

F C FIRST CAPITAL
Property Group, Inc.
P G Commercial Real Estate Services

CYPRESS STATION



RETAIL / OFFICE SPACE FOR LEASE

5535 Cypress Gardens Blvd, Winter Haven, FL 33884

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FOR LEASE:
2nd Floor: \$ 15.00 / SF, NNN

Parking Ratio: 4.7 / 1,000 SF

AVAILABILITY:
2nd Floor: ± 1,200 - 6,200 SF



22,147 (10 min)
Total Housing Units



34,000 AADT
Cypress Garden Blvd



30,952 (3 Mile)
Daytime Population

Class "A" Retail, Office & Medical Space in Winter Haven's fastest growing commercial corridor

Direct site lines on Cypress Garden Blvd. with over 300 ft frontage




2nd floor build-out allowance available

Less than 1 mile from Legoland Florida Theme Park

Located at signalized intersection with 3 access points

Building facade & large digital monument signage available

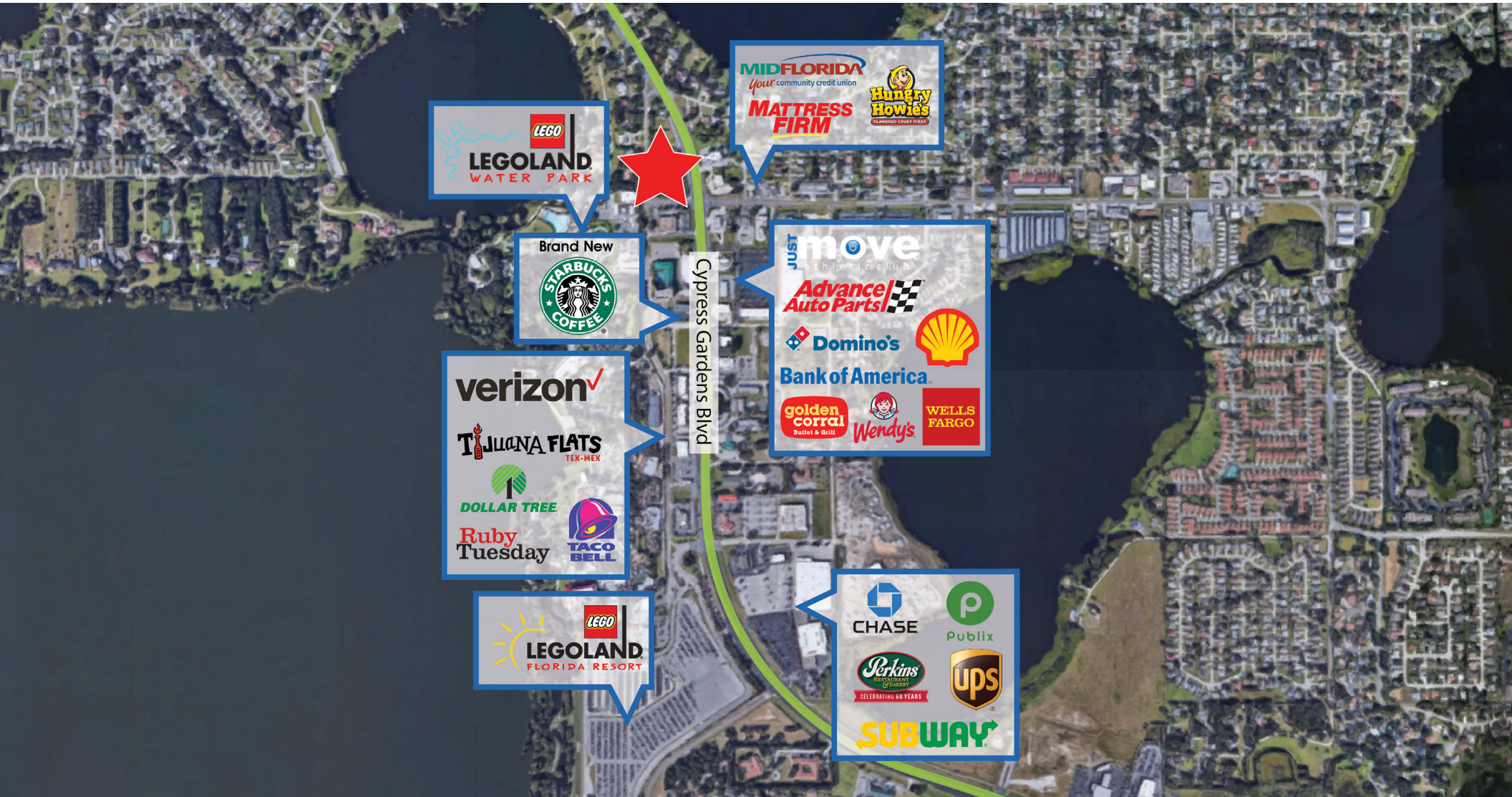
DEMOGRAPHICS

2021	 Total Population	 Total Households	 Average HH Income
5 Mins	15,315	6,134	\$85,294
10 Mins	55,222	22,147	\$73,801
15 Mins	114,443	44,377	\$66,326

1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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THE NEIGHBORHOOD



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SITE MAP

AVAILABLE IMMEDIATELY

SECOND FLOOR

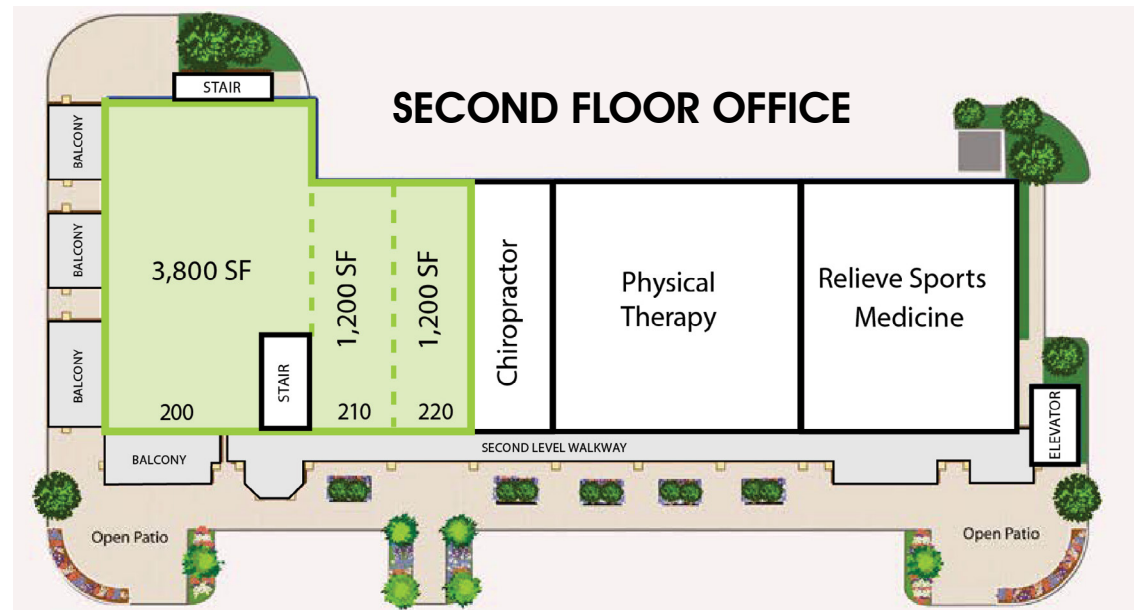
OFFICE SPACE - \$15.00 / SF, NNN

Suite 200: ± 3,800 SF

Suite 210: ± 1,200 SF

Suite 220: ± 1,200 SF

Max. Contiguous: ± 6,200 SF



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