

**TOBIN**

FOR LEASE

WINTER HAVEN CITI CENTRE

231 Citi Centre Street
Winter Haven, FL 33880



Tobin Real Estate is pleased to exclusively represent the Winter Haven Citi Centre in the leasing of retail spaces in Winterhaven, Polk County, Florida. This retail center is 185,705 S.F. on 16.16 acres with 859 parking spaces and situated in the main retail shopping corridor minutes from the major Florida attraction Legoland and Peppa Pig Theme Park. It is only 43 miles south to Disney World in Orlando, FL.

It is strategically positioned between 1st ST S (S) - (27,127 VPD) and Route 17 (3rd ST SW (N) - (25,600 VPD). It is a prime retail location with long-term co-tenancy and excellent demographics. The demographics within a 5-mile radius has a population of 118,521, 46,246 households, median household income of \$62,346.00 and average population median age of 39.6. Winter Haven – Lakeland MSA has been the fastest growing city in the United States in 2020 with a growth rate of 45% from 2010 to 2020.

The Zoning is C-3 (Commercial-Highway) and allows for a variety of uses by right including retail, medical, office and other uses.

The City of Winter Haven was incorporated as a town in 1911 and a city in 1923 and is geographically in central Florida known for its 50 lakes within its borders including the famous "Chain of Lakes". On Lake Eloise, Legoland Florida Resort includes Cypress Gardens, a 1930's botanical garden and Lego-brick attractions, rides and a water park. Winter Haven has a diverse economy with many strong industries, including technology, medical services, logistics, tourism, business services and agriculture. It has a strong reputation for being a business-friendly city that supports local businesses.

Join the center with Lowes, Belk, Staples, Carrabba's, Longhorn, Regions Bank, Walgreen's, GNC, H & R Block, Penn Nails, Subway, Affordable Dental Care and surrounding area retailers Publix, Walmart, TJ Maxx, Bealls, ALDI, Zaxby's, Hibbett Sports, GameStop and many more.



SPACE	SQ. FT.	
R01	1,200	Available
R03	1,200	Available
R07	1,200	Available

Tested. Trusted. Tobin.



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