

# Coldwell Banker Commercial NRT

## SR 542 (Dundee Road) and Carl Floyd Road



**Convenience  
Store/Gas  
Station Site**

**Great Long  
Term Lease  
Rates Are  
Available!**

### Winter Haven, Florida

- Commercial Site with Great Visibility
- Located at Busy Controlled Intersection
- High Traffic Counts - 13,700 vehicles per day
- Total site is Approximately 4.95 Acres
- 424 feet of Frontage on SR 542
- 587 feet of Frontage on Carl Floyd Rd
- Back Boundary also Fronts on Executive Drive



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# Convenience Store/Gas Station Site For Lease!

Dundee Road (SR 542) and Carl Floyd Road

Winter Haven, Florida

<b>DESCRIPTION:</b>	Commercial parcel with good visibility at busy intersection. Excellent convenience store/gas station location. This is a growing area with excellent traffic counts (13,700 vehicles/day).
<b>LOCATION:</b>	Dundee Road (SR 542) and Carl Floyd Road, Winter Haven, Florida.
<b>SITE:</b>	Lot size is 4.95 acres. (424 feet of frontage on Dundee Road (SR 542, with 587 feet of frontage on Carl Floyd Road). Back boundary of property also fronts on Executive Drive.
<b>INGRESS &amp; EGRESS:</b>	Excellent access at corner of controlled intersection.
<b>UTILITIES:</b>	Water, sewer, telephone, electric, and gas available.
<b>LAND USE:</b>	Polk County - Business Park Center (BPC-2)
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>Lease only. Owner will enter into a long-term lease, prefers national tenant, excellent terms are available.</b>

For More Information, go to:  
[www.mycommercialteam.com/JPA-Dundee-CarlFloyd.htm](http://www.mycommercialteam.com/JPA-Dundee-CarlFloyd.htm)

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NRT

Florida's Commercial Real Estate Company