

Coldwell Banker Commercial NRT Havendale Boulevard (SR 544), Winter Haven, FL

**Great Lease
Rates are
Available**

**Long
Term Lease
Sites**



- 700 feet of prime highway frontage on SR 544 (Havendale Boulevard)
- Great Traffic Counts (31,500 vehicles per day - 2008 DOT Traffic Study)
- New 12,500 SF Social Security Office and two small law offices recently completed on NW corner of Site.
- Owner will build to suit, if desired
- Zoning - City of Winter Haven - Commercial Highway

New Social Security Building



**Mike Nolen Sr., Gloria J. Spanjers
Realtor
Coldwell Banker Commercial NRT
290 Cypress Gardens Blvd.,
Winter Haven, FL 33880
863-294-7541 Office
863-325-5856 Cell Mike
863-508-1718 Direct line
Mike@mycommercialteam.com**



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Florida's Commercial Real Estate Company

Commercial Site - Ground Lease Available

Havendale Boulevard

Winter Haven, Florida

DESCRIPTION:	Vacant land under development. Great commercial site with high traffic counts (31,500/day per 2008 FDOT Study). 12,500 sq.ft. Social Security Administration office and two law offices have recently been completed on lots within this highly desirable property.
LOCATION:	Havendale Boulevard (SR 544), Winter Haven, Florida. This property is on a major 6 lane connector between Winter Haven and Auburndale, just one half mile off US Highway 17. It is located in front of Spring Haven, a first-class assisted living facility, and is in the heart of an area that is experiencing tremendous growth.
SITE:	Vacant Land partially developed. 2.5 +/- acres remaining with approximately 700 feet of prime highway frontage. Small lot is 0.4657 Acres, on which 3,750 SF building can be constructed. Large lot is 2.0778 Acres. Owner will build to suit. Infrastructure already in place with offsite retention.
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:	\$4,000-\$6,000/month/acre for triple net long term lease. Pricing is dependent on location, size of parcel is leased and other factors. Seller is willing to discuss outright sale.

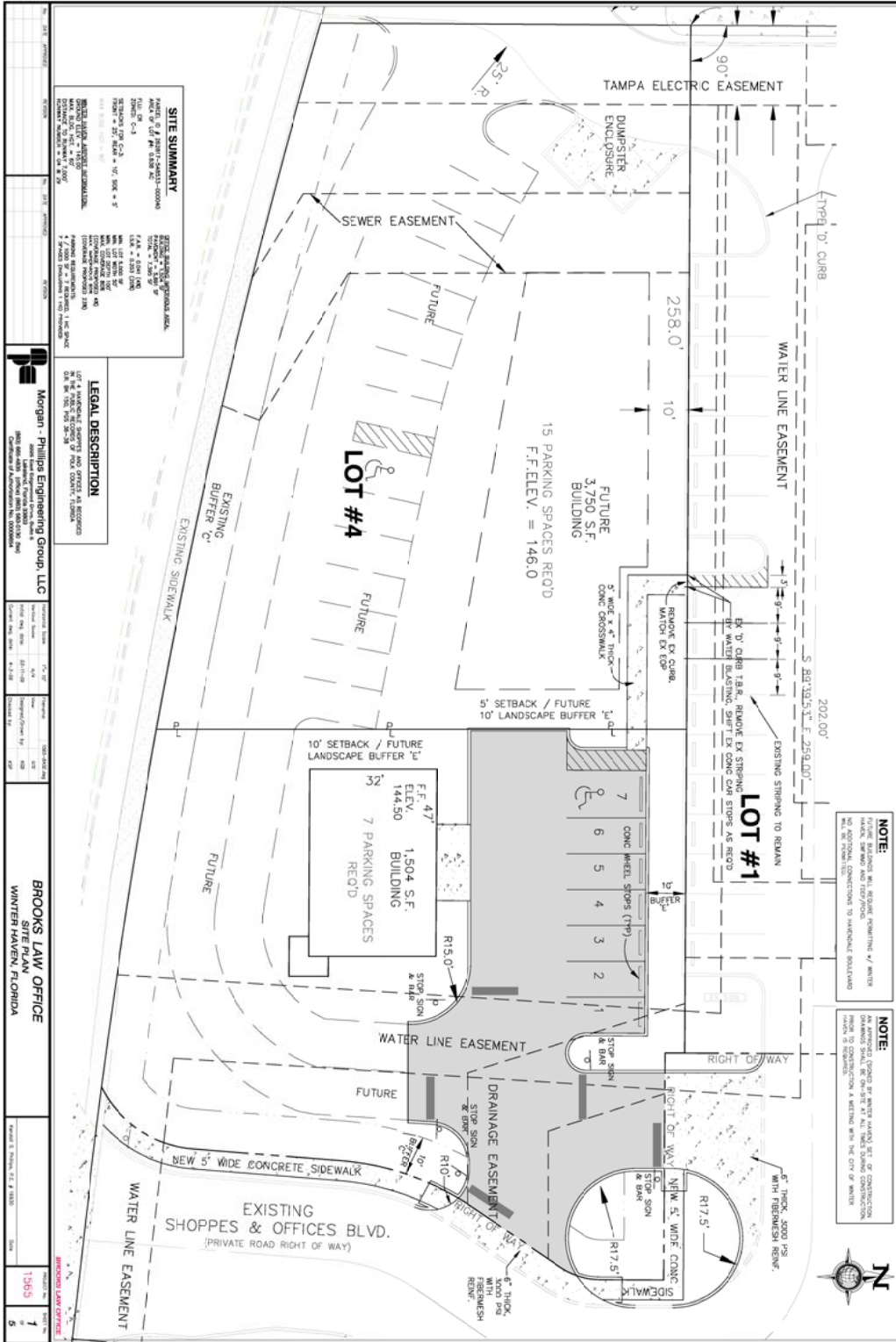
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