



# FOR LEASE OFFICE SPACE GROUND LEASE OR BUILD-TO-SUIT

4,176 SQFT UP TO 30,000 SQFT BUILD-TO-SUIT OFFICE  
OPPORTUNITY ON MEDICAL ROW, WINTER HAVEN

**1285 1ST STREET, WINTER HAVEN, FL 33880**



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CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881



## LEASE RATE

## CALL FOR DETAILS

### OFFERING SUMMARY

<b>Acres</b>	1.14 Acres
<b>County</b>	Polk
<b>Zoning</b>	Commercial Highway C-3
<b>Utilities</b>	City of Winter Haven
<b>Parcel IDs</b>	26-28-32-000000-011180
<b>Coordinates</b>	28.008295, -81.7273007
<b>Real Estate Taxes</b>	\$20,431.56

### Flexible Leasing Options:

- 1. Existing Space:** Lease the current office space of 4,176 sq ft
- 2. Custom Expansion:** The owner is open to an expansion or build-to-suit option, offering a tailored space to meet your specific needs.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,644	15,751	33,808
Total Population	6,466	39,858	86,778
Average HH Income	\$44,724	\$54,630	\$53,901

ID#: 1051005

## Property Details & Highlights

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Discover the ideal location for expanding your medical practice in Winter Haven, FL. This custom build-to-suit office space, prominently located on Medical Row, offers a unique opportunity for medical professionals seeking to establish or enhance their presence in the area.

### Key Features:

**Strategic Location:** Enjoy excellent visibility and easy access across the county, thanks to the property's close proximity to US 17 & SR 540.

**Near Major Hospitals:** Ideally positioned for healthcare providers, this site is in close connection with Bay Care Hospital and the Women's Hospital, perfect for those seeking to establish a strong medical network.

**Local Incentives:** Benefit from the Downtown Winter Haven CRA, providing incentives to prospective tenants.

**Accessible:** The property boasts 3 access points, ensuring easy entry and exit, and is conveniently located at a traffic signal.

### Occupancy Details:

Plan for occupancy one year from lease execution, with potential for earlier access depending on the current tenant's schedule.

- The site allows up to 30,000 SF with a total of 90 parking spaces
- Traffic lighted intersection on Winter Haven medical corridor
- Across the street from Bay Care Women's Hospital
- Adjacent to the new 42,000 SF Bay Care Residency Program building
- Less than 1 mile from Bay Care Winter Haven Hospital
- Access to 1st St and Ave O SW
- Building and Parking lot expandable

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Additional Photos

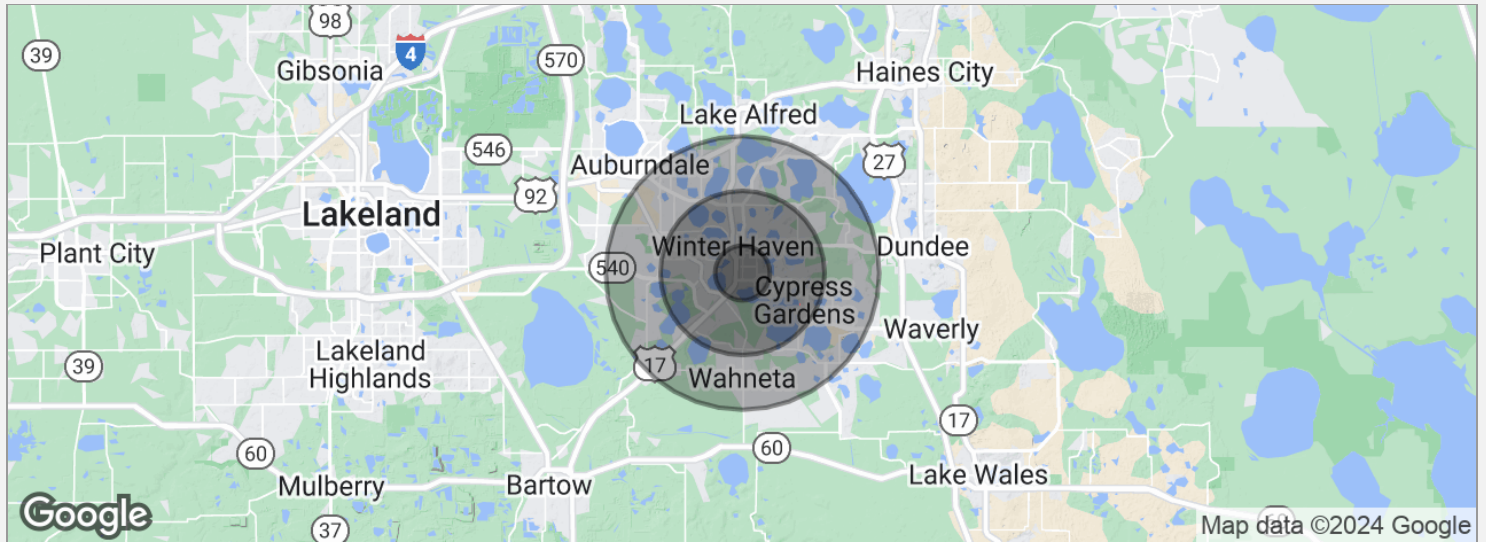
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## Demographics Map

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,466	39,858	86,778
Median age	33.8	38.2	38.7
Median age (male)	35.3	37.8	38.3
Median age (Female)	34.4	39.3	39.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,644	15,751	33,808
# of persons per HH	2.4	2.5	2.6
Average HH income	\$44,724	\$54,630	\$53,901
Average house value	\$168,900	\$176,921	\$171,860

\* Demographic data derived from 2020 ACS - US Census

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### LORENA ALVAREZ CORDERO

President | Chief Operating Officer (COO)

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### PROFESSIONAL BACKGROUND

As a Licensed Central Florida REALTOR® and President of Crosby & Associates Inc., Lorena Alvarez Cordero is driven by a vision of creating mutually beneficial deals for both real estate buyers and sellers. Recognizing the trust clients place in her, Lorena focuses on providing seamless, rewarding experiences that meet both parties' aspirations.

Lorena's foundation in real estate was shaped by years of hands-on experience assisting her Broker, equipping her with in-depth knowledge of transaction management and industry-specific terminology. This expertise, combined with her executive stint at HUD's CWIS where she managed critical contracts in Puerto Rico and the Virgin Islands, underscores her capability to handle intricate transactions and deliver sage advice.

However, Lorena's value proposition isn't solely her extensive background. By harnessing the latest technology and market research, she offers clients real-time insights to navigate the ever-evolving real estate landscape. This proactive approach ensures her clients stay ahead and enjoy a competitive edge.

At the heart of Lorena's success is her unwavering dedication to client satisfaction. She takes pride in her meticulous attention to details and a personalized approach, striving to find perfect matches for buyers and optimizing returns for sellers. As a Full-Time REALTOR®, Lorena's knowledge of the local market, combined with her unparalleled negotiation skills, ensures that both buyers and sellers leave the table feeling they've achieved their objectives.

#### Crosby & Associates, Inc.

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