

DOWNTOWN RETAIL LEASE

601 Avenue B NW

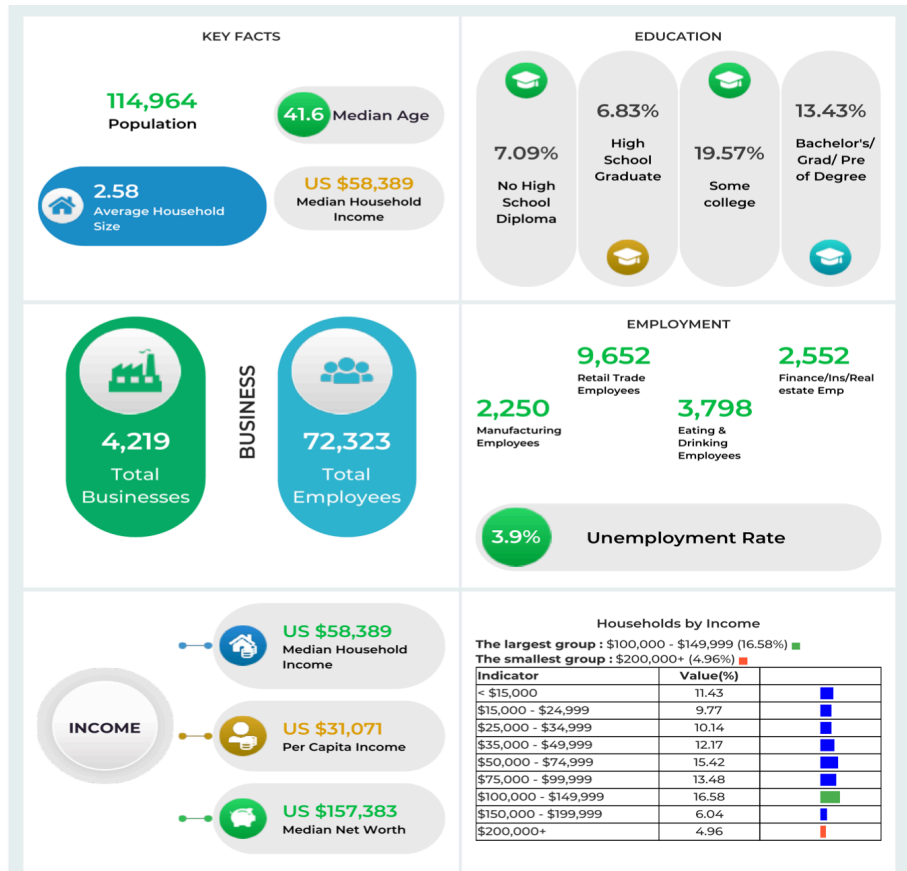
Winter Haven, Florida 33881

1500 SF
at \$20/SF/YR

Presenting a prime mixed-use property with exceptional potential located in the heart of downtown Winter Haven. Built in 1949, this well-maintained building offers 2,319 square feet of versatile space, ideally suited for residential and commercial use.

The ground floor is designed for commercial use and is currently configured with seven treatment rooms and multiple storage areas. This layout is ideal for medical, wellness, or professional services, offering flexibility for various business needs. The property boasts three separate entrances, enabling multiple businesses to operate independently within the same building.

Located on a 0.1-acre lot with excellent visibility from 6th Street/Highway 17, this property benefits from high foot traffic and is within walking distance of many of downtown Winter Haven's thriving businesses. The central location, combined with the mixed-use zoning, makes this an outstanding investment opportunity for those looking to capitalize on the area's dynamic growth.



Lot Size 0.52 Acres	Frontage 250' x 240'
Buildings 2,319 sf	Build Class C
Built/Renovated 1949/2018	Traffic (VPD) 25,000

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