

LEASING OPPORTUNITIES FROM 1 TO 5 AC

469 Martin Luther King Blvd NW, Winter Haven, FL 33881



**1 ACRE PAD
FOR LEASE**
Ability to Expand

MARTIN LUTHER KING BLVD



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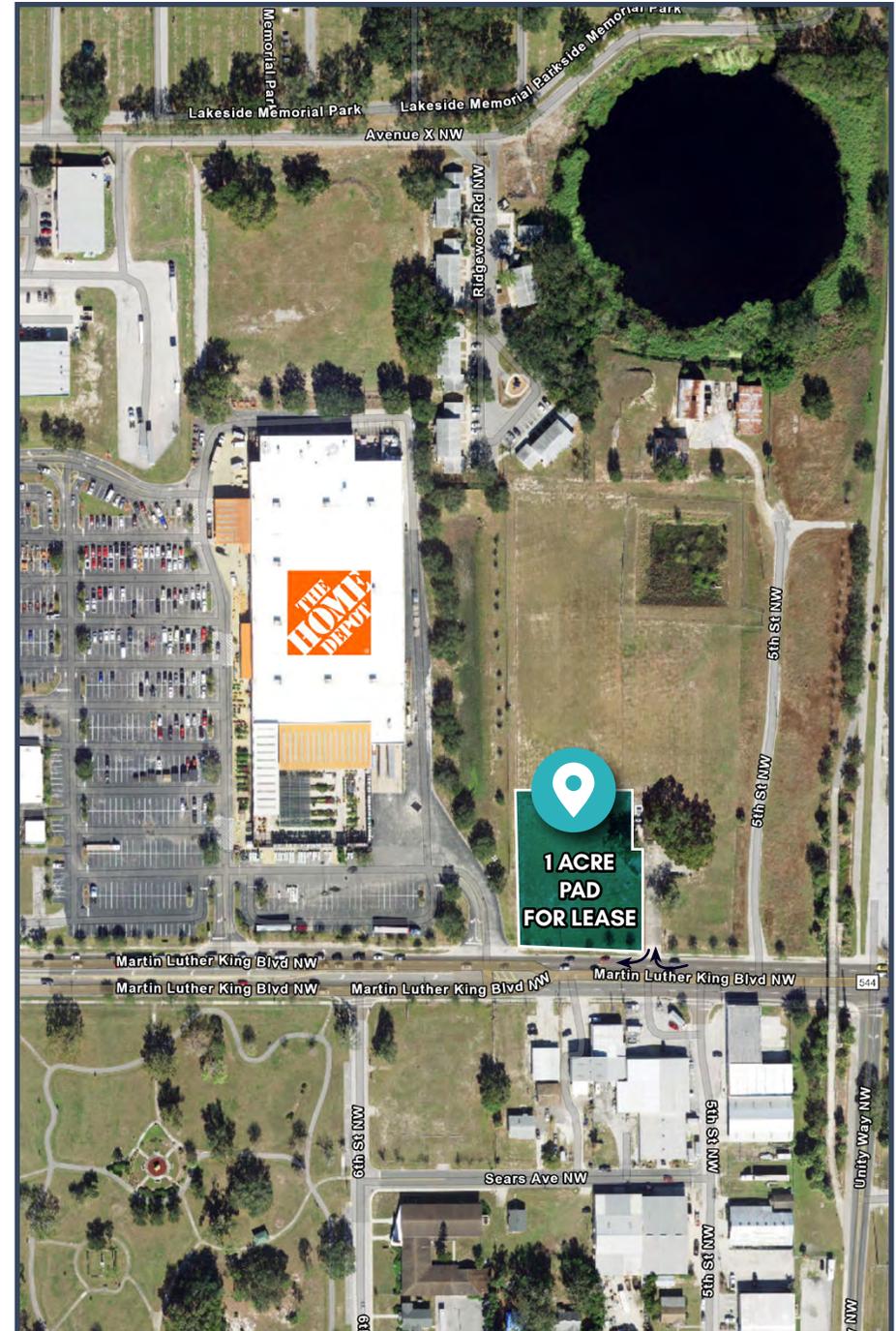
LEASING OPPORTUNITIES 1+ ACRE PAD SITE AVAILABLE

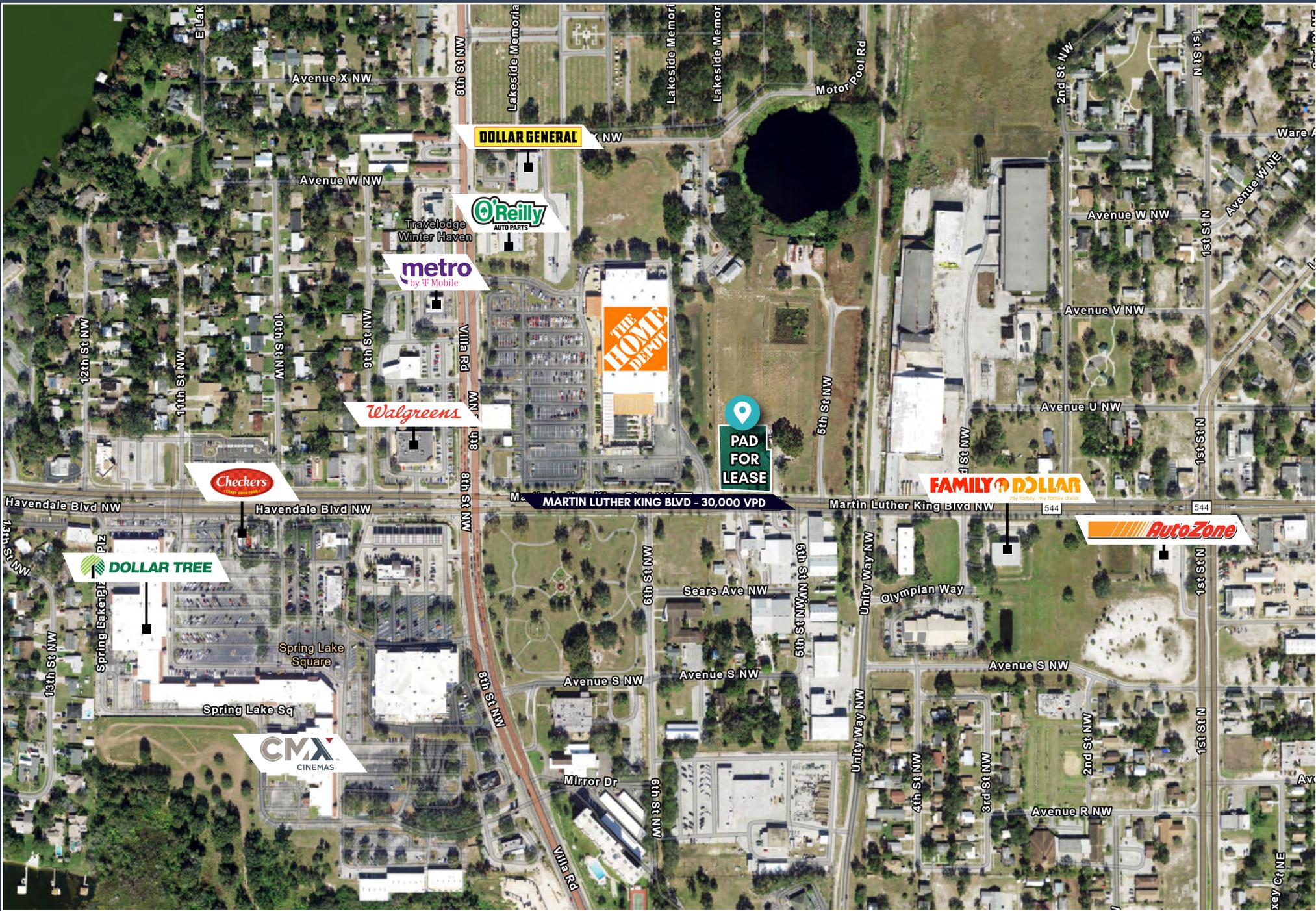
469 MLK Blvd NW, Winter Haven, FL 33881

- SIZE:** Flexible leasing options from 1 to 5.7 acres
- ZONING:** I-1
- TRAFFIC COUNT:** 30,000 VPD on MLK Blvd NW
- AVAILABILITY:** Immediate
- PRICING:** Upon request
- HIGHLIGHTS:**
 - Positioned between Lakeland and Kissimmee with direct access to one of Winter Haven’s busiest thoroughfares
 - Surrounded by nationals including Home Depot, Walgreens, Publix, Mister Car Wash and O’Reilly Auto Parts
 - Potential for up to 2 AC
 - Ground lease within fantastic exposure
 - Winter Haven has grown by over 17% since 2020
 - The Lakeland-Winter Haven MSA was the second fastest-growing metro area in the US at 4% with 818,330 residents

DEMOGRAPHICS (1, 3, 5 MILES)

Population	Daytime Population	Average HH Income
6,855	16,857	\$64,913
48,693	79,487	\$71,567
101,314	171,718	\$78,759







FOR INQUIRIES, CONTACT:

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