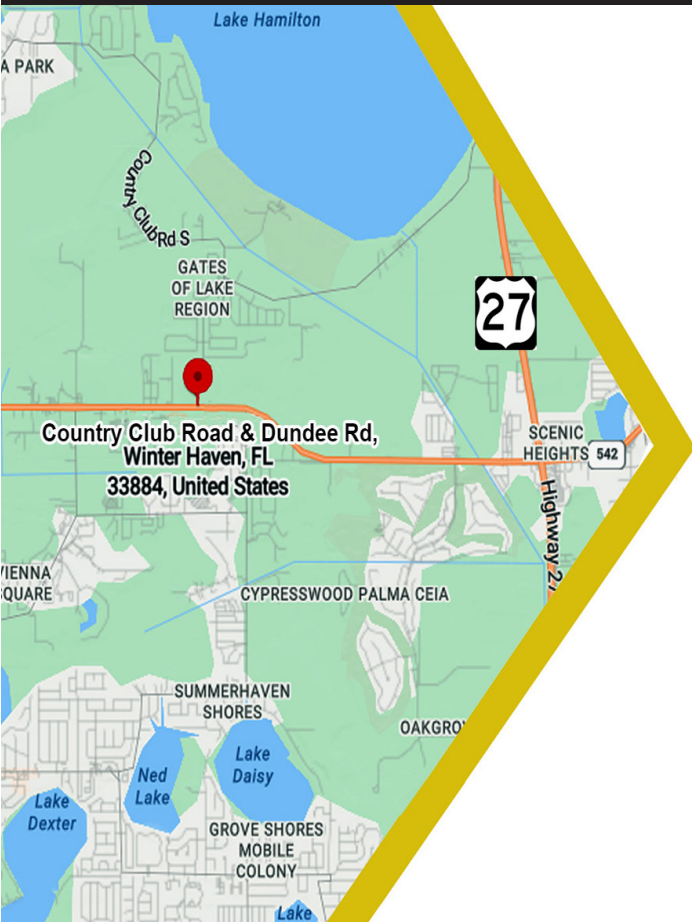


The Overlook

NOW LEASING!



SWC Dundee Road and Overlook Drive • Winter Haven, FL



Retail Development COMING SOON!

- Directly across from a future Publix-anchored center
- Positioned between US-27 and US-17 with great connectivity
- Situated at signalized intersection with access to both roads
- 800 existing/1,130 future residences planned within one mile
- 4-lane widening recently completed on SR 542 (Dundee Road)
- Over 6,000 new residences within the trade area
- Winter Haven is the 2nd fastest growing metro area in Florida

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| 2024 Population | 4,392 | 35,404 | 88,625 |
| 2024 Avg. HH Income | \$94,883 | \$83,623 | \$81,168 |
| 2024 Households | 1,854 | 14,206 | 36,101 |

100 Colonial Center Parkway, Suite 230 • Lake Mary, FL 32746 • 321-363-4955
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Existing Traffic Signal

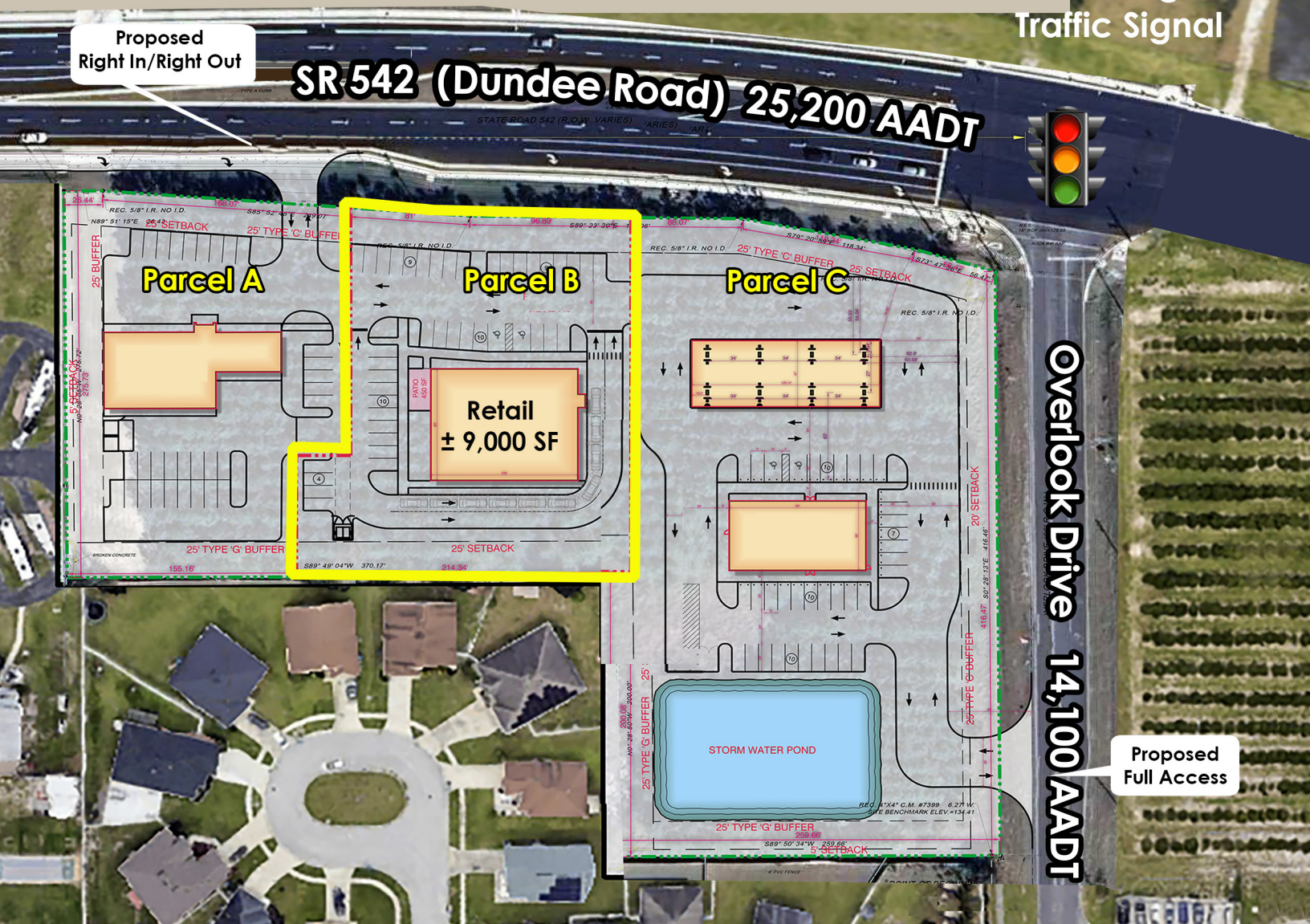
Proposed Right In/Right Out

SR-542 (Dundee Road) 25,200 AADT



Overlook Drive 14,100 AADT

Proposed Full Access



| Parcel | Size | Status |
|--------|-----------|-----------------------|
| A | ± 1.12 AC | LEASE PENDING |
| B | ±1.27 AC | AVAILABLE/WILL DIVIDE |
| C | ± 2.50 AC | LEASE PENDING |



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