



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

PROFESSIONAL/MEDICAL OFFICE SPACE OPPORTUNITY

1285 1ST STREET, WINTER HAVEN, FL 33880





OFFERING SUMMARY

Available SF:	1,200 - 25,000 SF
Lease Rate:	Call For Details
Lot Size:	1.14 Acres
Building Size:	4,716 SF
Zoning:	Commercial Highway C-3
Traffic Count:	21,300

PROPERTY OVERVIEW

Custom Build-to-Suite Office Opportunity on Medical Row in Winter Haven. Site offers excellent visibility and access to all parts of the county because of its close proximity to US 17 & SR 540. Perfect for anyone seeking connection to both Bay Care Hospital and the Women's Hospital.

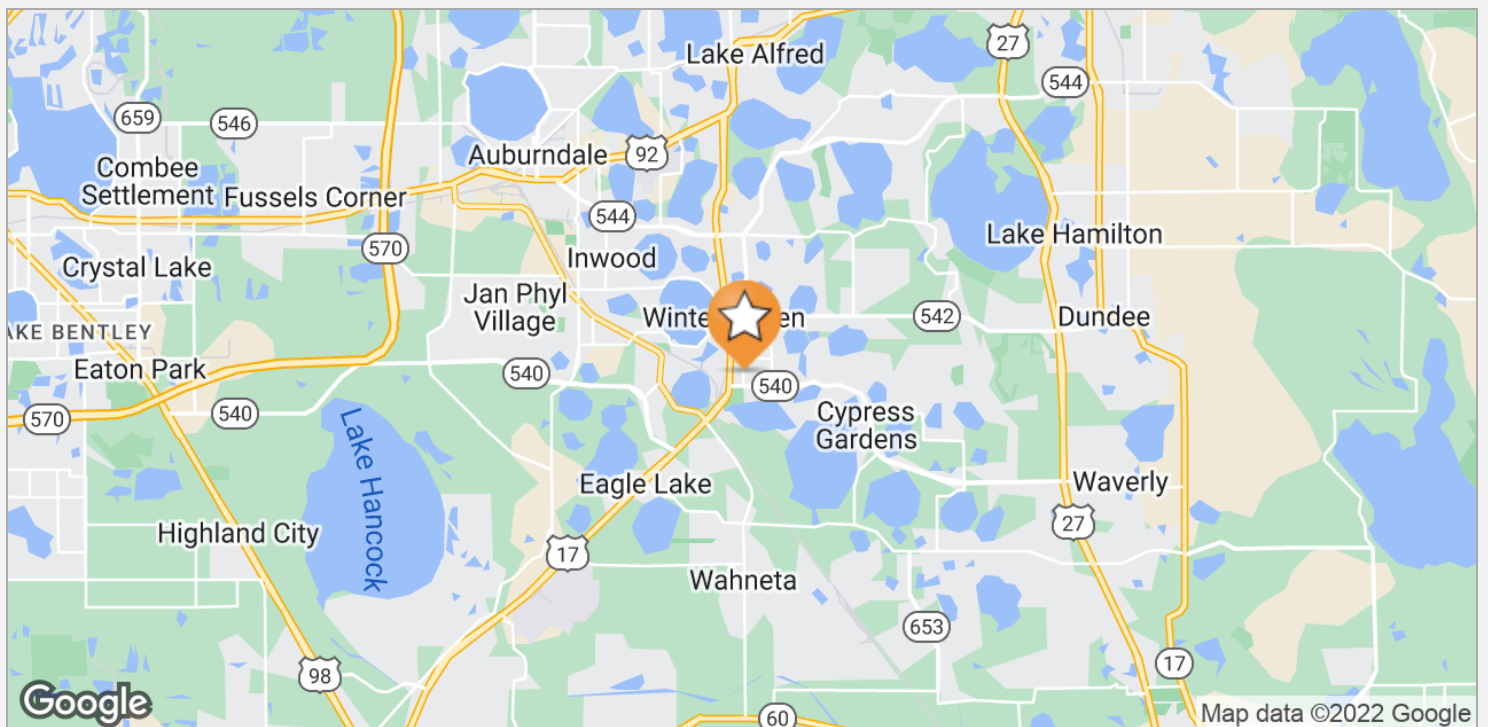
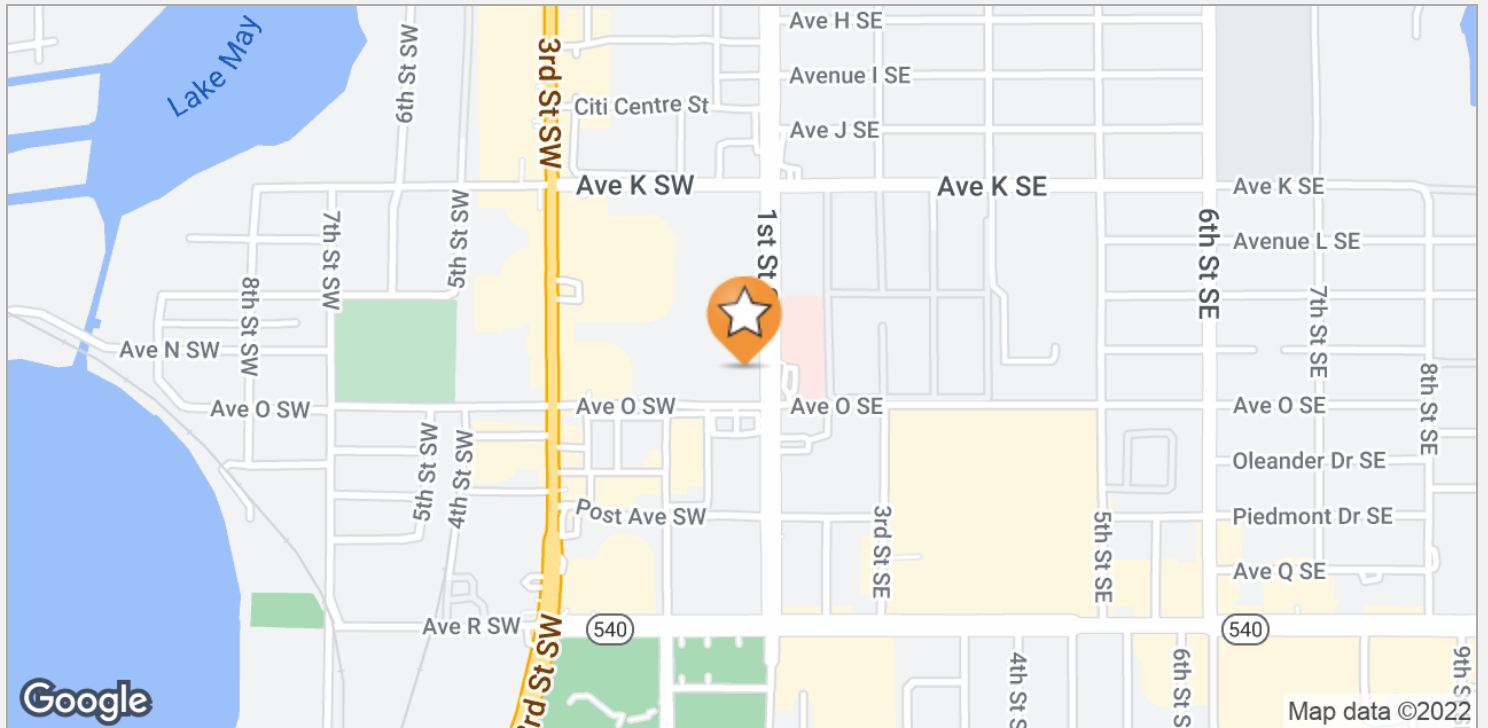
PROPERTY HIGHLIGHTS

- 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

ID#: 1051005



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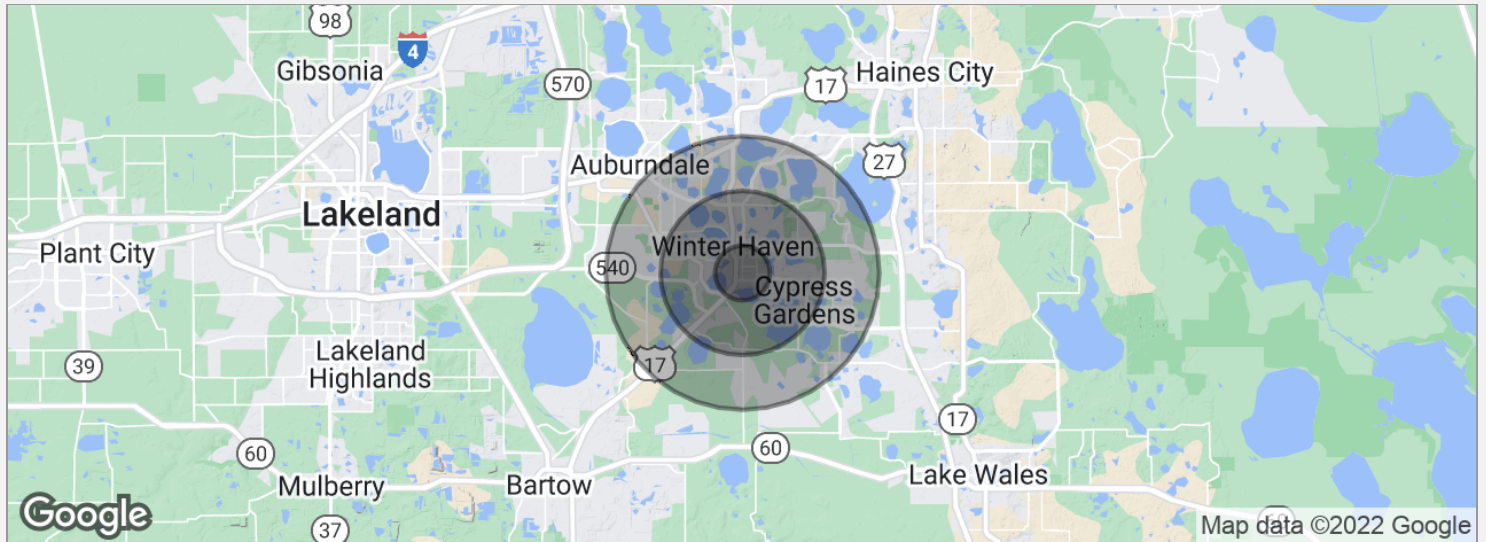
LOCATION DESCRIPTION

Located on S. First St. just north of Ave. O SE intersection and across the street from Winter Haven Women's Hospital.

DRIVE TIMES

DRIVING DIRECTIONS

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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 2010 US Census

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ERIN CARDEN CCIM

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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returns with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. Erin resides in Winter Haven with her husband of 20 years and two daughters.

Crosby & Associates, Inc.

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