

# 2520 LAKE ALFRED RD, WINTER HAVEN, FL 33881, USA

2520 Lake Alfred Rd | Winter Haven, FL  
OFFERING MEMORANDUM



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# 2520 Lake Alfred Rd, Winter Haven, FL 33881, USA

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01

Executive Summary

Investment Summary

OFFERING SUMMARY	
ADDRESS	2520 Lake Alfred Rd Winter Haven FL 33881
COUNTY	Polk
BUILDING SF	1,056 SF
LAND ACRES	.32
LAND SF	14,003 SF
YEAR BUILT	1938
YEAR RENOVATED	2024
APN	26-28-17-000000-014040
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY	
OFFERING PRICE	\$450,000
PRICE PSF	\$426.14

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	5,386	48,992	103,326
2022 Median HH Income	\$40,999	\$44,504	\$52,618
2022 Average HH Income	\$61,606	\$64,193	\$73,840

- 2520 Lake Alfred Road is a 1,056-square-foot property formerly used as a car dealership. it can possibly be used as an auto repair property. Please confirm with the county.  
 It can be split into two separate units. There are bathrooms. There is a front and back entrance. The building can be split into two spaces if necessary.  
 The building can be used for some retail and office businesses.



02

Location

Location Summary



- The traffic counts are 24,607 vehicles per day.

The property at 2520 Lake Alfred Road in Winter Haven, Florida, is strategically situated with convenient access to several major highways, enhancing its commercial appeal:

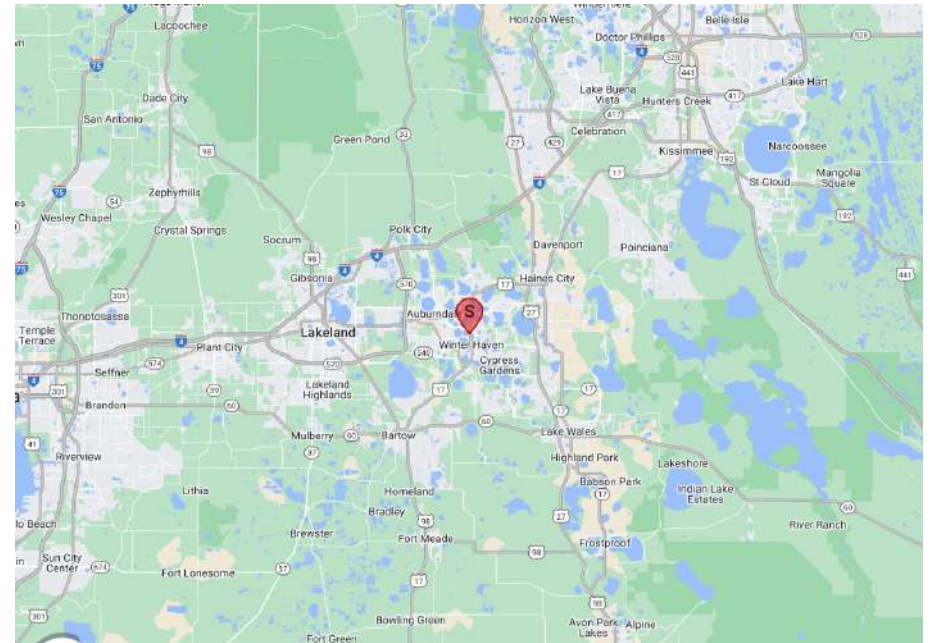
U.S. Route 17 (US 17): Approximately 1.5 miles west of the property, US 17 is a significant north-south corridor that connects Winter Haven to neighboring cities such as Bartow to the south and Lake Alfred to the north.

- U.S. Route 92 (US 92): Roughly 2 miles northwest, US 92 runs parallel to Interstate 4 and serves as a primary east-west route through Polk County, facilitating travel between Winter Haven, Lakeland, and Auburndale.

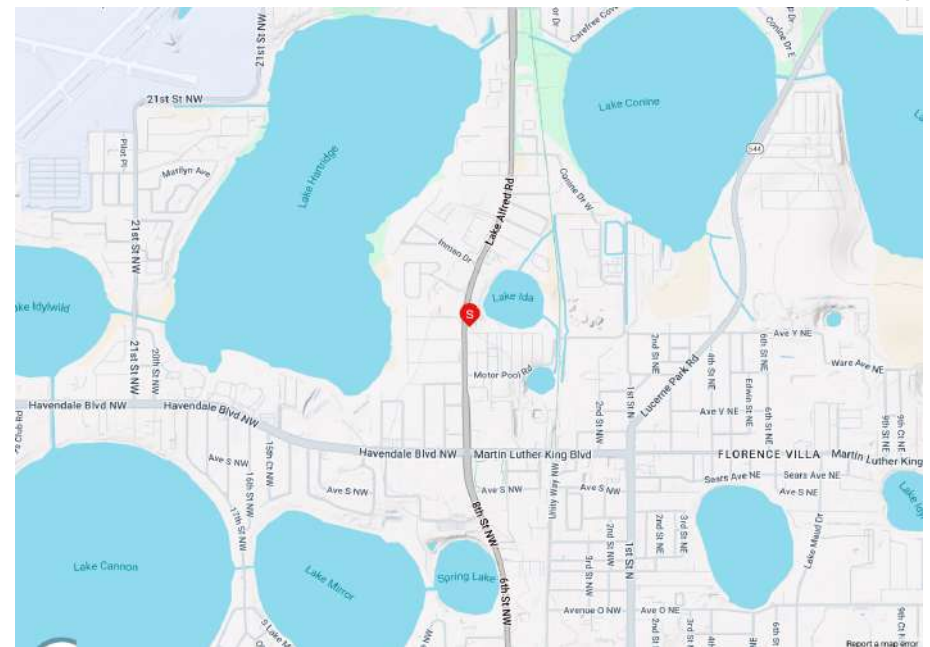
State Road 544 (SR 544): Located about 1 mile north, SR 544, also known as Havendale Boulevard, provides an east-west connection from US 92 in Auburndale through Winter Haven, offering access to various commercial and residential areas.

State Road 540 (SR 540): Approximately 3 miles south, SR 540, known locally as Cypress Gardens Boulevard, connects Winter Haven to US 27 and provides a direct route to Legoland Florida Resort and other attractions.

Regional Map



Locator Map



- Property Features
- Aerial Map
- Floor Plan
- Parcel Map
- Property Images

## PROPERTY FEATURES

BUILDING SF	1,056
LAND SF	14,003
LAND ACRES	.32
YEAR BUILT	1938
YEAR RENOVATED	2024
# OF PARCELS	1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
MIXED USE	Yes
TRAFFIC COUNTS	24,607
BATHROOMS	2
ENTRANCES	2

## NEIGHBORING PROPERTIES

NORTH	Lake Ida Beach Resort
SOUTH	Lakeside Memorial Park Cemetery
EAST	Lakeside Memorial Park
WEST	Vivo healthcare

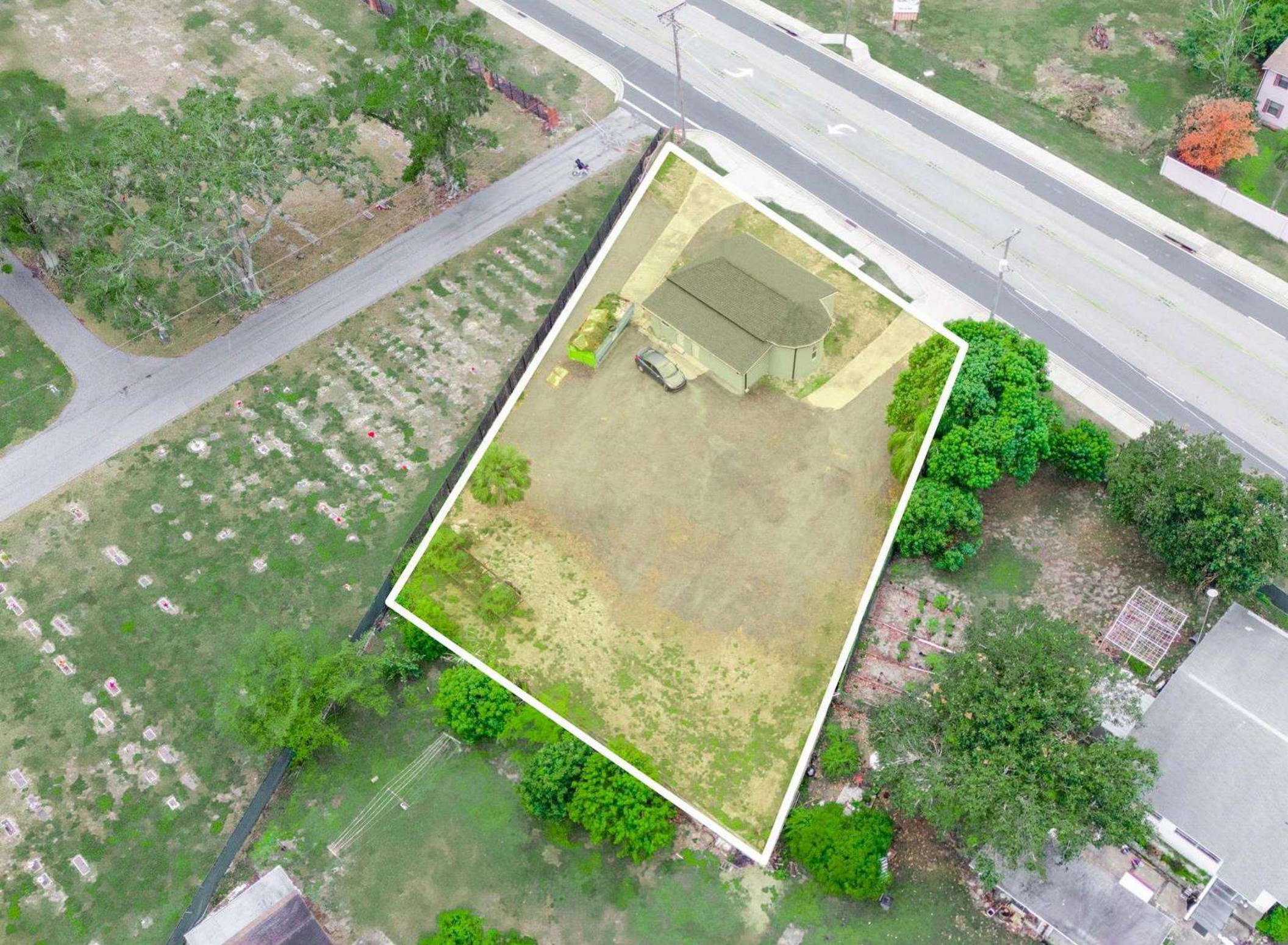
## MECHANICAL

HVAC	Central
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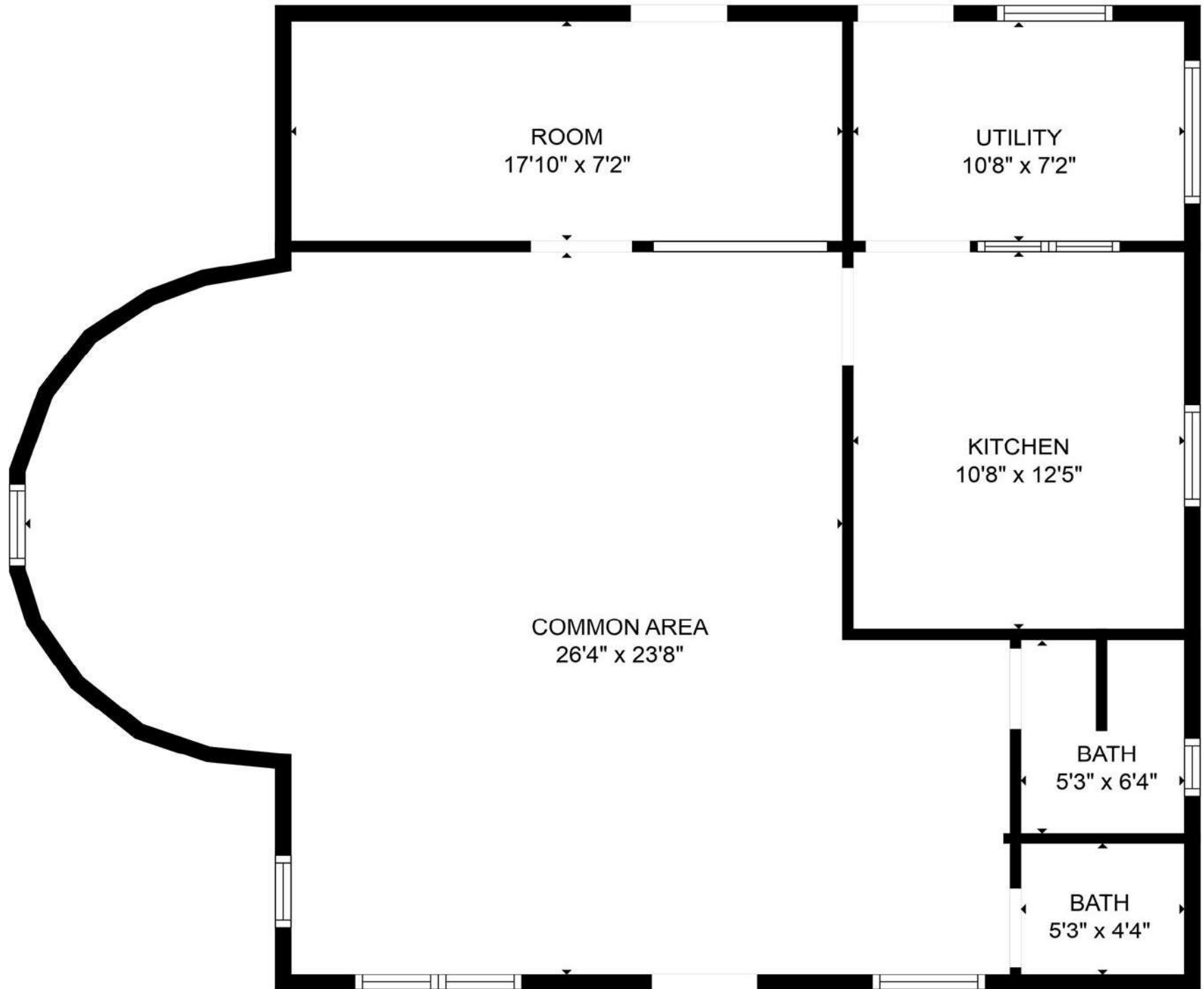
## CONSTRUCTION

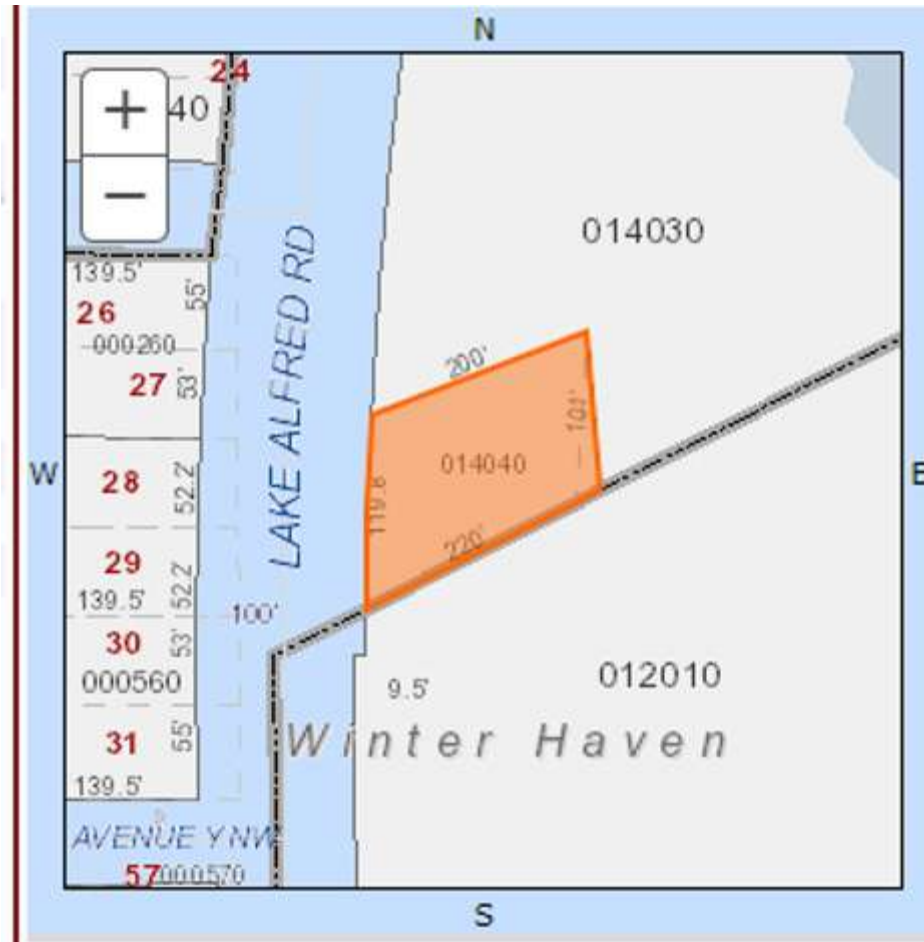
FOUNDATION	Concrete
EXTERIOR	Concrete
PARKING SURFACE	Asphalt
ROOF	Pitched







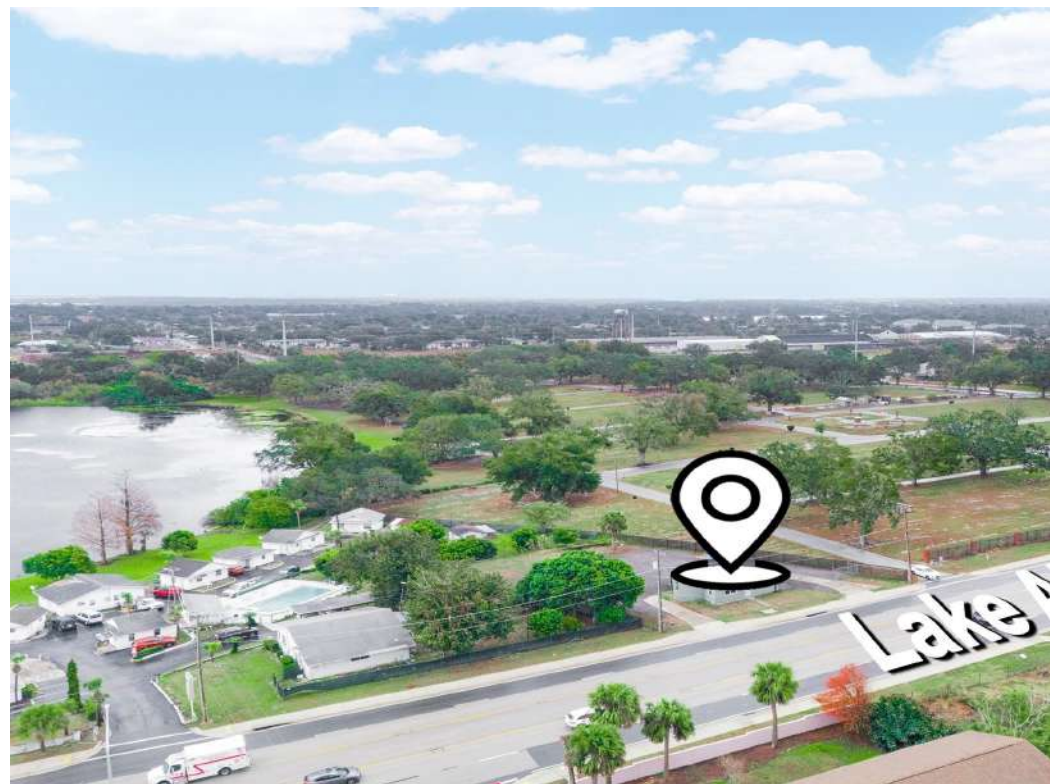












04

Demographics

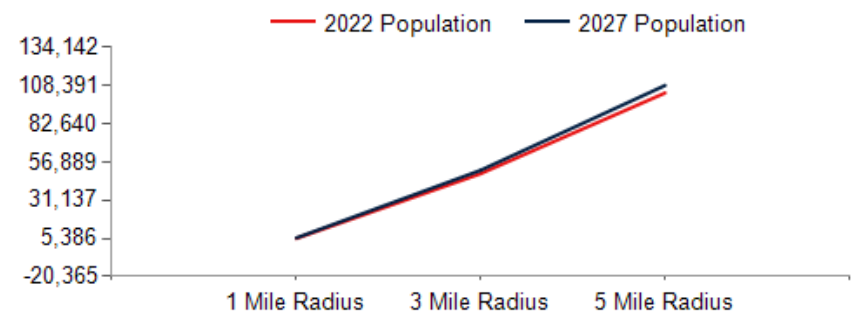
Demographics



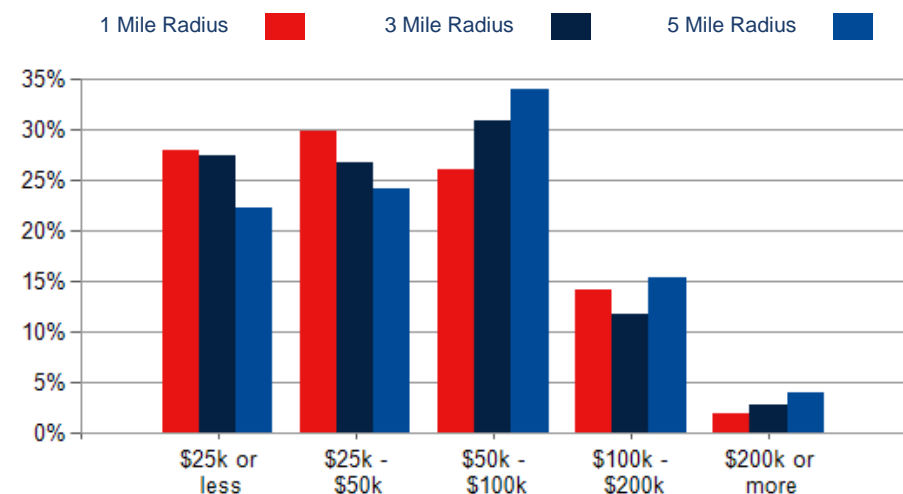
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,549	40,865	77,574
2010 Population	4,846	40,158	82,676
2022 Population	5,386	48,992	103,326
2027 Population	5,718	51,270	108,391
2022-2027: Population: Growth Rate	6.00%	4.55%	4.80%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	423	2,838	4,510
\$15,000-\$24,999	222	2,488	4,474
\$25,000-\$34,999	342	2,372	4,479
\$35,000-\$49,999	347	2,815	5,276
\$50,000-\$74,999	388	3,809	8,745
\$75,000-\$99,999	214	2,189	4,922
\$100,000-\$149,999	205	1,675	4,450
\$150,000-\$199,999	123	618	1,768
\$200,000 or greater	44	552	1,590
Median HH Income	\$40,999	\$44,504	\$52,618
Average HH Income	\$61,606	\$64,193	\$73,840

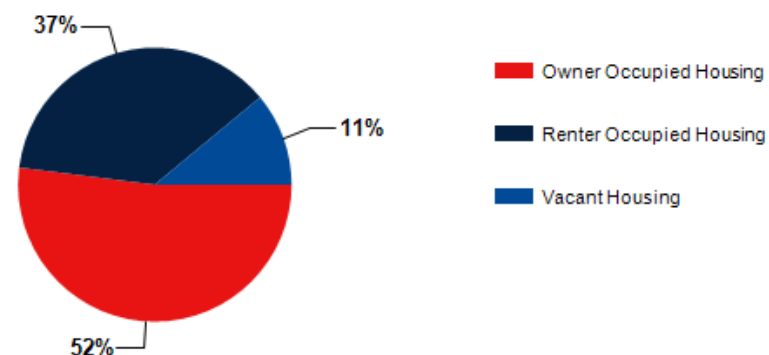
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,547	19,452	36,653
2010 Total Households	2,108	16,135	32,757
2022 Total Households	2,308	19,355	40,213
2027 Total Households	2,445	20,287	42,221
2022 Average Household Size	2.27	2.50	2.54
2022-2027: Households: Growth Rate	5.80%	4.75%	4.90%



2022 Household Income



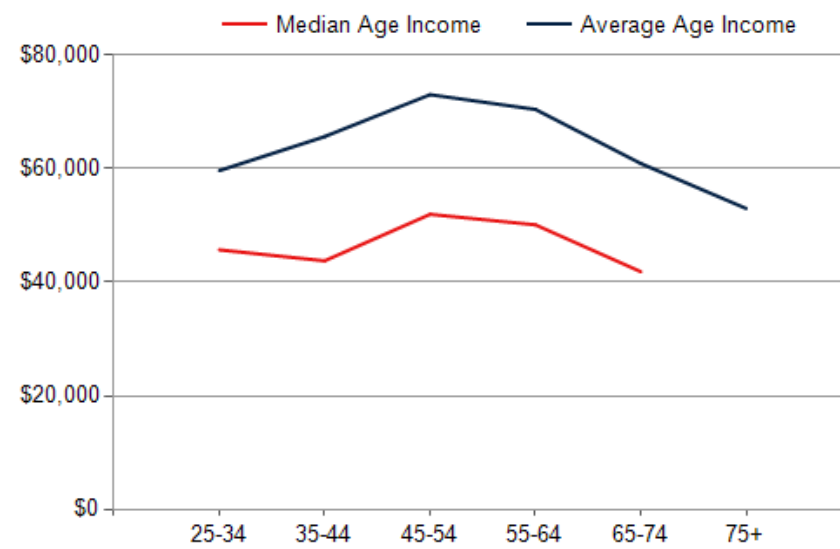
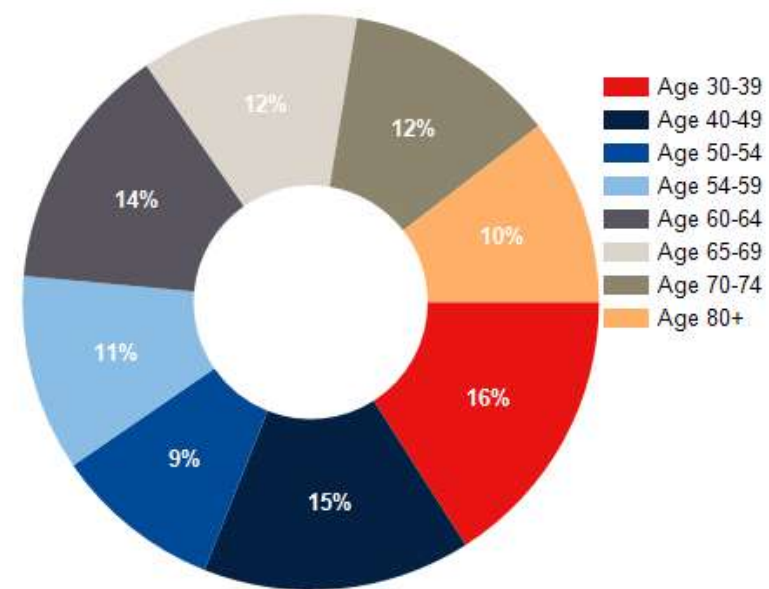
2022 Own vs. Rent - 1 Mile Radius



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	267	3,109	6,233
2022 Population Age 35-39	220	2,757	5,717
2022 Population Age 40-44	222	2,399	5,203
2022 Population Age 45-49	237	2,486	5,423
2022 Population Age 50-54	287	2,685	5,732
2022 Population Age 55-59	337	3,081	6,580
2022 Population Age 60-64	424	3,384	7,223
2022 Population Age 65-69	373	3,244	7,174
2022 Population Age 70-74	364	2,910	6,626
2022 Population Age 75-79	320	2,359	5,421
2022 Population Age 80-84	245	1,633	3,600
2022 Population Age 85+	348	1,786	3,613
2022 Population Age 18+	4,346	38,872	82,668
2022 Median Age	50	43	45
2027 Median Age	50	43	45

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,691	\$51,400	\$56,293
Average Household Income 25-34	\$59,651	\$63,584	\$71,085
Median Household Income 35-44	\$43,758	\$55,173	\$65,437
Average Household Income 35-44	\$65,647	\$75,452	\$87,679
Median Household Income 45-54	\$51,954	\$55,615	\$64,900
Average Household Income 45-54	\$73,038	\$76,631	\$89,930
Median Household Income 55-64	\$50,105	\$50,833	\$58,076
Average Household Income 55-64	\$70,442	\$69,920	\$81,224
Median Household Income 65-74	\$41,844	\$41,038	\$49,317
Average Household Income 65-74	\$60,906	\$60,862	\$70,800
Average Household Income 75+	\$52,988	\$49,416	\$54,965



05

Company Profile

Advisor Profile





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Principal

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#### AGENTs

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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USA

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