

# FOR LEASE



# CROSBY & ASSOCIATES, INC.

## Commercial Land - .38 Acres with Building on US Hwy 17 in Winter Haven, Florida

### Property Highlights

- Land Lease on Hard Corner
- Lighted Intersection
- 2014 FDOT Traffic Count: 28,000 cars/day
- 90 Feet of Frontage on 4-Lane US Hwy 17
- 3,000 SF Building
- 30+ Parking Spaces
- Large, Elevated Marquee Sign
- Very Accessible with Two Entrances
  - Main Entrance: US Hwy 17
  - Side Road: Lake Silver Drive
- 2014 Taxes: \$3,689.44

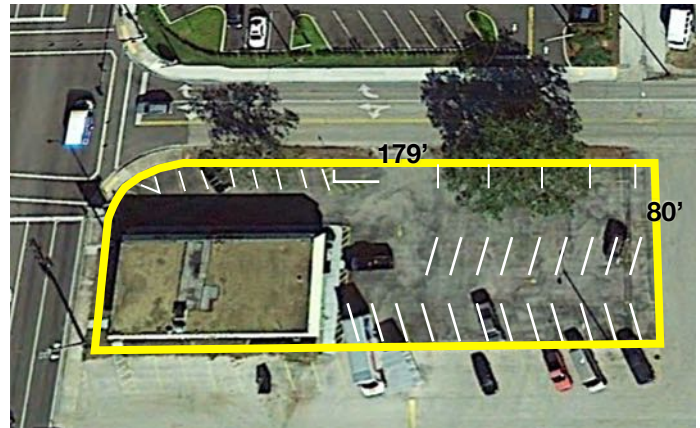
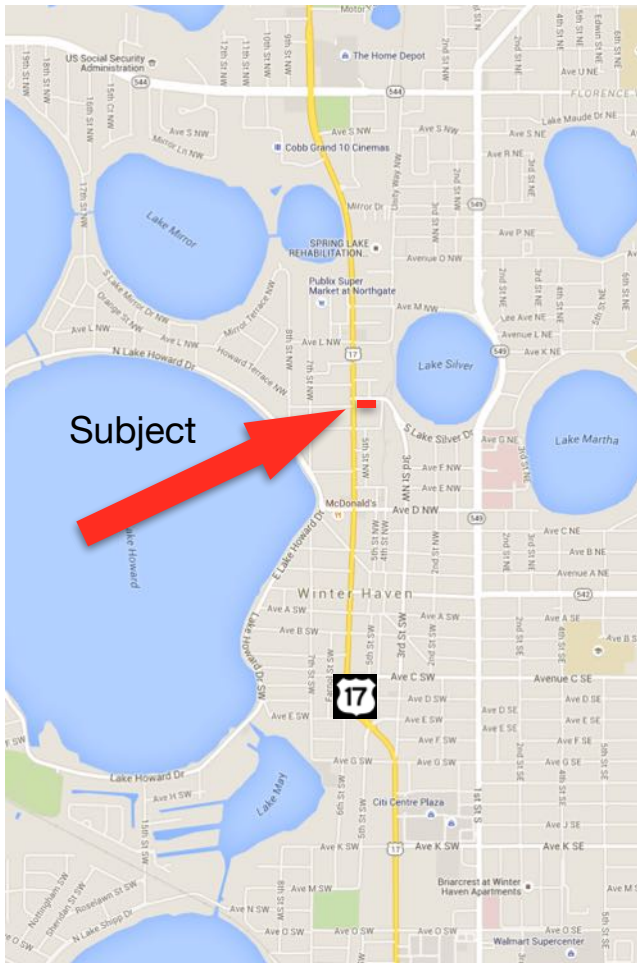
Located in the Heart of Winter Haven's Commercial & Retail District



**Lease Rate: \$6,000/Month**

**Address: 838 NW 6th ST/17, Winter Haven, FL 33881**

**Coordinates: N28° 01' 49.74" W 81° 43' 56.99"**



2015 Demographics	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,107	44,632	88,845
<b>Median Age</b>	45.8	40.5	40.8
<b>Median Income</b>	\$28,440	\$42,132	\$46,383
<b>Average Income</b>	\$39,823	\$55,316	\$59,159

Offered By

**CALEB McDOW, MSRE**  
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**BEN CROSBY, ALC, CCIM**  
Broker/Owner 2014 Land Realtor of America  
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**Accessible, High Density Location**

- 3 Blocks to Publix Shopping Center
- Nearby Residential Neighborhoods
- In Downtown Business District
- Nearby Other Shopping & Retail
- High Traffic Counts

All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

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