

# 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

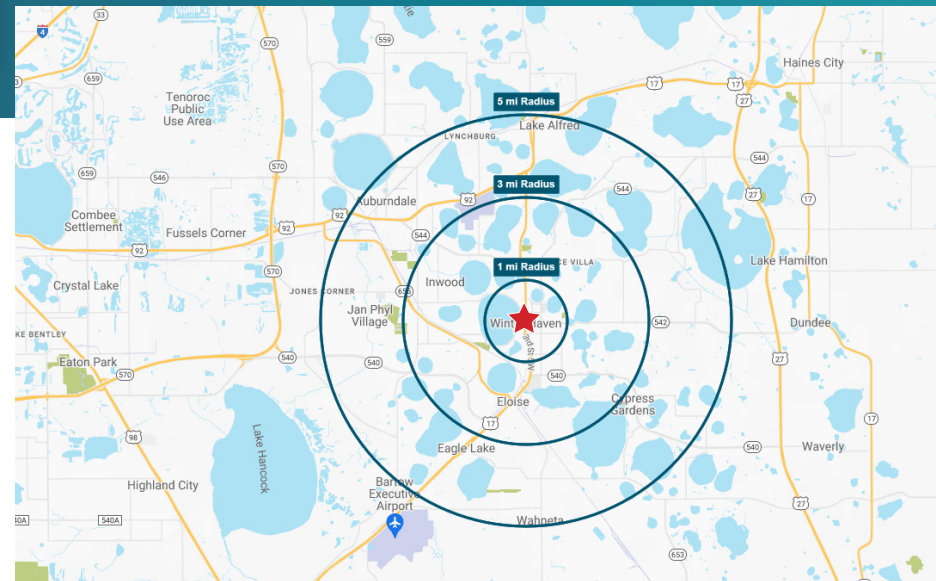


## PROPERTY HIGHLIGHTS

- 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



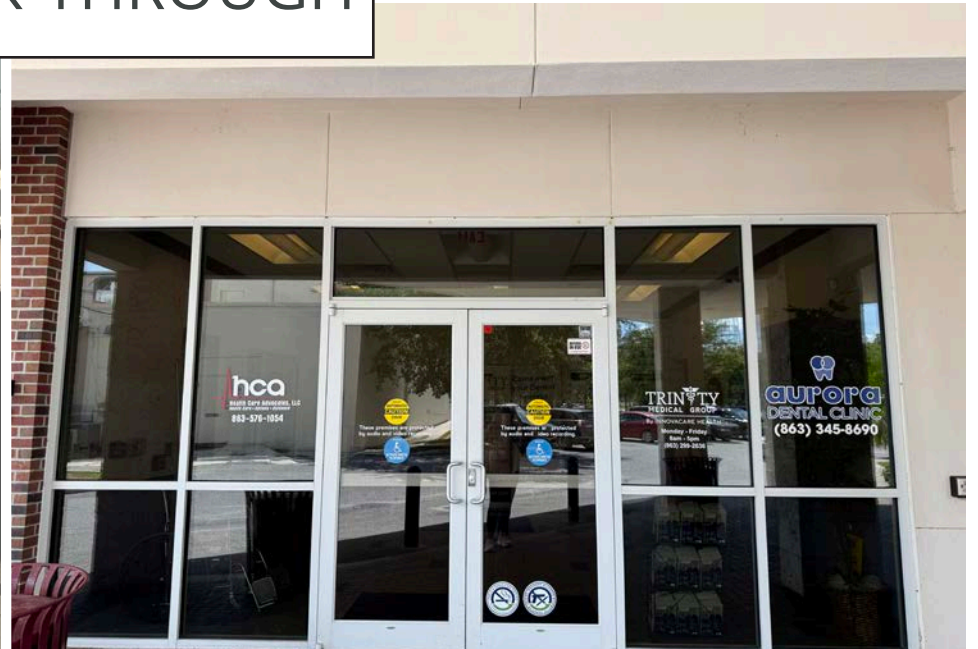
550 POPE AVENUE, WINTER HAVEN, FL 33881



# INTERIOR

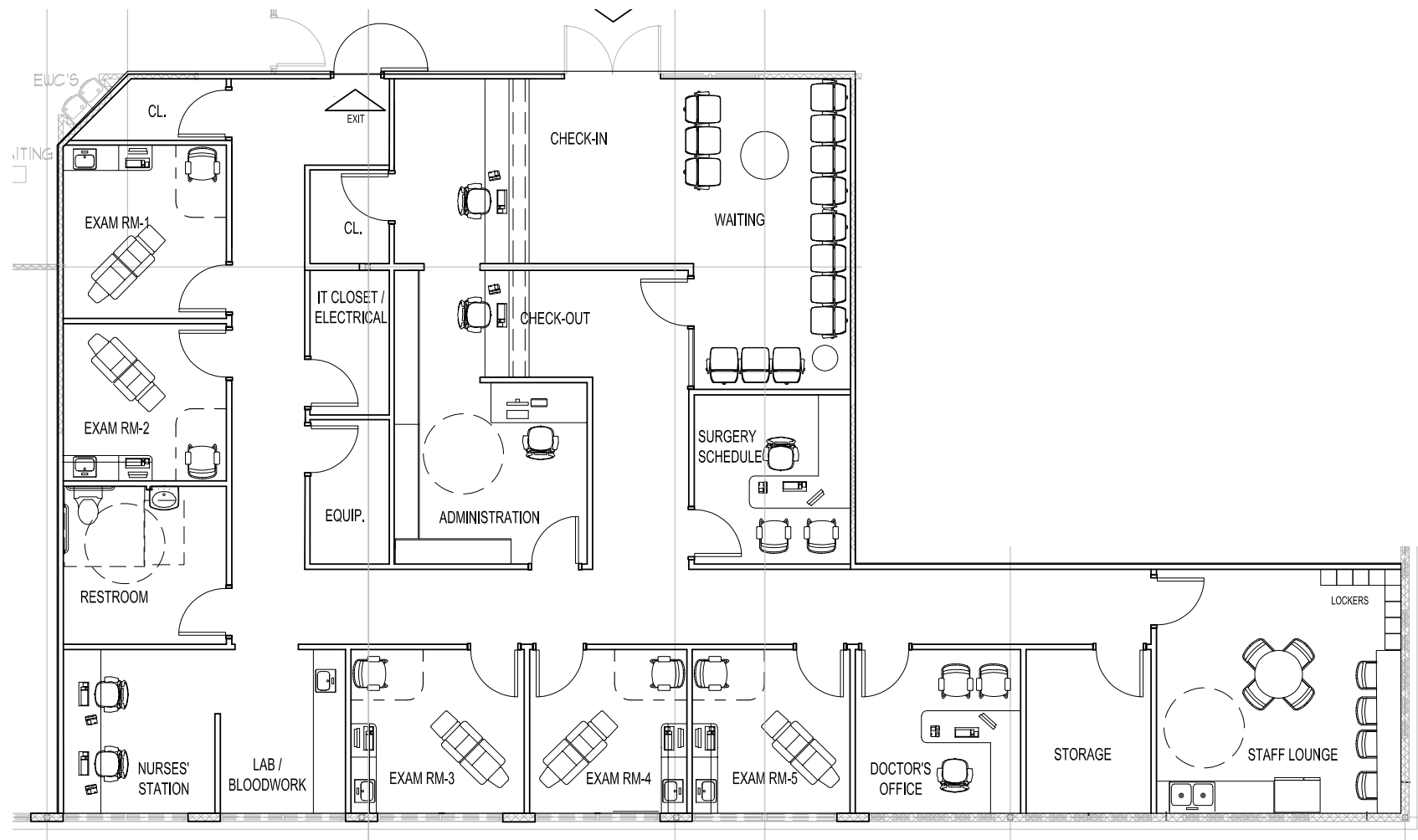


## VIDEO WALK-THROUGH

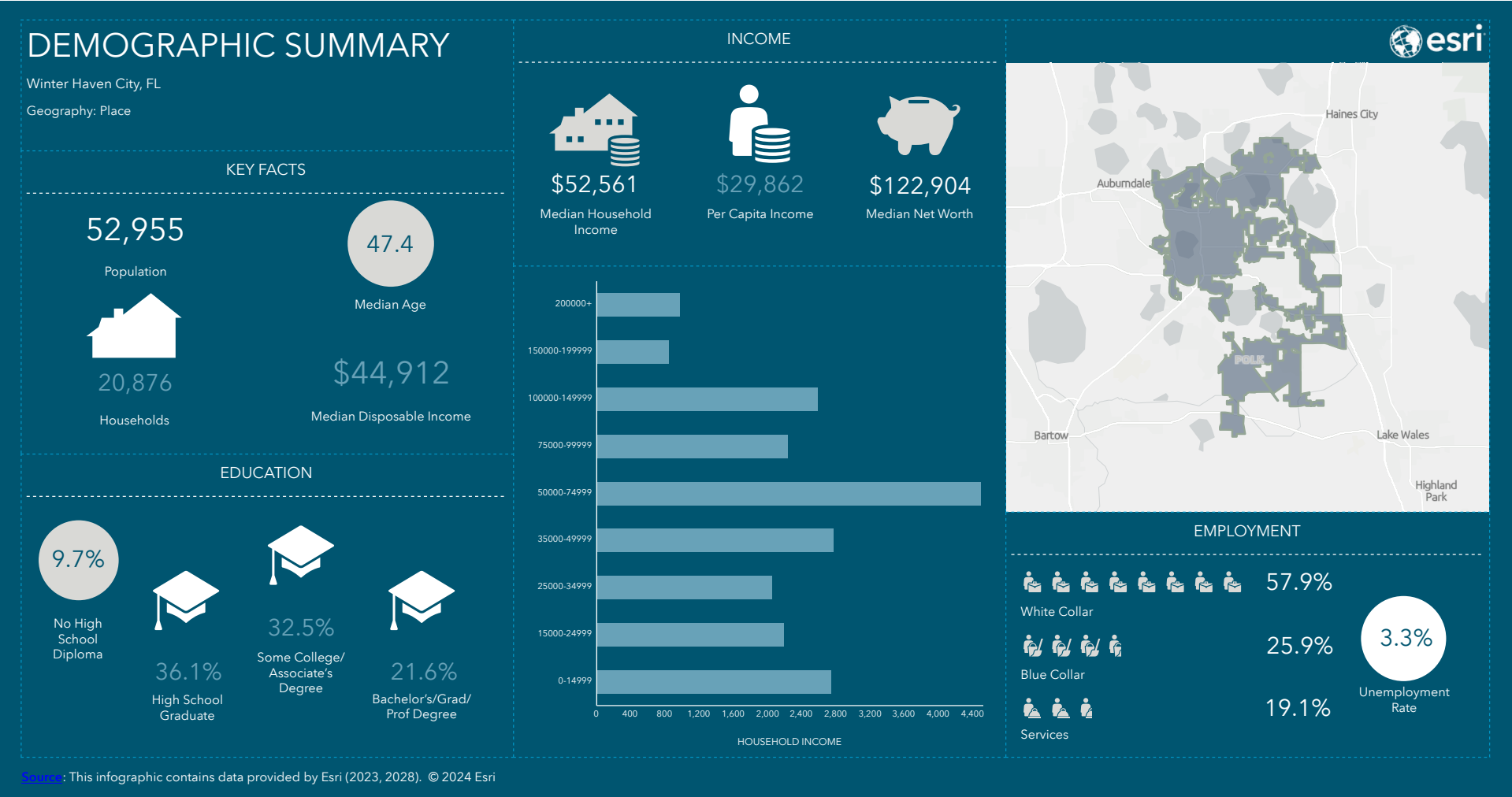


# PROPOSED FLOOR PLAN

SAMPLE ONLY- 2,500 RSF PLAN



# DEMOGRAPHICS

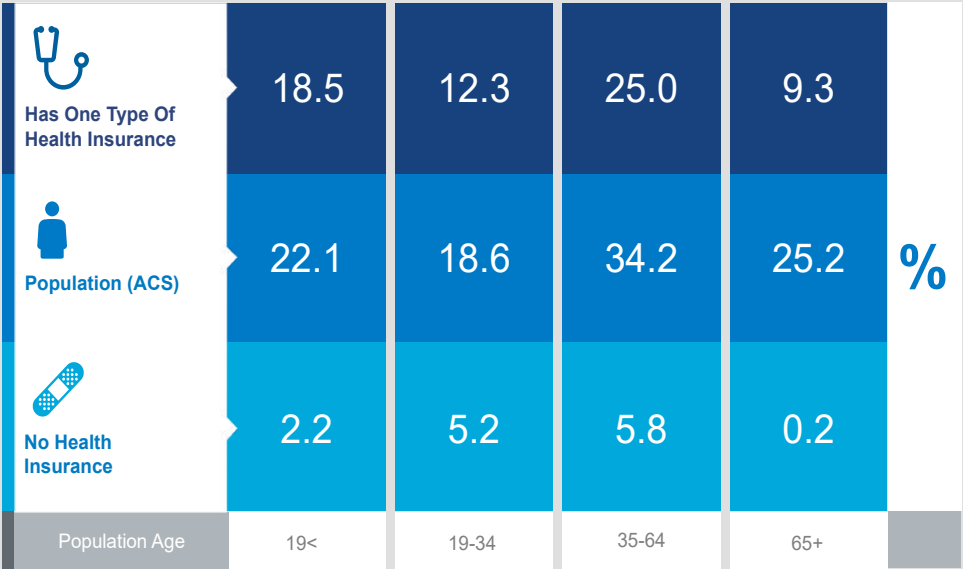


# DEMOGRAPHICS

## 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](#)



### 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



THE  
SCIENCE  
OF  
WHERE™

Source: This infographic contains data provided  
by ACS (2017-2021), Esri-U.S. BLS (2023), Esri-  
MRI-Simmons (2023).

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### 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

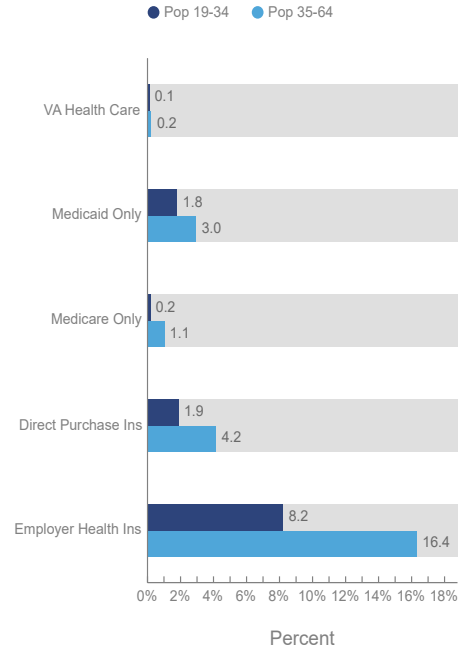
Medicare & Medicaid

### Health Care (Consumer Spending)

#### Annual Expenditure

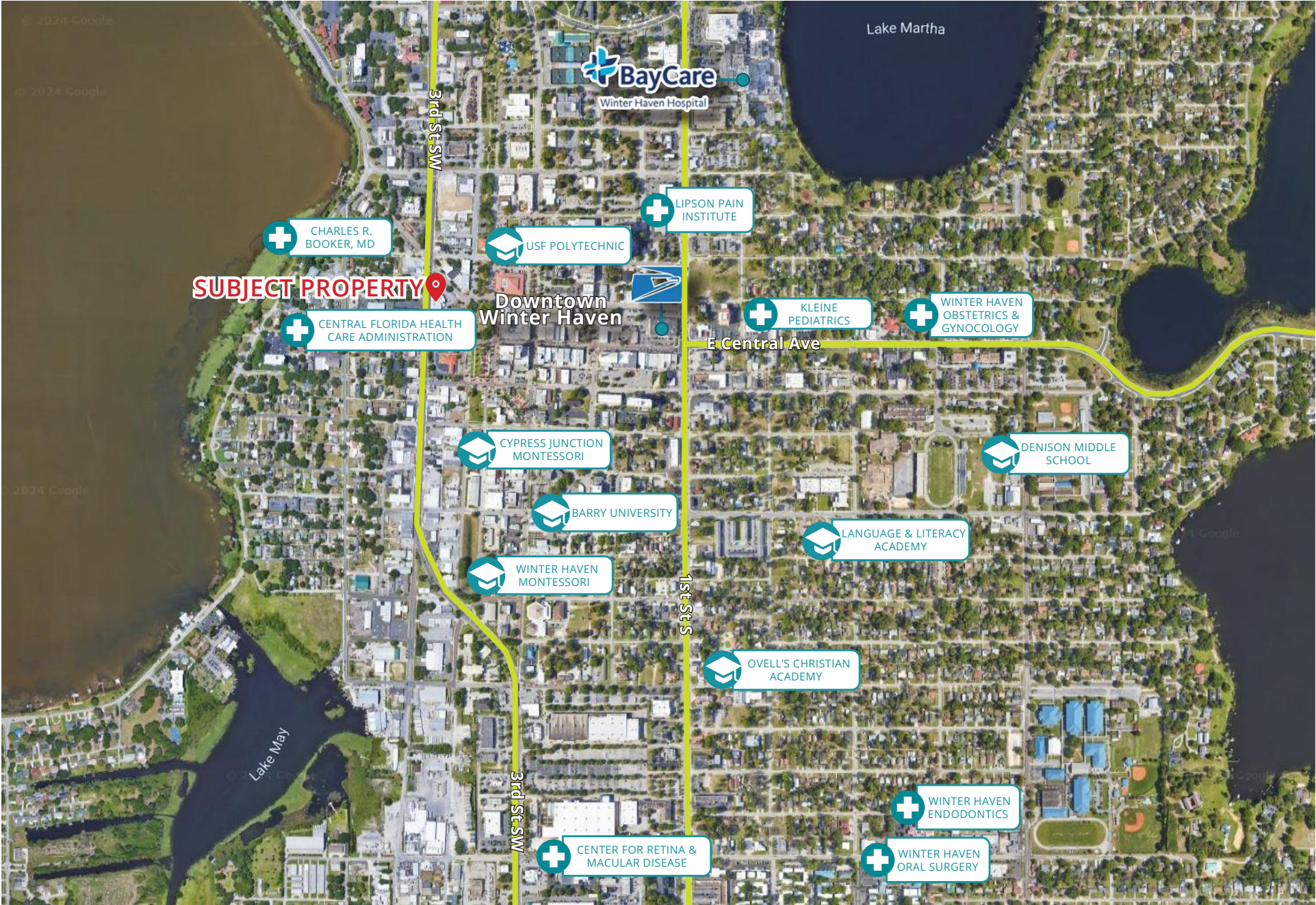
Blue Cross/Blue Shield	\$994.4
Medicare Payments	\$928.0
Physician Services	\$208.1
Dental Services	\$335.0
Eyecare Services	\$68.1
Lab Tests/X-rays	\$60.6
Hospital Room & Hospital Service	\$189.2
Convalescent/Nursing Home Care	\$29.2

### Health Insurance Coverage (ACS)





# AREA OVERVIEW





# CONTACT

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