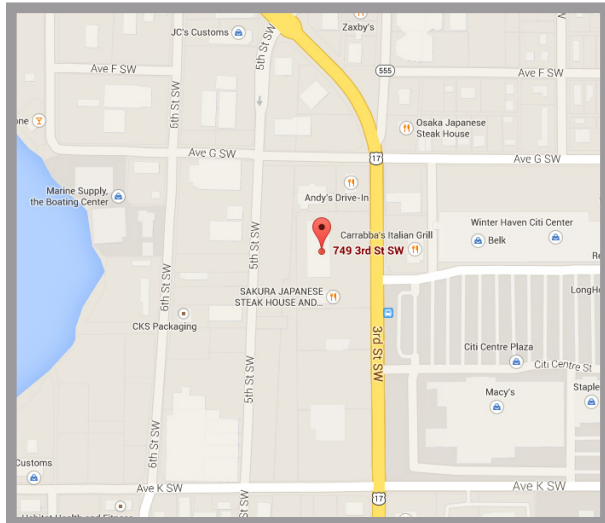
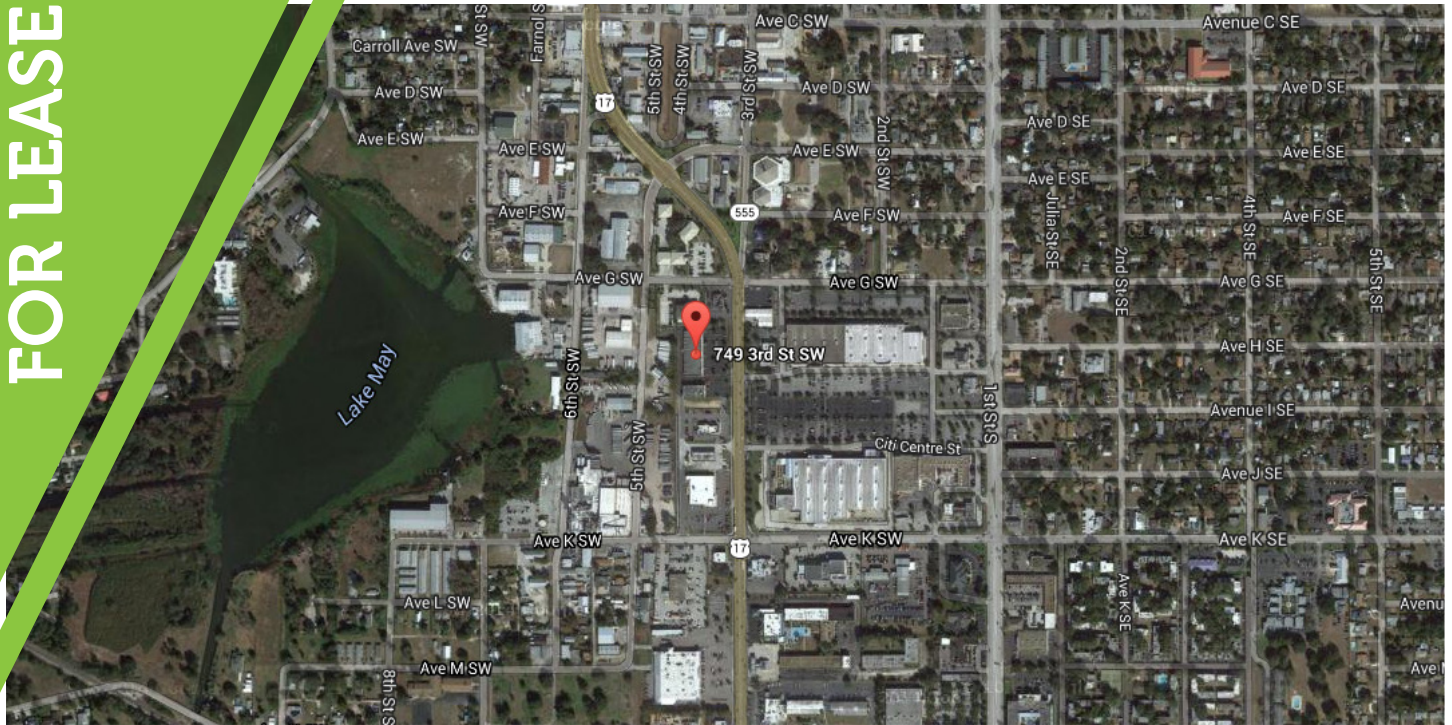


749 3rd Street SW, Winter Haven, FL 33880

FOR LEASE



## Property Highlights

Neighborhood Strip-center located on busy 3rd street.

Co-tenants include Hibbett Sports, Game Stop & Sprint

Excellent visibility, access, and parking

Easy access to US 17

Traffic Counts:  
3rd Street SW - 24,000 cars per day AADT

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions

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SPACE	TENANT	SQ. FT.
721	Available for Rent	1,674
723	Optical Outlets	2,150
725	Sprint	1,600
727	Rainbow Wicker and Silk	5,000
749	Gamestop	1,600
765	Hibbett Sporting Goods	6,511
787	Sakura Japanese Restaurant	4,899

Demographics	1-Mile	3-Miles	5-Miles
Population	3,919	45,507	96,101
Med. HH Income	\$35,755	\$52,339	\$53,897
Med. Age	35	40	40
Daytime Population	10,872	55,105	101,049
Number of Households	1,754	17,587	35,181