

CITI CENTRE

251-253 CITI CENTRE ST, WINTER HAVEN, FL 33880

FOR LEASE



LOCATION DESCRIPTION

Located on Hwy 17

PROPERTY HIGHLIGHTS

- 185,705 SF of GLA
- Located on Hwy 17, the main commercial thoroughfare in Polk County
- Prime position in the market, just north of Cypress Gardens Blvd, another major retail thoroughfare and the location of Legoland
- Traffic Counts (AADT): Hwy 17 - 24,500; First St - 30,000
- Retailers in the market include Publix, Wawa, Chick-Fil-A, Starbucks, Walmart Supercenter, TJ Maxx, Bealls Outlet, Badcock Furniture, Chase Bank, CVS, Big Lots, Joann Fabric, Dunkin, and Panera.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,577	50,225	113,575
Daytime Population	51,758	89,002	142,845
Total Households	3,255	19,702	43,656
Average HH Income	\$66,575	\$76,491	\$78,688



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AVAILABLE
 UNAVAILABLE

SUITE	TENANT NAME	SPACE SIZE
A01	Available	75,000 SF
A02	Belk	60,875 SF
A03	Staples	23,942 SF
R01	Available	1,200 SF
R02	GNC	1,200 SF
R03	H&R Block	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
R04	Available	5,400 SF
R06	Nail Creations	870 SF
R07	Available	1,200 SF
R08	Subway	1,200 SF
R09-R11	Affordable Dentures & Implants	3,600 SF
R12	Available	10,018 SF



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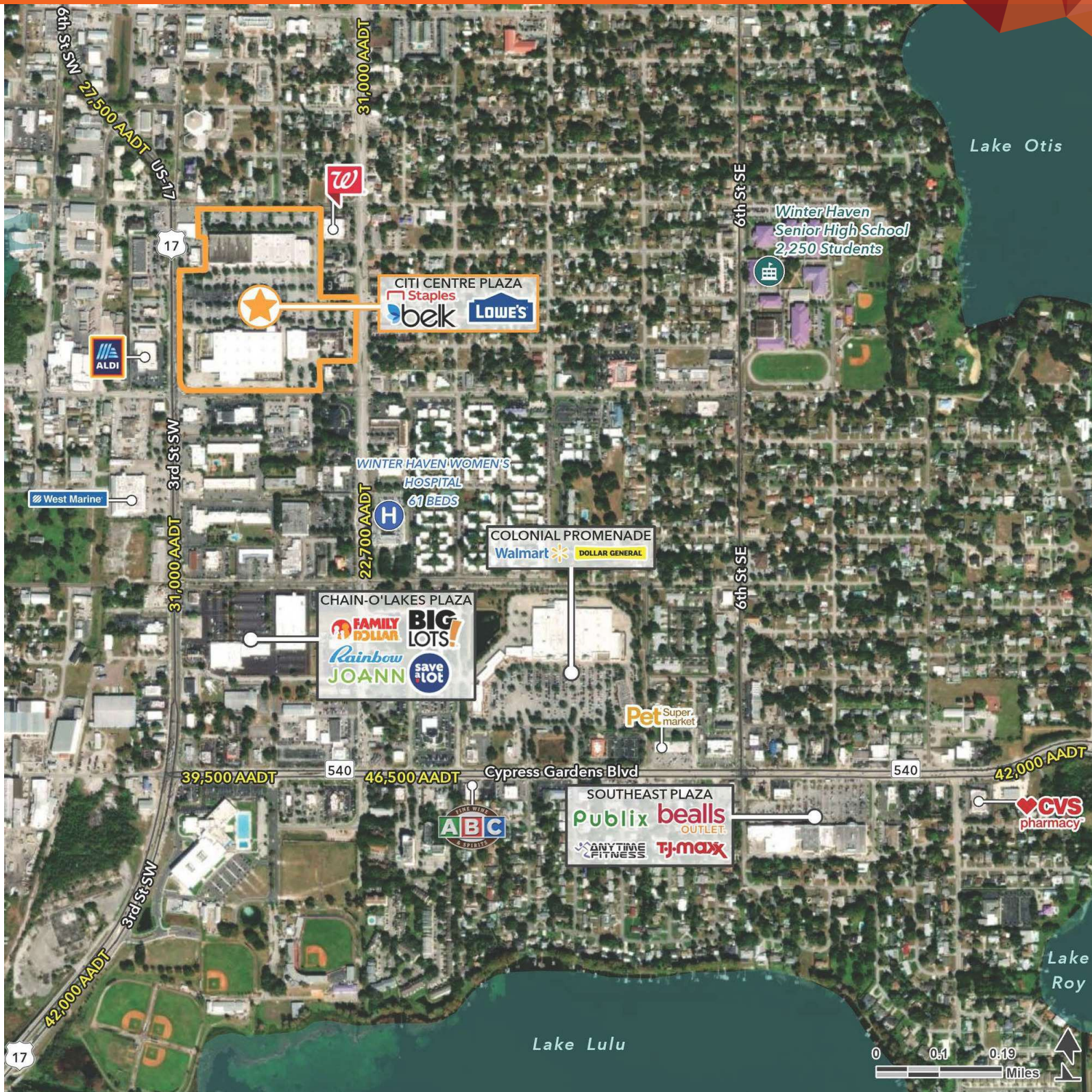
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