

Coldwell Banker Commercial NRT

Great Commercial Sites - SR 542/Dundee Road

Great commercial corner with out-parcels on main artery into downtown Winter Haven from the East. Buckeye Loop Road is also a highly traveled connector for traffic coming from north to downtown and to Southeast Winter Haven.

Traffic Counts:
Node 150033 - 17,900 vehicles/day



DUNDEE STATION



This site abuts a first class single family subdivision, depicted in this concept plan. Homes are under construction.

- Frontage on both Dundee Road (SR 542) and Buckeye Loop Road
- Corner parcel priced at \$15/sf
- Off-corner lots priced at \$12/sf.
- Total commercial site includes 6.8 acres.
- Fully-engineered.

Winter Haven, Florida

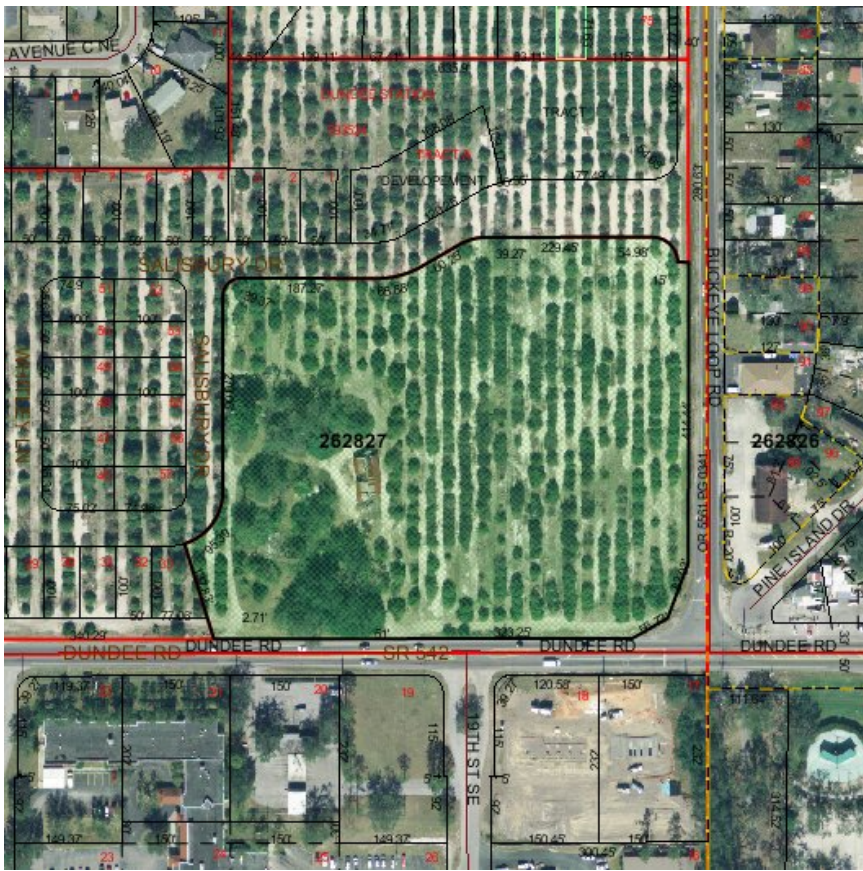
Mike Nolen Sr., Gloria J. Spanjers
Realtor
Coldwell Banker Commercial
NRT
290 Cypress Gardens Blvd.,
Winter Haven, FL 33880
863-294-7541 Office
863-325-206-4749 Cell Gloria
863-508-1736 Direct line Gloria
Gloria@mycommercialteam.com
<http://www.mycommercialteam.com>



COLDWELL
BANKER
COMMERCIAL

NRT

Florida's Commercial Real Estate Company



Aerial Photo Courtesy of Polk Property Appraiser



The subject property abuts a beautiful walled and gated community.



Controlled Intersection

DEMOGRAPHICS

Population	1-mile	3-mile	5-mile
2006 Adult Population	3,109	25,619	60,320
2006 Median Age Adult Population	50	49	50
2000 Total Housing Units	1,395	14,996	35,371
2006 Median Household Income	\$56,617	40,244	37,458



Level, high and dry sites

Visit our web site for additional information:
<http://www.mycommercialteam.com>

Mike Nolen Sr., Gloria J. Spanjers
Realtor— 863-294-7541



Florida's Commercial Real Estate Company