

**3010 Cypress Gardens Rd  
Winter Haven, FL 33884**

**CALL FOR OFFERS**



### *Former Bank Branch*

### Reuse, Repositioning or Redevelopment Opportunity

- Approximately 3,757 s.f. on 1.756 a.c.
- 36 total parking spaces
- 4 drive-thru lanes
- 19.1' building height in its one-story, brick building
- 5-year ATM leaseback with four, 5-year renewals
- Adjacent to Cypress Grove Plaza with access from the shopping center into the subject property, in addition to east-west access from Cypress Gardens Rd
- Winter Haven has seen significant growth with a 2.55 percent growth rate year-over-year (YoY) from 2019 to 2024, further demonstrated by the number of new communities
- Situated in the heart of the LEGOLAND® Florida Resort corridor, a major part of the historical Cypress Gardens neighborhood



Sign facing Cypress Gardens Rd



Back of the property and drive-thru



Four drive-thru lanes

### Contact



**Billy Rodriguez**

Senior Vice President

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For details on this property and others available nationwide, please visit: [www.BankingCentersForSale.com](http://www.BankingCentersForSale.com)



# Demographics



## POPULATION

1 MI. 6,329  
 3 MI. 46,881  
 5 MI. 98,701



## HOUSEHOLDS

1 MI. 2,501  
 3 MI. 18,884  
 5 MI. 39,955



## MEDIAN AGE

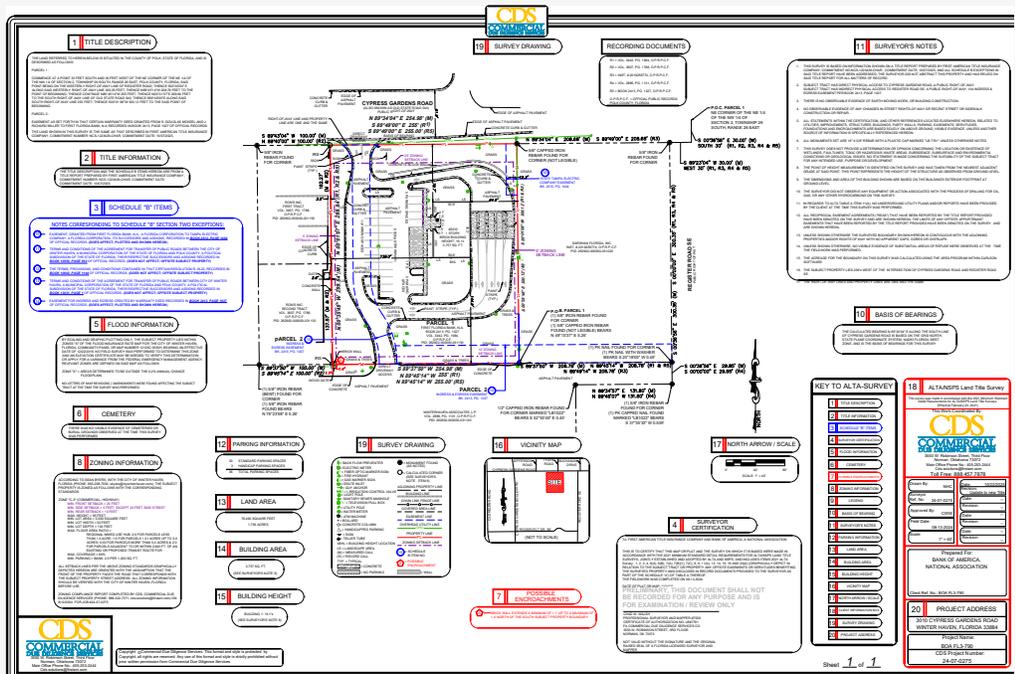
1 MI. 50.0  
 3 MI. 44.7  
 5 MI. 43.6



## MEDIAN INCOME

1 MI. \$109,301  
 3 MI. \$100,284  
 5 MI. \$88,382

# Site Survey



# Aerial Overview



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