

**FOR LEASE**



**PROPERTY DESCRIPTION**

Winter Haven Corners is a neighborhood strip center located on busy 3rd Street across the street from the Winter Haven Citi Center. The property has a great mix of service based tenants and offers excellent visibility, access and parking.

**PROPERTY HIGHLIGHTS**

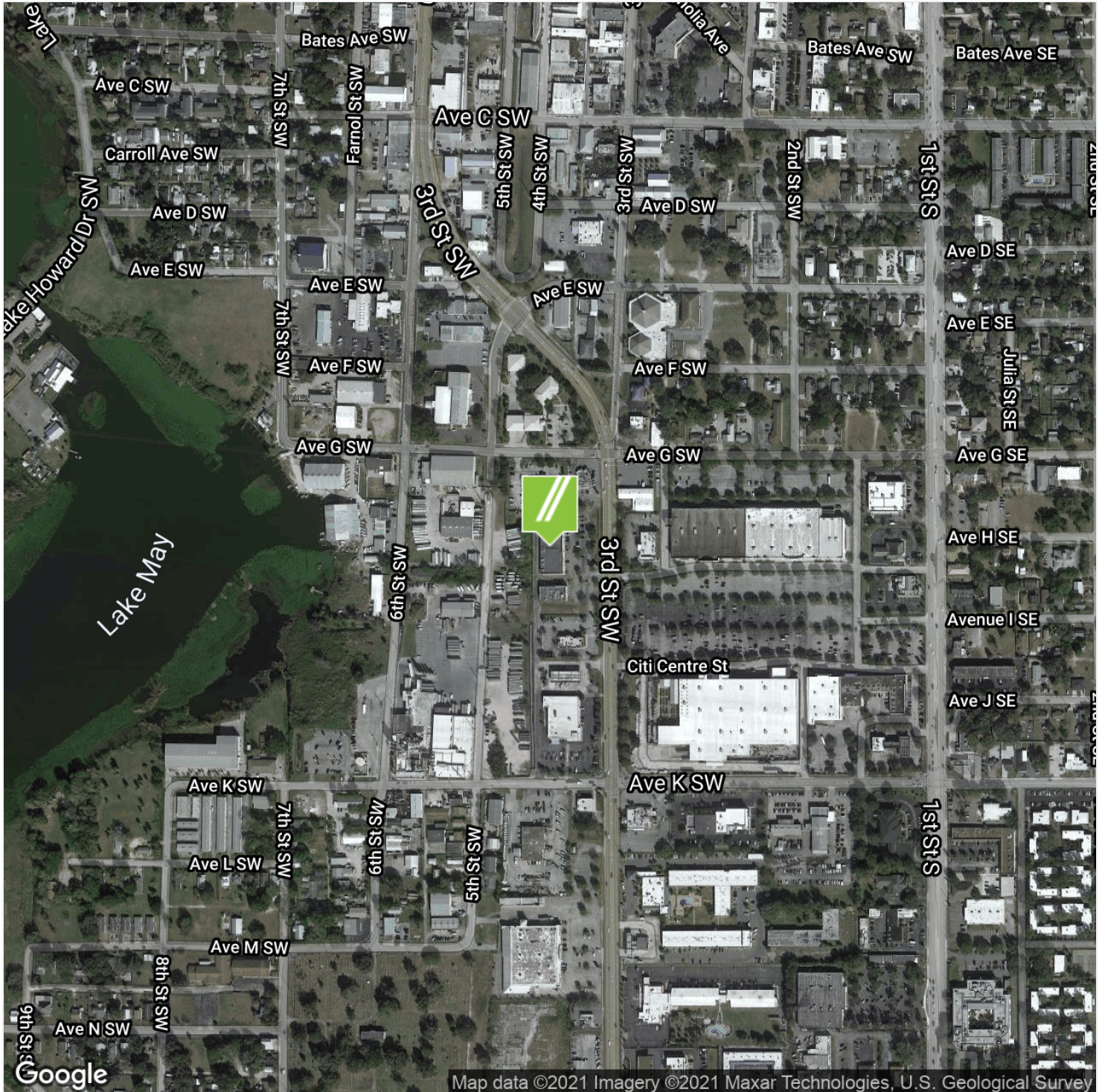
- Easy Access to US 17
- Co-Tenants: Hibbett Sporting Goods, Sakura Japanese Steakhouse, Trulieve, GameStop, Pizza Hut, Eye Doctor's Optical Outlets and Children and Teen Dental
- Traffic Counts: 3rd Street SW - 27,800 AADT

**OFFERING SUMMARY**

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	7
<b>Available SF:</b>	1,674 SF
<b>Building Size:</b>	23,434 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	3,239	19,719	41,732
<b>Total Population</b>	7,538	50,651	109,370
<b>Average HH Income</b>	\$46,013	\$58,719	\$61,031

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Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey

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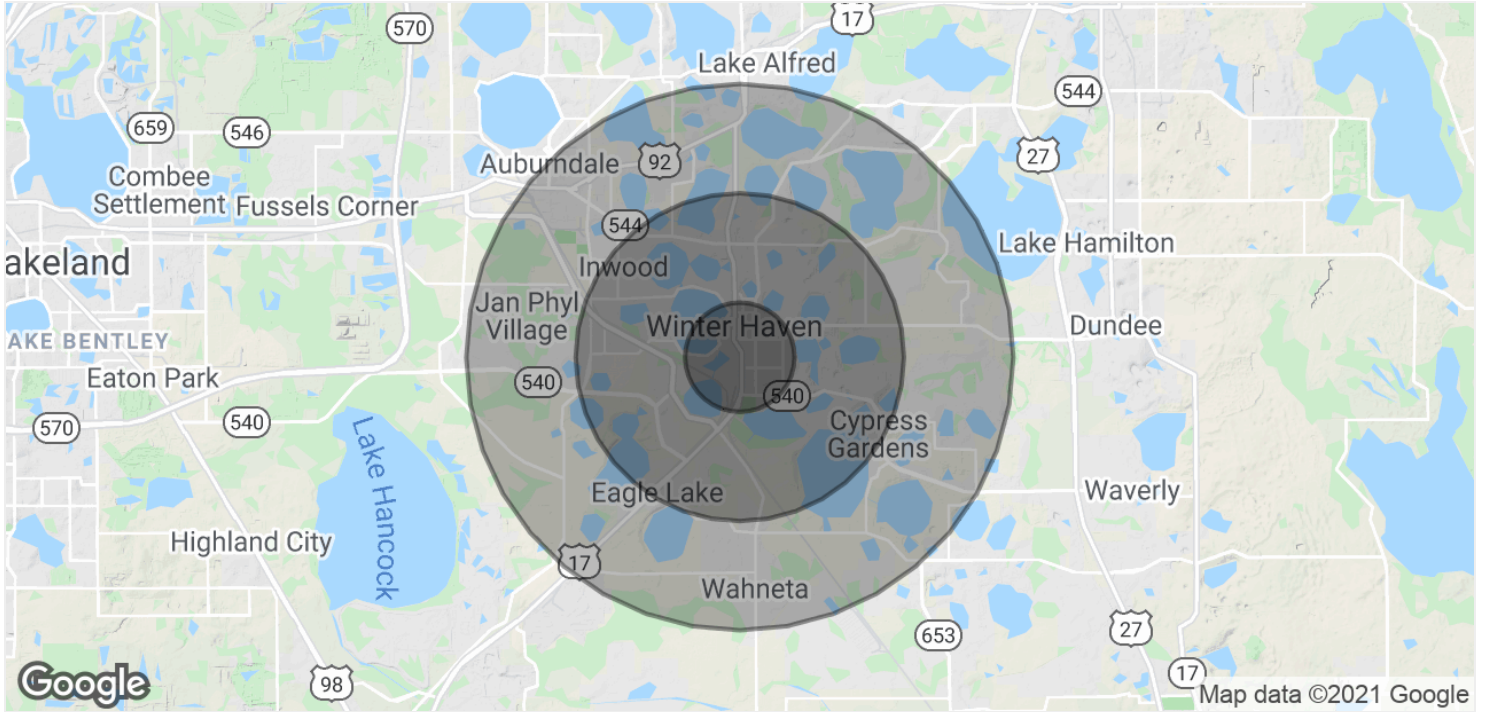


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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,538	50,651	109,370
<b>Average age</b>	38.2	40.4	40.3
<b>Average age (Male)</b>	35.7	38.7	38.7
<b>Average age (Female)</b>	40.7	42	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	3,239	19,719	41,732
<b># of persons per HH</b>	2.3	2.5	2.6
<b>Average HH income</b>	\$46,013	\$58,719	\$61,031
<b>Average house value</b>	\$152,239	\$173,867	\$170,376

\* Demographic data derived from 2021 US Census