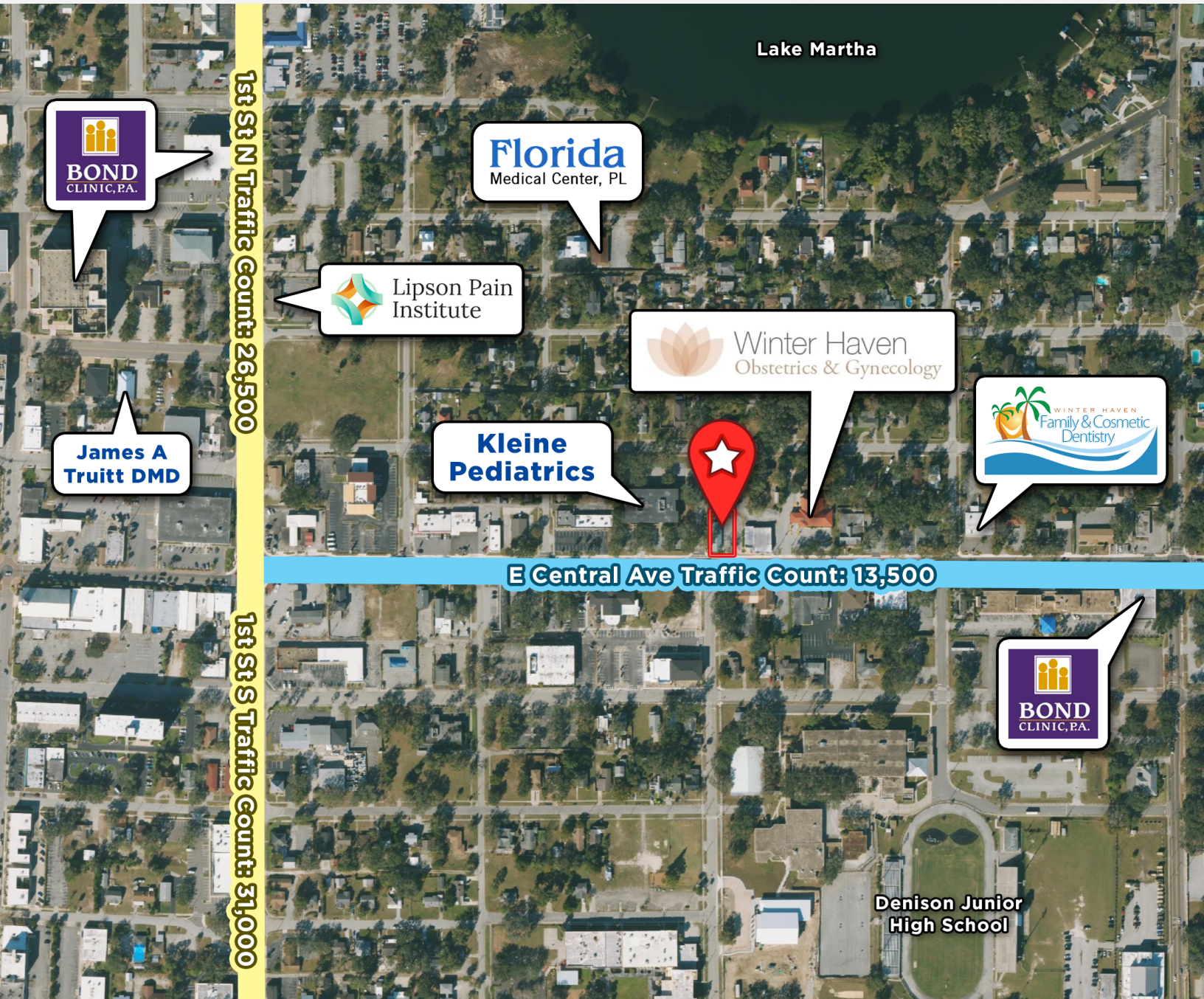




FOR LEASE OFFICE SPACE CALL AGENT FOR PRICING

2,368 SQFT MEDICAL OFFICE DOWNTOWN

401 E CENTRAL AVE , WINTER HAVEN, FL 33881



LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288



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



LEASE RATE

CALL AGENT

OFFERING SUMMARY

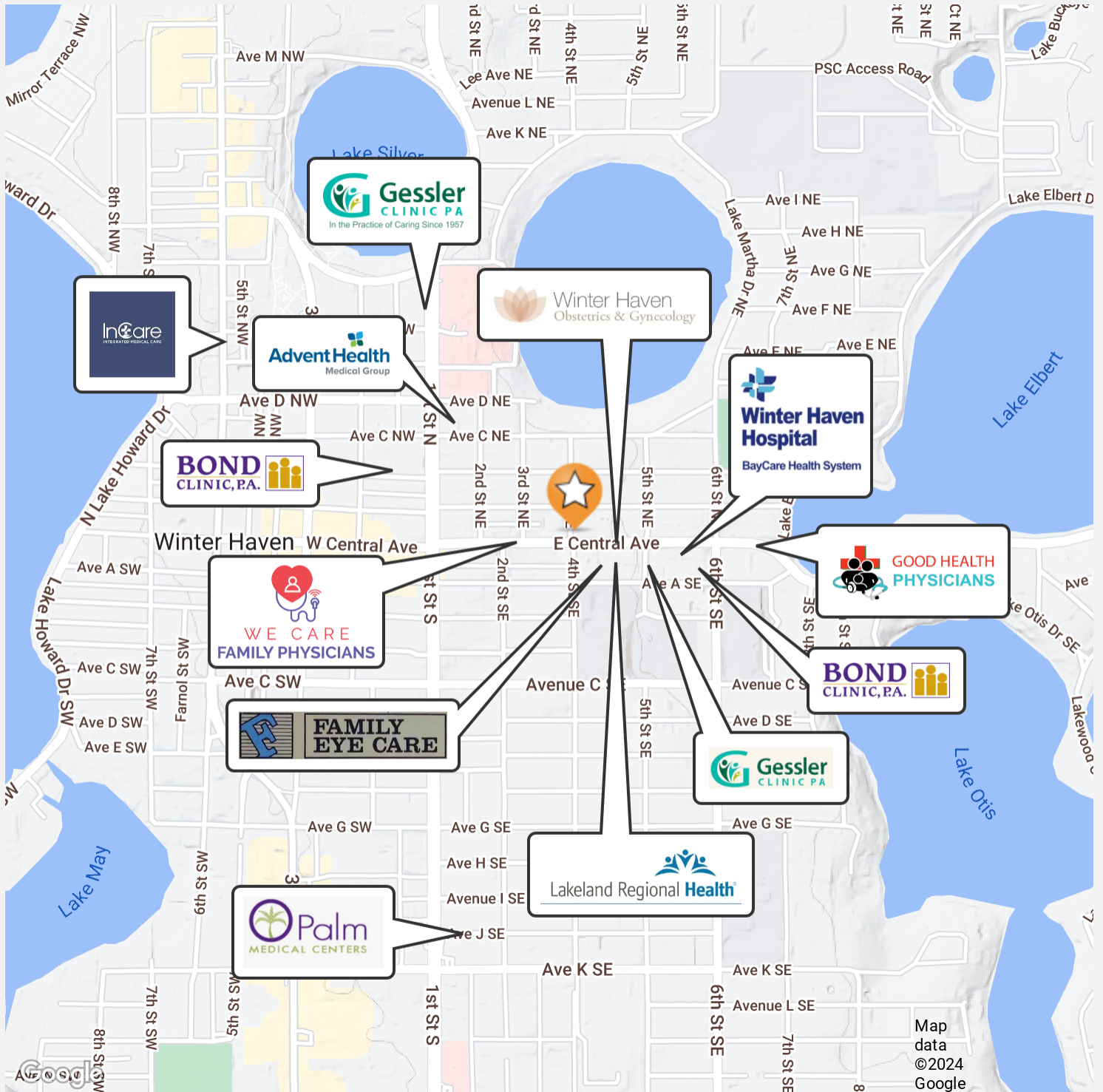
Acres	0.21 Acres
Building Size	2,368 SqFt
County	Polk
Zoning	Commercial
Utilities	City of Winter Haven- Water & Sewer Tampa Electric
Parcel IDs	262828000000031070
Coordinates	28.0224446, -81.7226939
Real Estate Taxes	\$4,964.64

PROPERTY OVERVIEW

In the heart of Winter Haven's Central Ave., "Medical Row". This beautiful architectural building is surrounded by 131 other medical practitioners, less than ¼ mile from the city's two largest medical clinics and less than 1 mile from two major Winter Haven hospitals. The building's unique style offers high visibility with excellent signage at the corner of 4th St NE and Central Ave. Ample parking is available for patients and employees. The building is available for immediate occupancy, subject to tenant selection of new flooring and wall paint if desired.

PROPERTY HIGHLIGHTS

- Downtown Winter Haven CRA,
- 5 Patient Rooms
- 2 Bathrooms; one for staff and one for patients
- 1 Conference Room
- Office Manager Office
- Receptionist Desk
- Lobby



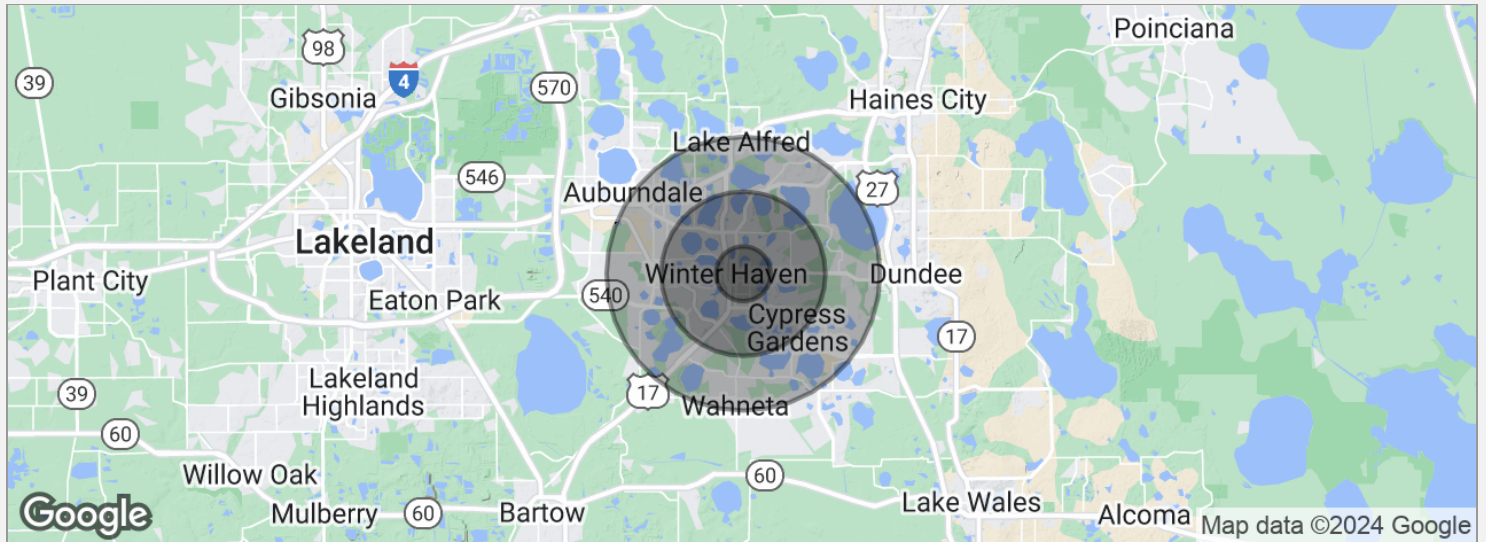
Additional Photos

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Corporate Office
141 5th St. NW Suite 202
Winter Haven, FL 33881



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,227	45,868	104,035
Median age	42.1	42.4	42.0
Median age (male)	31.8	39.8	39.8
Median age (Female)	48.7	44.5	43.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,545	18,738	43,949
# of persons per HH	2.3	2.4	2.4
Average HH income	\$45,048	\$55,476	\$55,314
Average house value	\$89,291	\$144,700	\$147,927

* Demographic data derived from 2020 ACS - US Census