO WALK-THROUGH



RENDERING IMAGES

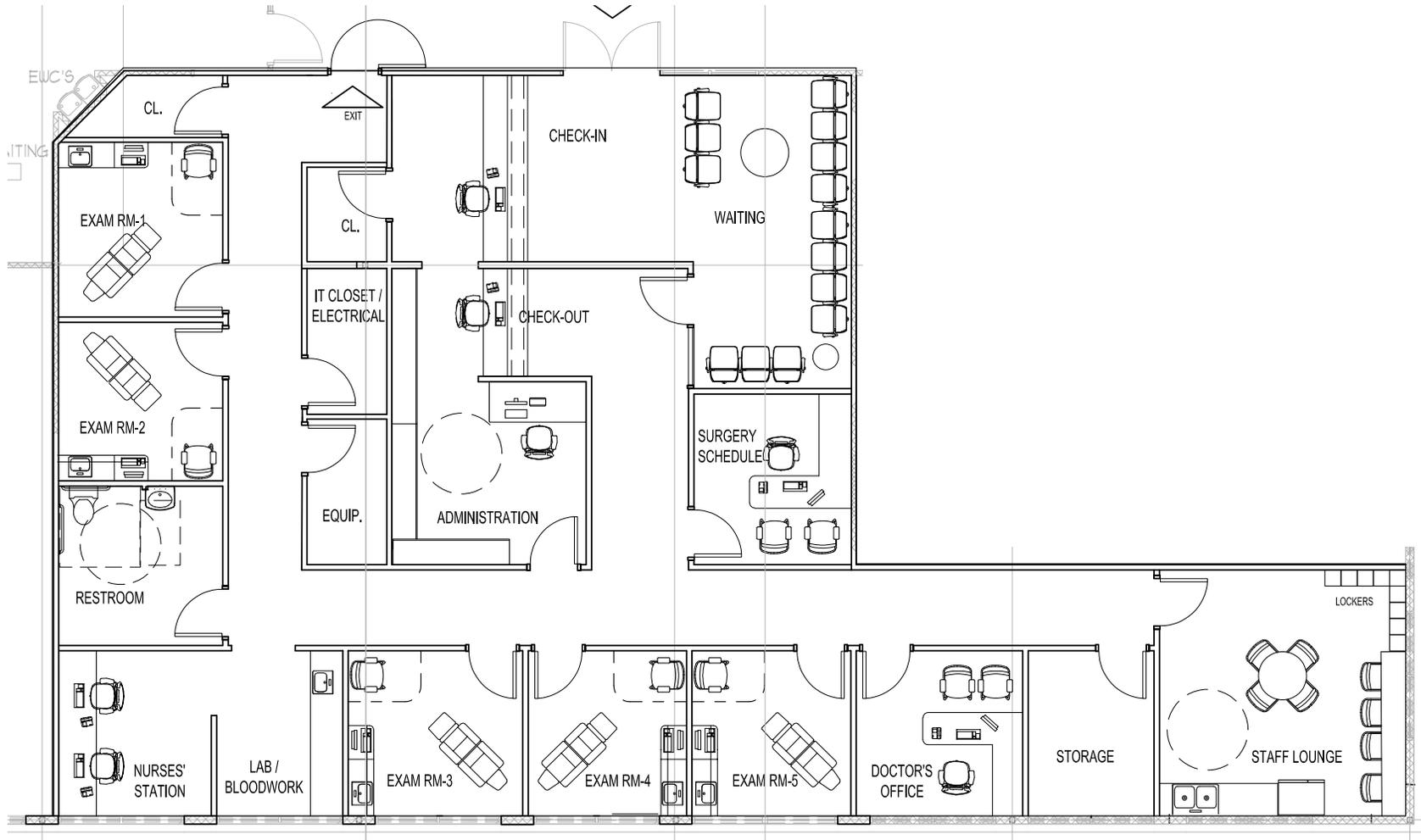


RENDERING IMAGES ONLY
NOT ACTUAL



PROPOSED FLOOR PLAN

SAMPLE ONLY- 2,500 RSF PLAN



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



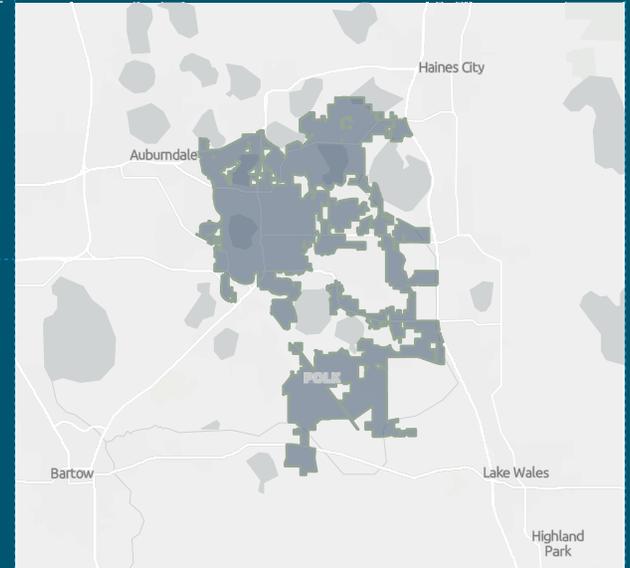
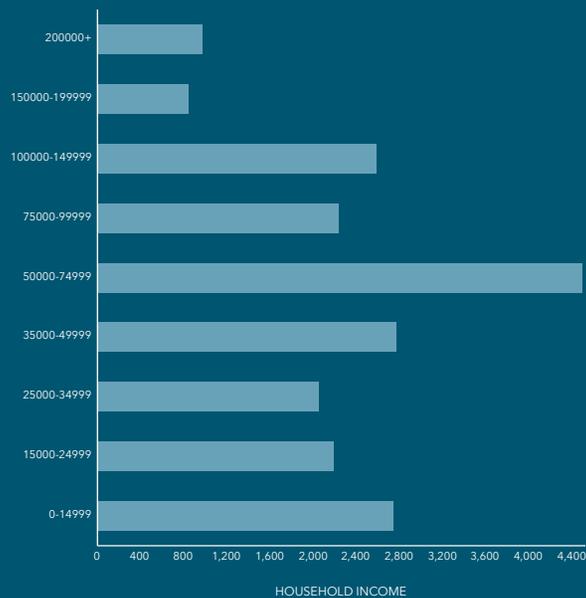
\$29,862

Per Capita Income



\$122,904

Median Net Worth



EMPLOYMENT



White Collar

57.9%



Blue Collar

25.9%



Services

19.1%

3.3%

Unemployment Rate

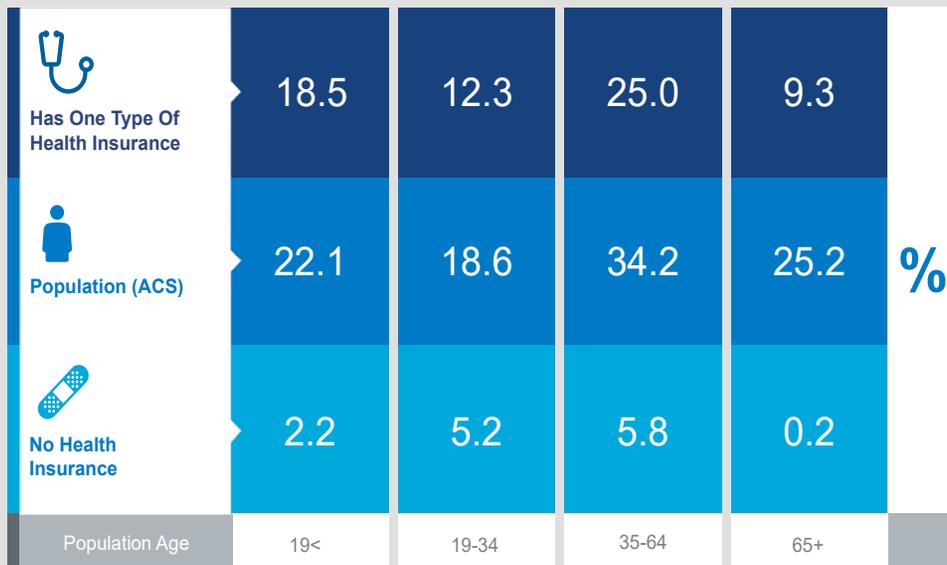
Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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

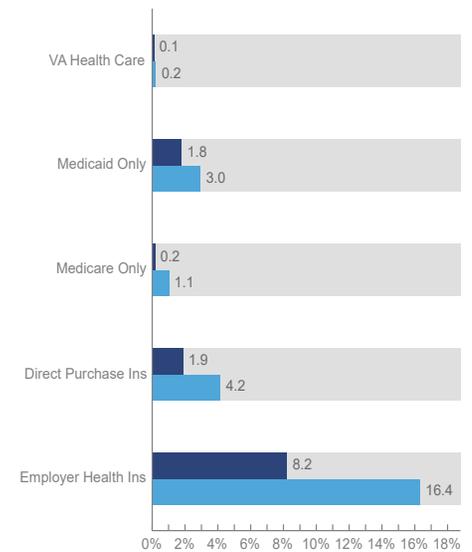
Health Care (Consumer Spending)

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



Percent

Population



47,698

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



46.3%

Exercise at home 2+ times per week



9.8%

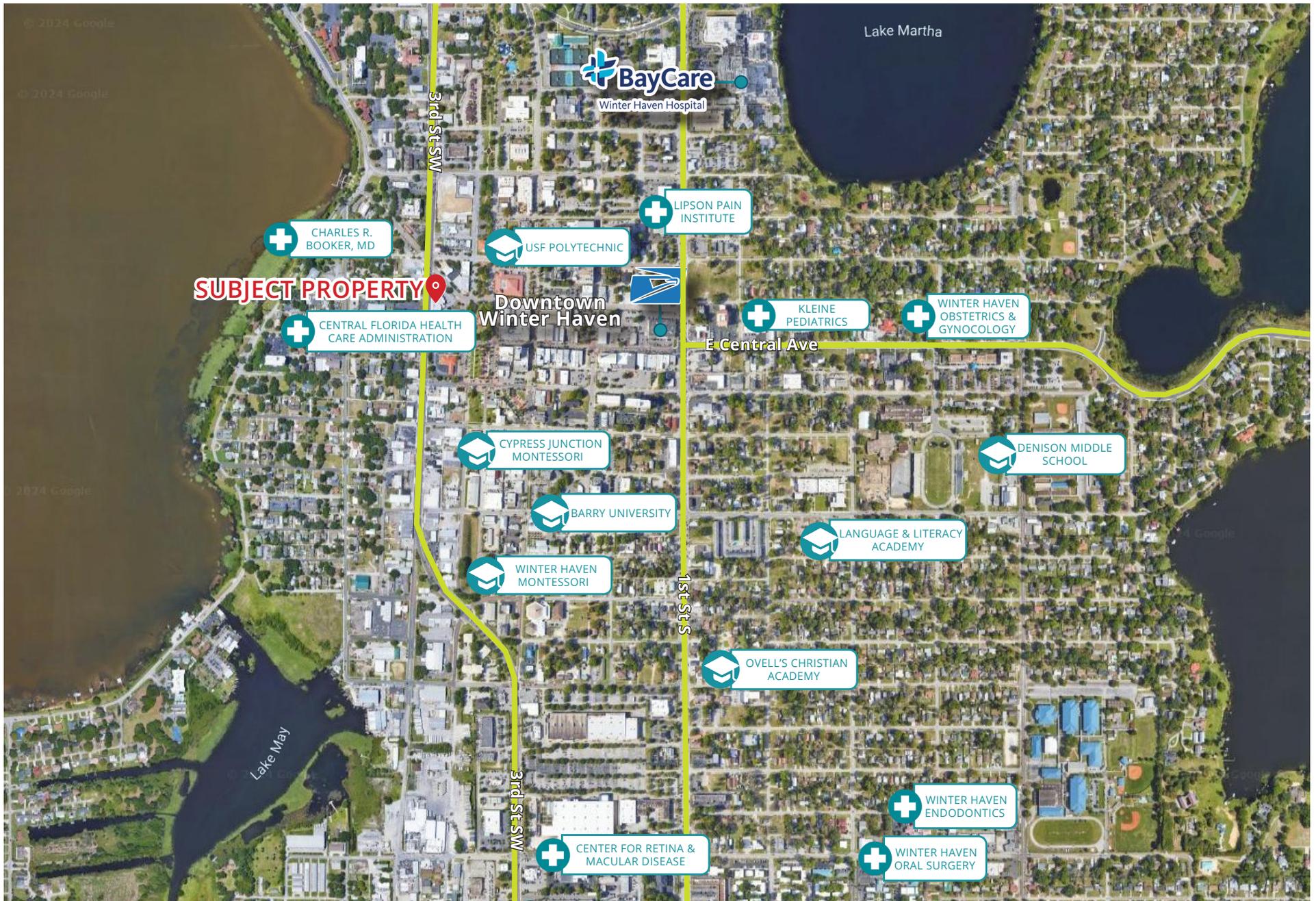
Exercise at club 2+ times per week



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



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