



**FOR SALE**  
**RETAIL SPACE**  
**\$275,000**

FIRST STREET SALON

**1610 FIRST STREET SOUTH, WINTER HAVEN, FL 33880**

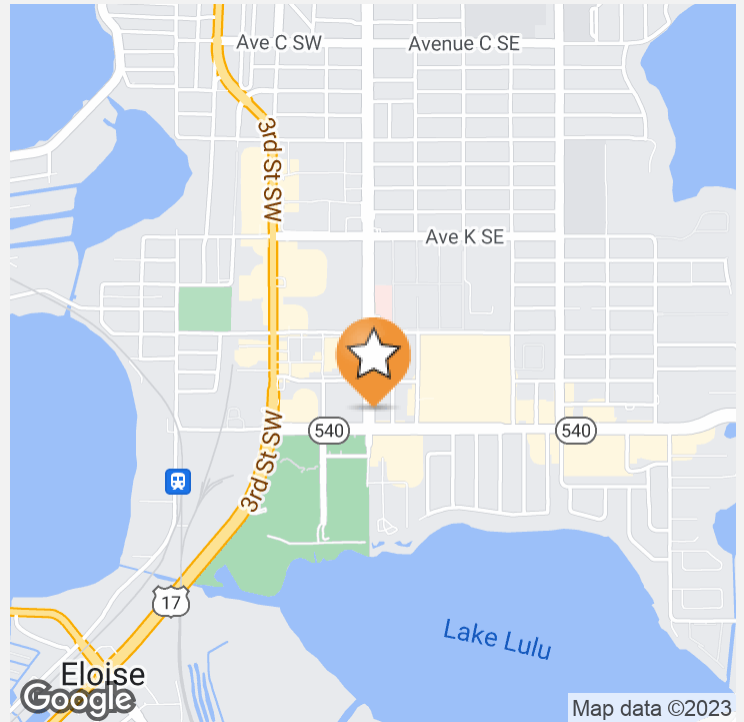


# FIRST STREET SALON

1610 First Street South, Winter Haven, FL 33880

## Executive Summary

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## OFFERING SUMMARY

<b>Acres</b>	0.19 Acres
<b>County</b>	Polk
<b>Zoning</b>	Commercial
<b>Utilities</b>	Electricity, telephone, gas, internet, cable, water, sewer
<b>Taxes</b>	\$1,827
<b>Parcel IDs</b>	262833655000000192
<b>Frontage</b>	50 ft
<b>Listing Price</b>	\$275,000
<b>Coordinates</b>	28.004556, -81.7265417

## PROPERTY OVERVIEW

1,092 Square foot building located on 1st. St. SE Winter Haven, FL. Property is currently used as a hair salon. The business could go with the sale. Traffic count is 21,300 vehicles per day. Building has 2 bathrooms, laundry room, break room, reception area, 5 hair stations, 3 shampoo sinks and storage room. Massage room. 9 parking spaces. The lot dimensions are 52 X 118

## PROPERTY HIGHLIGHTS

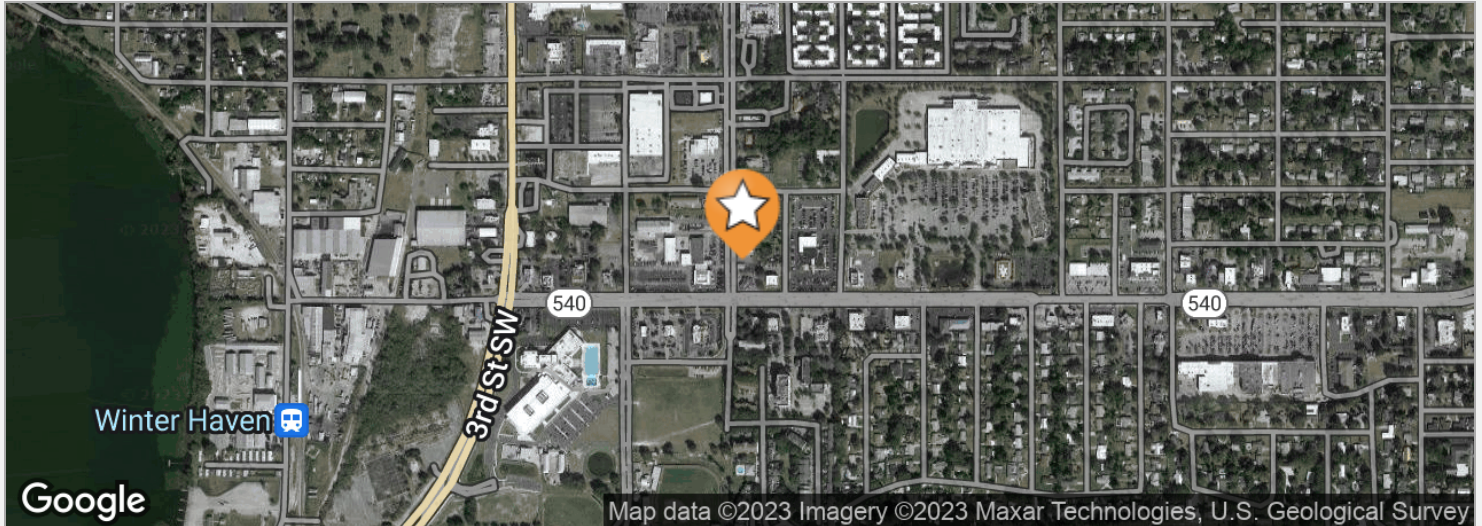
- 1,092 Sq/Ft building located on 1st. St. SE Winter Haven
- Currently used as a hair salon
- Business could go with the sale
- Traffic count is 21,300 vehicles per day
- 2 bathrooms, Laundry room
- Break room, Reception area
- 2 bathrooms, 5 hair stations
- 3 shampoo sinks
- Massage room
- 9 parking spaces

**ID#: 1060186**



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1610 First Street South, Winter Haven, FL 33880



## LOCATION DESCRIPTION

Located on First Street SE, Winter Haven, FL

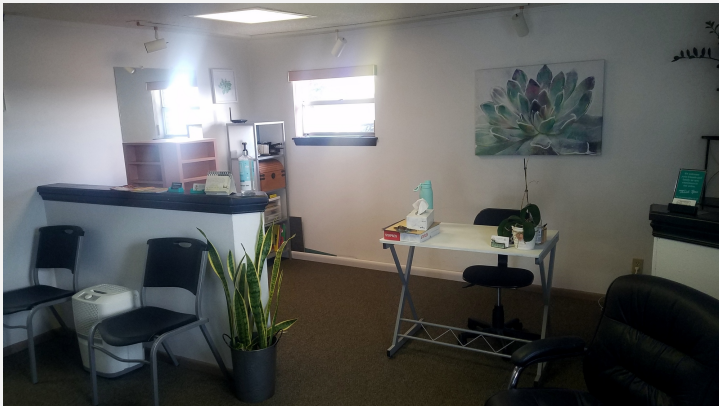
## DRIVE TIMES

3 minutes to Downtown Winter Haven. 60 minutes to Orlando. 60 minutes to Tampa

## DRIVING DIRECTIONS

From Cypress Gardens Blvd and 1st St SE Winter Haven, Drive north on 1st St 150 feet to property

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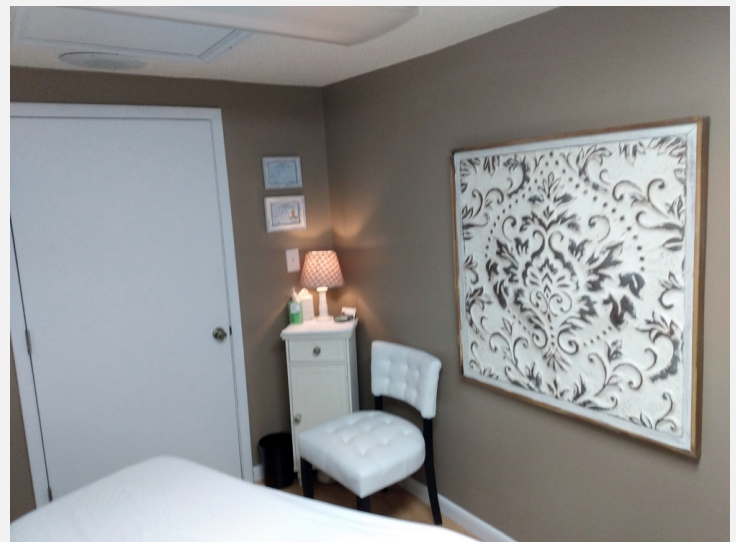
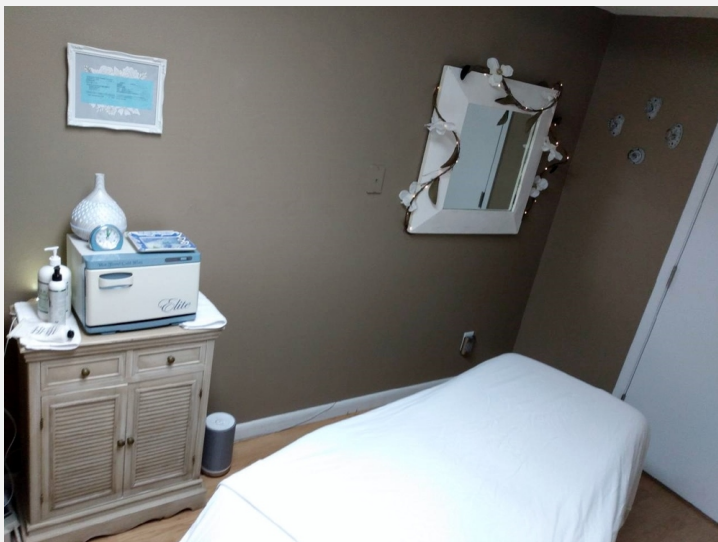


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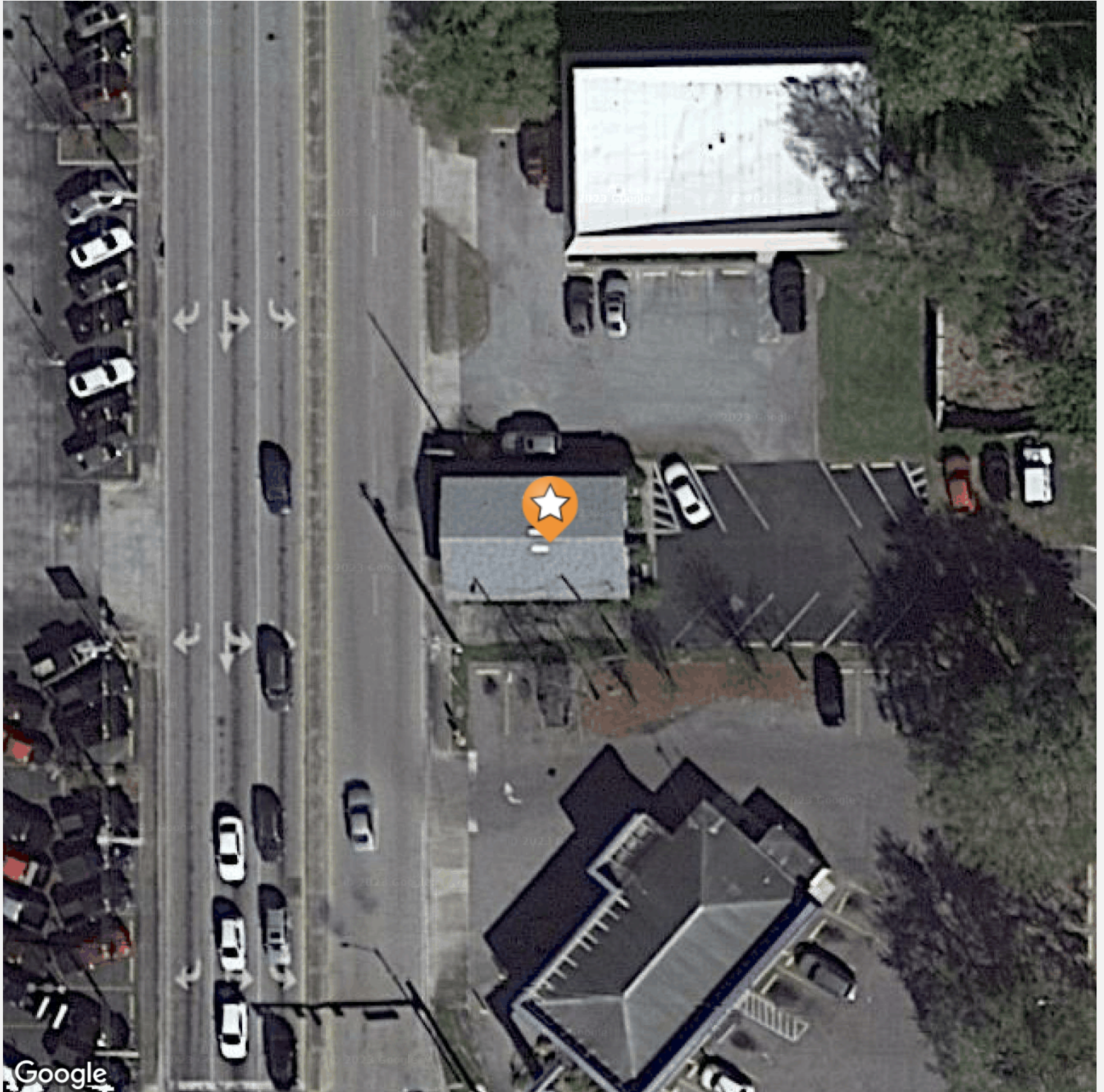
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Aerial Map

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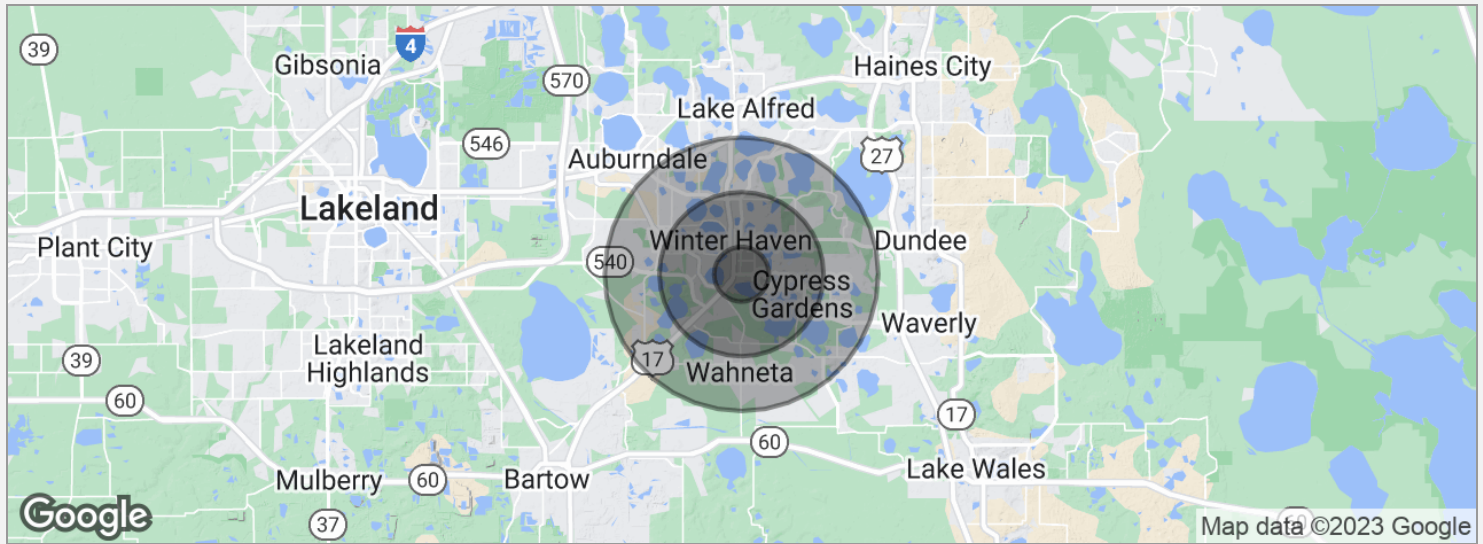


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Chip Fortenberry MBA, ALC  
chip@crosbydirt.com

**crosbydirt.com**  
141 5th St. NW  
Winter Haven, FL 33881  
863.293.5600





POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,910	38,785	85,937
Median age	32.3	38.2	38.6
Median age (male)	34.0	37.8	38.2
Median age (Female)	32.6	39.4	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,308	15,294	33,460
# of persons per HH	2.6	2.5	2.6
Average HH income	\$44,977	\$55,567	\$54,292
Average house value	\$162,907	\$176,468	\$171,627

\* Demographic data derived from 2020 ACS - US Census

**CHIP FORTENBERRY MBA, ALC**

Broker Associate



141 5th St. NW, Suite 202  
Winter Haven, FL 33881  
T 863.673.9368  
chip@crosbydirt.com  
FL #BK662316

**PROFESSIONAL BACKGROUND**

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

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