

# 25 W Lake Elbert Dr. NE Winter Haven, FL 33880

## 1.41 ACRE LOT AVAILABLE



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# OVERVIEW

## PROPERTY ADDRESS

25 W Lake Elbert Drive NE  
Winter Haven, Florida 33881

## PROPERTY HIGHLIGHTS

2 Star Commercial Land  
Level Topography  
201' Frontage on Lake Elbert Drive SE

## PROPERTY SUMMARY

Asking Price: \$1,250,000  
Zoning: C-3  
Lot Size: 1.41 Acres  
Total SF: 53,601 SF

## LOCATION HIGHLIGHTS

Site fronts Lake Elbert.  
Approved for 22 multi-family condominium units.  
Site can also fit up 30,000 square feet of office/medical space



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# PROPERTY DESCRIPTION

25 W Lake Elbert Dr. NE consists of 5 separate parcels totaling 1.41 acres of commercially zoned land. This land is ideal for medical/office or multifamily users. This land is currently approved to house a 30,000 SF medical/office building or up to 22 multifamily condominiums.

This is a highly visible property with traffic counts of 12,668 cars per day. It lies near the revitalized downtown district of Winter Haven.

The property has 201 feet of lakefront views making this an ideal location for a future business to call home.



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# PROPERTY PHOTOS





# PROPERTY PHOTOS





# AERIAL VIEW

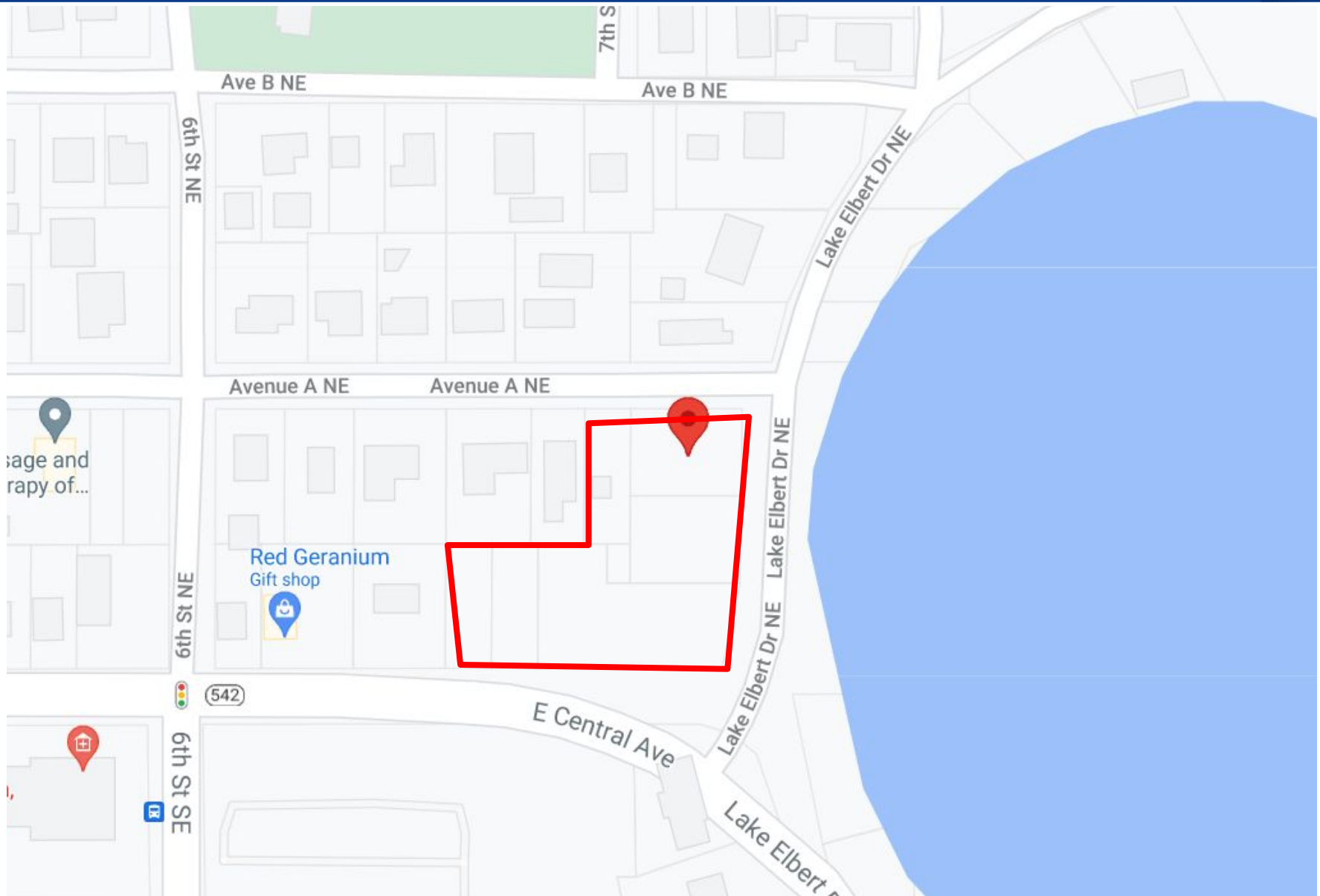


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# STREET MAP



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# DEMOGRAPHICS

Winter Haven, Florida is conveniently located between the Orlando and Tampa metro markets. Winter Haven is expected to house a growing population base of 2% over the next 5 years. Recently, Winter Haven has undergone tremendous commercial development and has a revitalized downtown district which is near this site.

## TRAFFIC COUNTS

12,668 CARS PER DAY ON EAST CENTRAL AVENUE

## DEMOGRAPHICS

	2 MILE	5 MILES
POPULATION	24,776	106,135
AVERAGE HH INCOME	\$66,042	\$64,877
MEDIAN AGE	40.5	40.5
HOUSEHOLDS	9,786	40,801



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**1.41 ACRES OF RETAIL ZONED LAND AVAILABLE**



393 EAST CENTRAL AVENUE | WINTER HAVEN, FLORIDA 33880