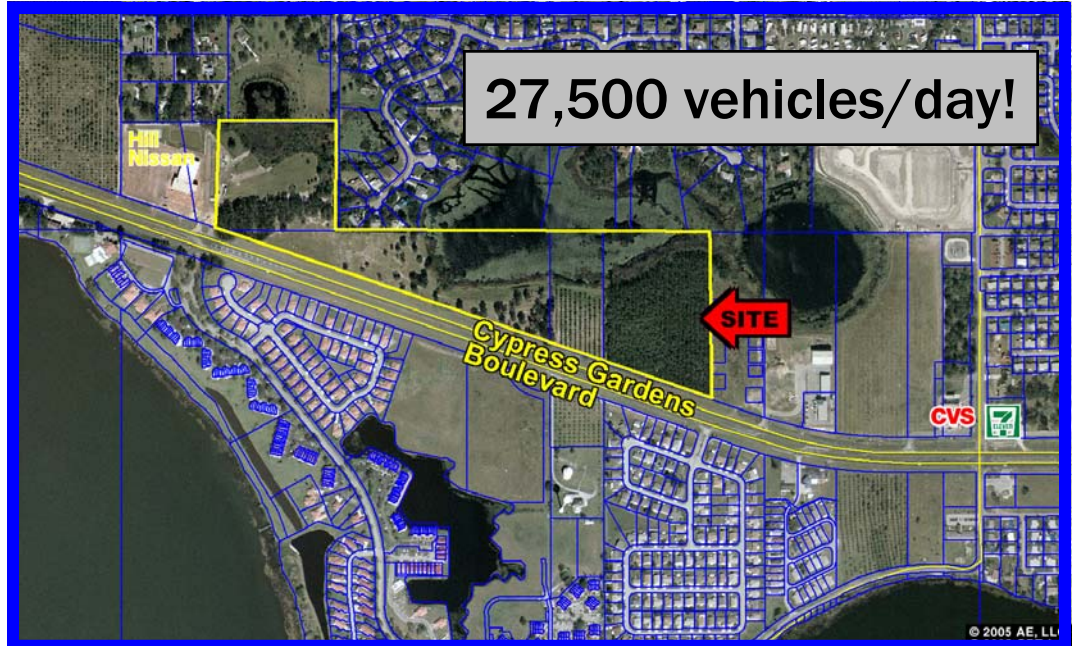


Coldwell Banker Commercial NRT

New Retail Mixed-Use Plaza - Winter Haven, FL

Retail Shopping Center

Located on Cypress Gardens Boulevard in the Heart of Winter Haven's Growth Corridor!



Retail Spaces and Out-Parcels for Sale
Priced From \$650,000 to \$1,000,000 per Acre

- **Site is 30.5 acres developable which will primarily be developed as retail center (excellent location for hotel and multi-family sites, too). Several high visibility out-parcels available.**
- **Beautiful Waterfront Site with 3,190 feet of frontage on SR 540 (Cypress Gardens Boulevard).**
- **Excellent access with proposed traffic light at west end.**

**Less Than One Mile
From
Legoland Florida
Site!**

Mike Nolen Sr., Gloria J. Spanjers
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Coldwell Banker Commercial NRT
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Winter Haven, FL 33880
863-294-7541 Office
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For More Information, go to:
www.mycommercialteam.com/CGBld-NewShoppingCenter.htm



**COLDWELL
BANKER
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

Great Site for Retail Mixed-Use Plaza on Cypress Gardens Boulevard - Winter Haven's Growth Center! Outparcels Also Available for Sale.

DESCRIPTION:	Retail shopping center site on Cypress Gardens Boulevard (SR540) just west of US 27 corridor. Tremendous traffic counts (27,500/day -FDOT).
LOCATION:	Cypress Gardens Boulevard (State Road 540) just east of Cypress Gardens attraction and just west of US 27. FLASH! Cypress Gardens Park to become Legoland Florida!
SITE:	30.5 acres (of a 48 acre parcel) which can be developed as retail center (possible hotel and multi-family sites, too) or as office complex. Several high visibility out-parcels available. Beautiful waterfront parcel of land with 3,190 feet of highway frontage.
INGRESS & EGRESS:	Excellent access along entire frontage with proposed traffic light at west end.
UTILITIES:	Water, sewer, telephone, electric, and gas available.
ZONING:	City of Winter Haven (Commercial Highway)
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$650,000 to \$1,000,000/acre depending on location selected. Contact us for more details.

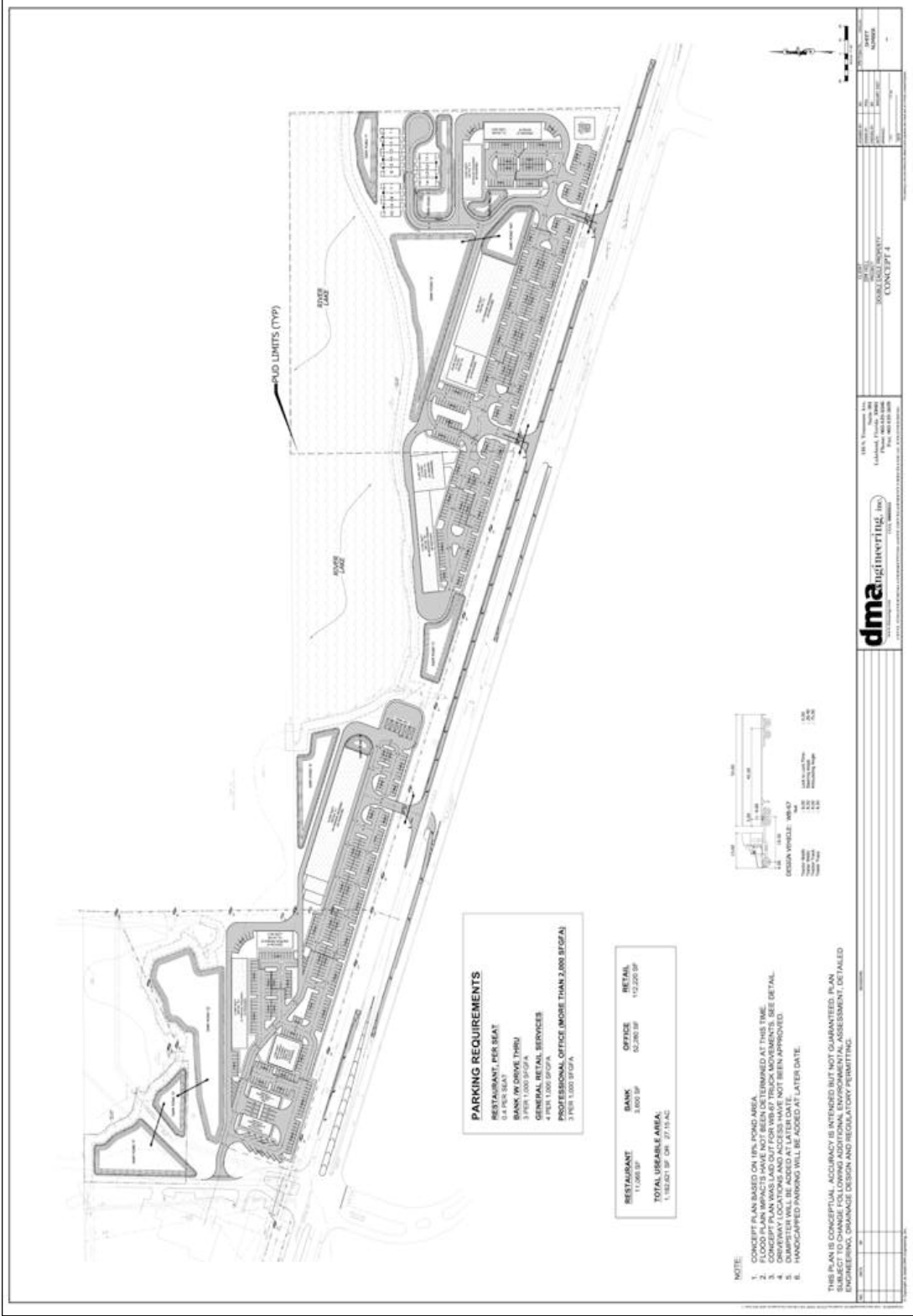
Mike Nolen Sr., Gloria J. Spanjers
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Possible Site Plans Under Consideration



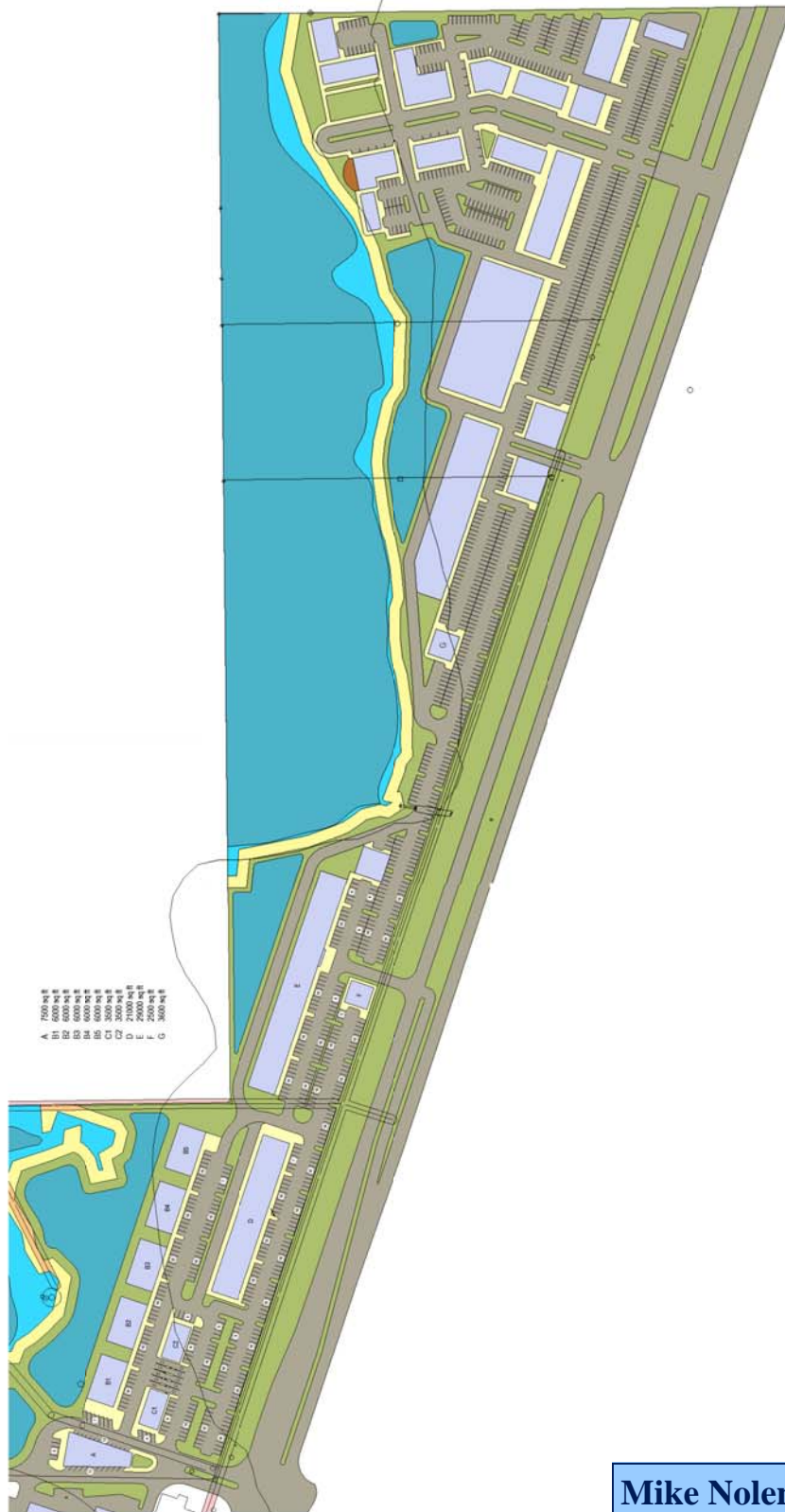
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