



CYPRESS GARDENS BLVD RETAIL BUILDING

6930 CYPRESS GARDENS BLVD
WINTER HAVEN, FL 33884

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS
Managing Director/ Senior Advisor
863.877.2828
gary.ralston@svn.com

Lauren Gengler
Property Manager/ Senior Advisor
863.777.9815
lauren.gengler@svn.com

Property Summary



Lease Rate **\$22.50 SF/YR**

Sale Price: **\$1,450,000**

OFFERING SUMMARY

Building Size:	6,000 SF
Available SF:	6,000 SF
Year Built:	2010
Zoning:	1110- Comm Misc
Traffic Count:	25,500+/- Cars/Day on Cypress Gardens Blvd
APN:	272907000000034370

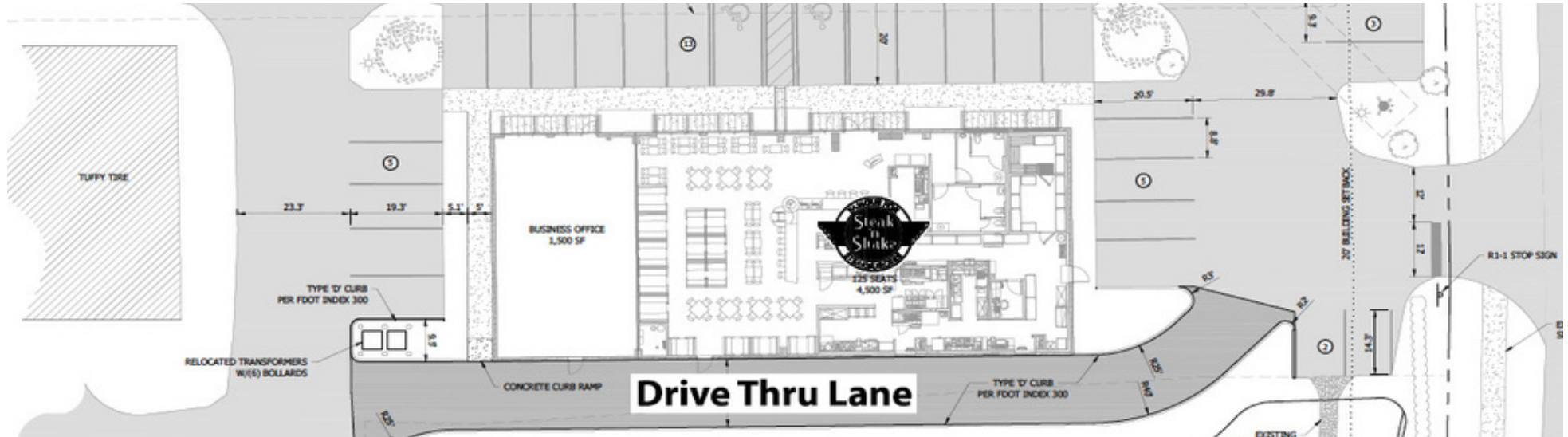
PROPERTY OVERVIEW

This highly visible 6,000 SF Freestanding Retail Building is available for sale or lease. Located on Winter Haven's main commercial corridor, it consists of two units that can remain separate or easily be combined into one larger space. This location benefits from strong demographic density and traffic counts that very well suit commercial users. One of the units is a former Steak 'n Shake that would be the perfect fit for a turn-key restaurant. Although the second unit currently sits as an open space, it could be easily be used for office administration, storage or expanded seating, etc.

PROPERTY HIGHLIGHTS

- Former Steak 'n Shake space: 4,500 SF
- Open space unit: 1,500 SF
- Located in main commercial corridor: 25,500 Cars/Day
- 222+/- Ft of Frontage on Cypress Gardens Blvd

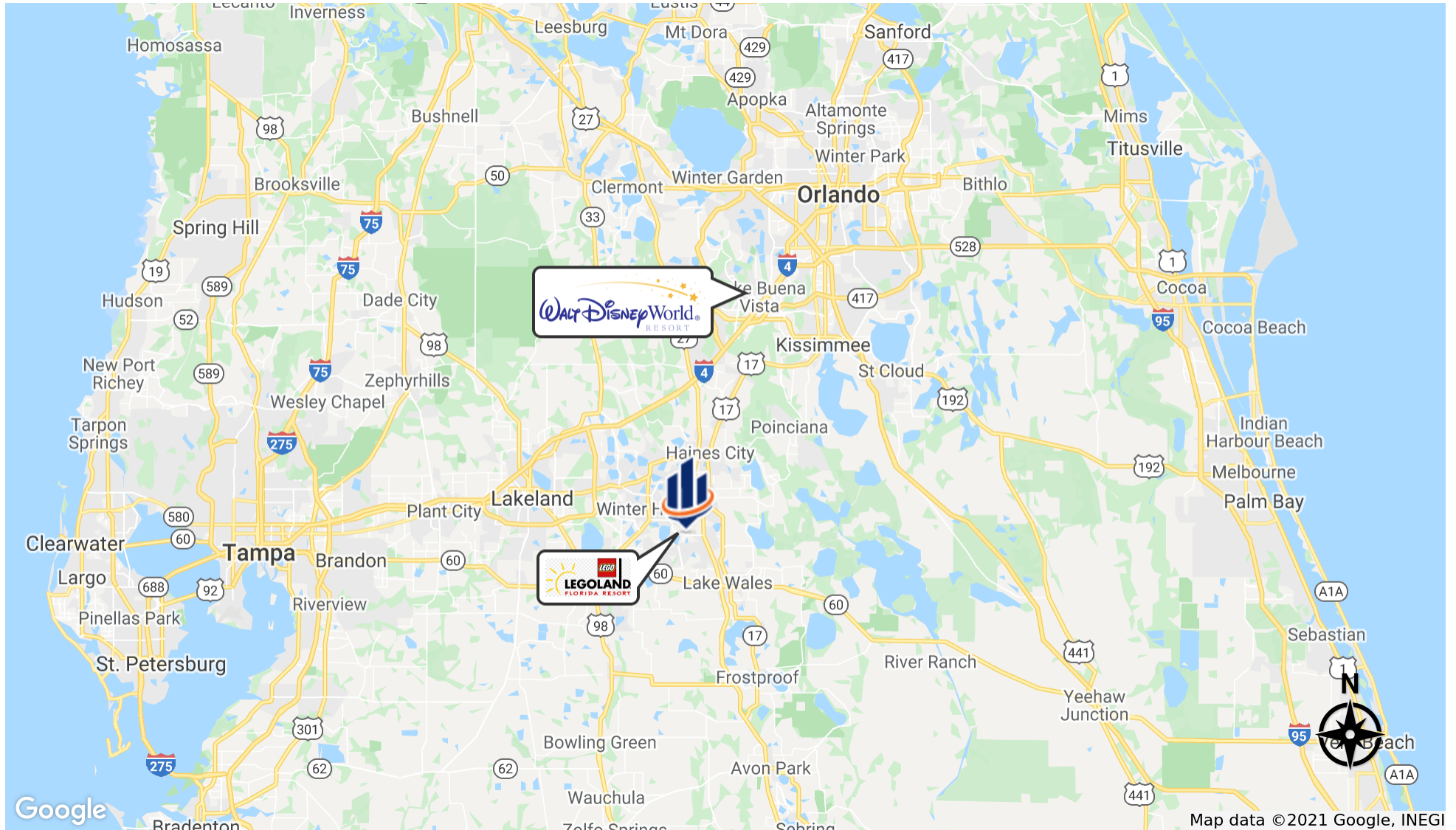
Lease Spaces



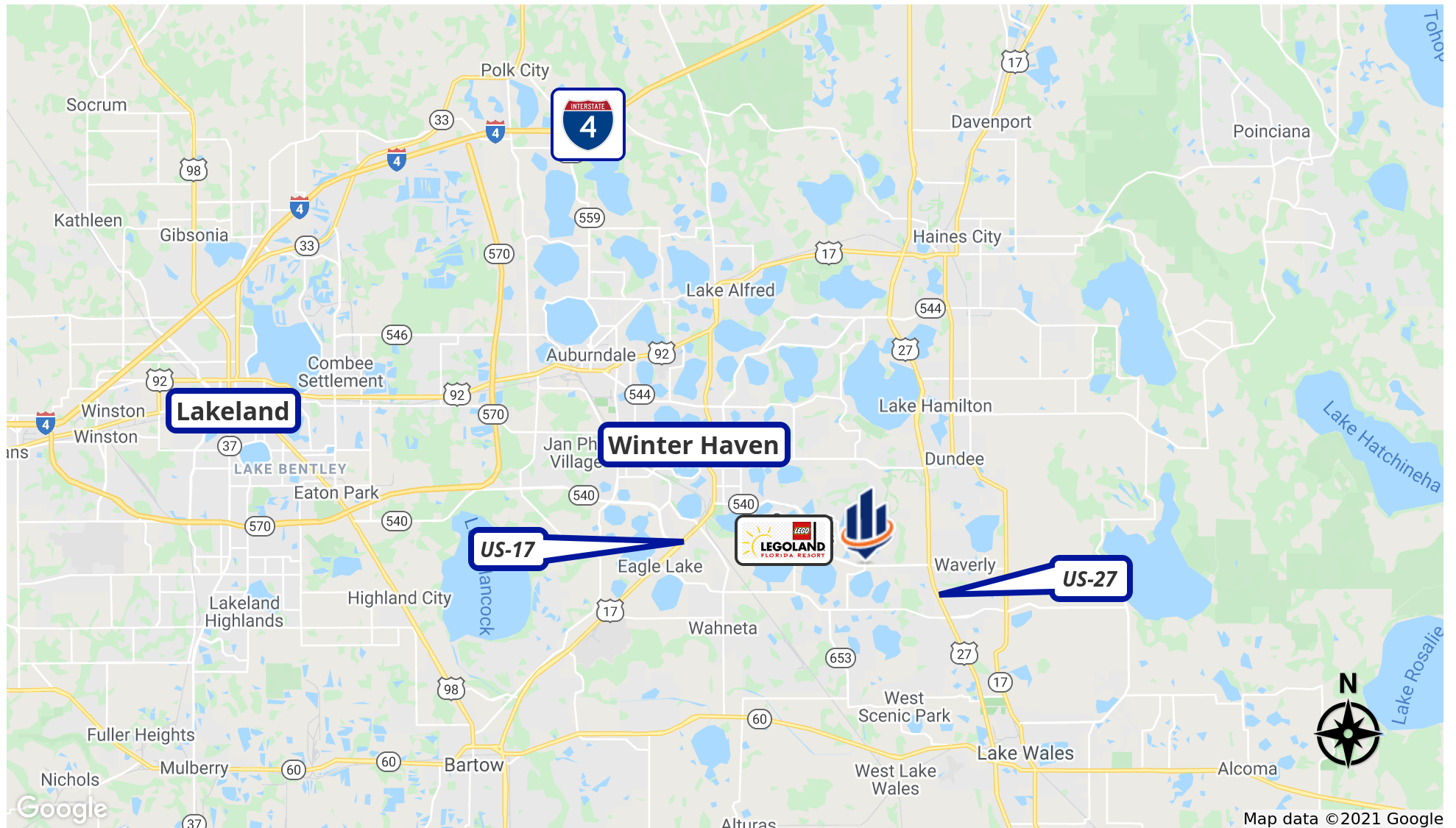
AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
6906 Cypress Gardens Blvd	Available	6,000 SF	NNN	\$22.50 SF/yr	<p>The East section of the building [4,500 SF] was a former Steak n Shake Restaurant with kitchen, bar seating, booths, tables and drive thru. The previous seating capacity was for 144 people. The kitchen area contains walk-in cooler & freezer cook line, fryers, dish wash station, shake station, back prep, dry storage, employee area, as well as an office.</p> <p>The West section [1,500 SF] is a open space located in the same building. Could be used for additional seating for restaurant or built out into separate suite. Does not have own restrooms but is divided by wall and has separate entrance on the front of the building.</p>

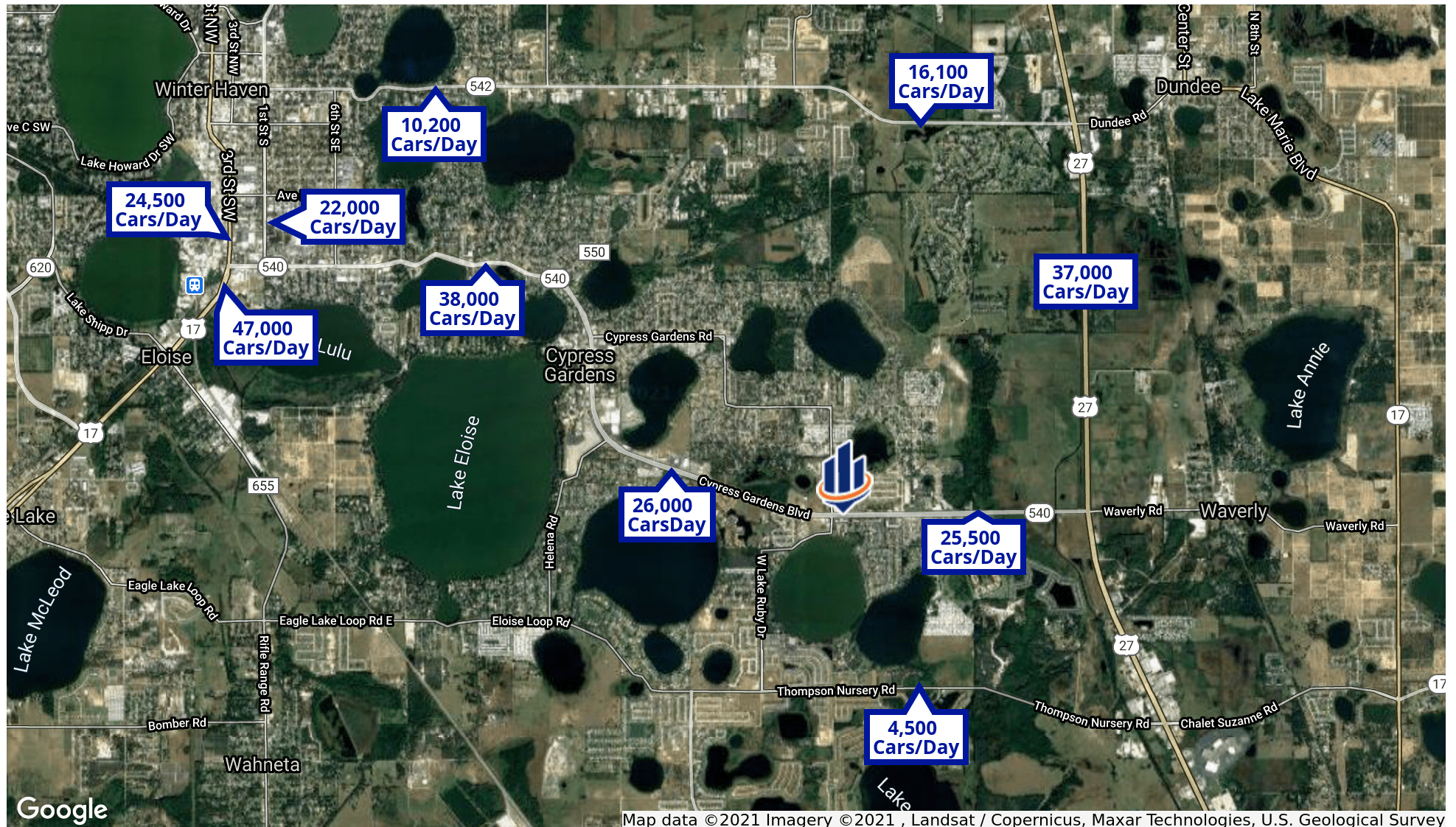
Regional Map



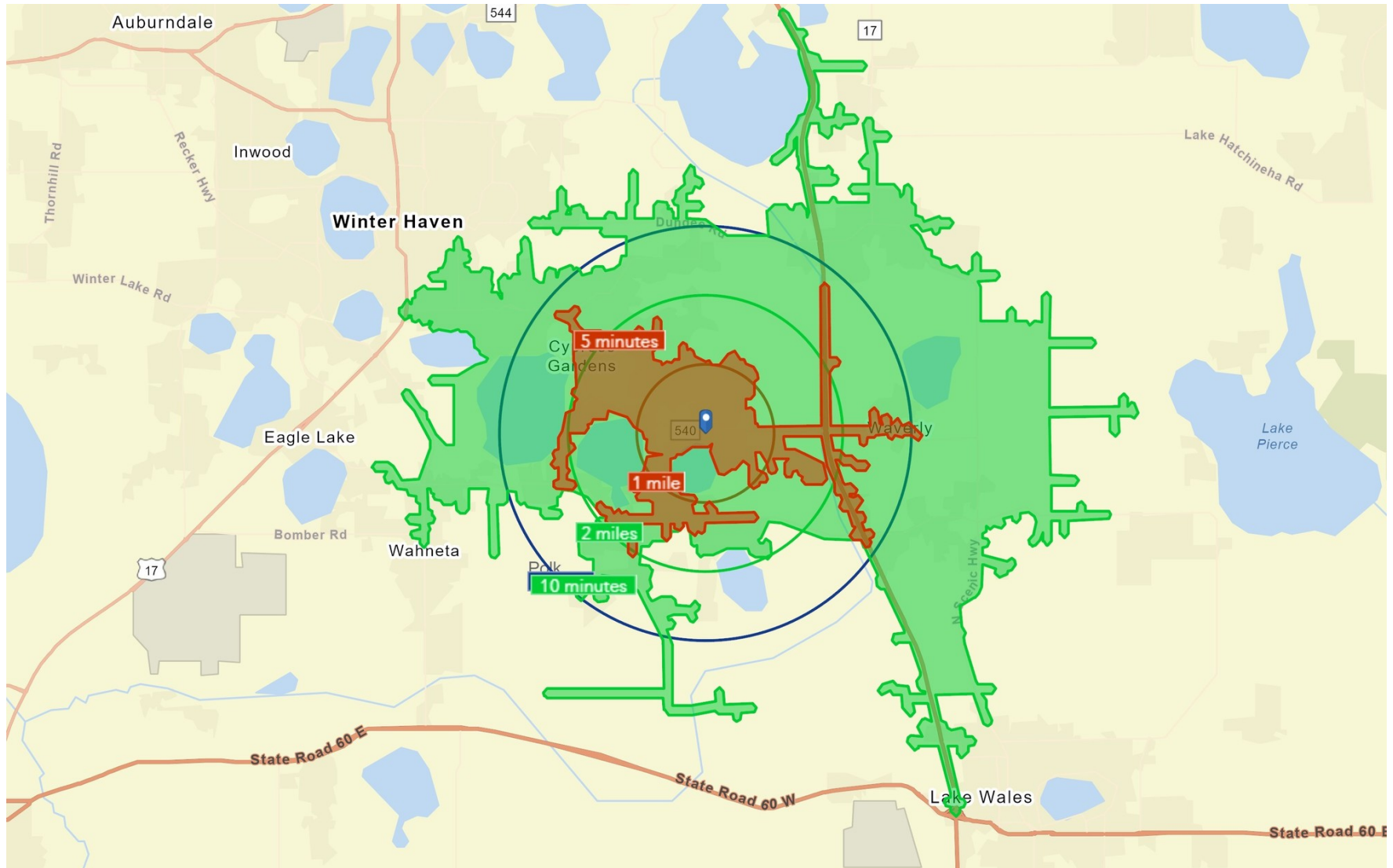
Location Map



Market Area/Linkages & Traffic Counts



Demographics Map



Benchmark Demographics

	1 mile	2 miles	3 miles	5 minutes	10 minutes	15 Minutes	Polk	FL	US
Population	7,026	20,543	32,675	15,135	47,739	110,159	703,886	21,587,015	333,793,107
Households	2,816	8,737	13,795	6,183	19,358	42,535	262,339	8,438,100	126,083,849
Families	1,973	6,022	9,518	4,242	13,223	28,609	182,227	5,454,945	82,747,156
Average Household Size	2.49	2.34	2.35	2.44	2.44	2.57	2.63	2.51	2.58
Owner Occupied Housing Units	1,904	6,392	10,469	4,476	13,965	28,870	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	912	2,344	3,326	1,706	5,393	13,665	81,614	2,978,725	45,948,740
Median Age	42.9	47.9	48.1	45.9	46.2	42.6	41.60	42.50	38.50

Trends: 2018 - 2023 Annual Rate

Population	1.02%	1.34%	1.47%	1.16%	1.39%	1.58%	1.52%	1.33%	0.72%
Households	0.95%	1.28%	1.41%	1.08%	1.32%	1.46%	1.43%	1.27%	0.72%
Families	0.90%	1.23%	1.35%	1.02%	1.26%	1.42%	1.37%	1.23%	0.64%
Owner HHs	1.04%	1.29%	1.41%	1.12%	1.41%	1.61%	1.47%	1.22%	0.72%
Median Household Income	1.81%	0.77%	0.79%	1.14%	0.86%	0.91%	1.10%	1.51%	1.60%

Households by Income

<\$15,000	6.30%	6.00%	6.90%	6.30%	8.30%	12.30%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	8.50%	9.00%	8.80%	8.80%	9.30%	10.80%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	7.40%	9.00%	8.70%	8.00%	9.80%	10.30%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	17.20%	14.10%	14.30%	14.30%	15.80%	16.50%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	19.60%	21.10%	21.90%	21.60%	21.10%	20.20%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	14.70%	16.40%	15.00%	15.60%	13.40%	12.30%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	17.40%	15.00%	14.10%	15.80%	12.70%	10.30%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	6.10%	5.20%	5.20%	5.90%	4.90%	3.70%	4.50%	5.50%	6.90%
\$200,000+	2.90%	4.20%	5.00%	3.70%	4.70%	3.60%	3.40%	6.30%	7.90%
Median Household Income	\$61,182	\$61,491	\$60,272	\$62,023	\$55,814	\$50,082	\$52,516	\$56,362	\$62,203
Average Household Income	\$77,967	\$79,701	\$80,894	\$79,541	\$76,587	\$67,563	\$69,985	\$81,549	\$90,054
Per Capita Income	\$31,342	\$33,785	\$33,811	\$33,048	\$31,075	\$26,172	\$26,136	\$31,970	\$34,136

Population by Age

0 - 4	5.20%	4.60%	4.60%	4.80%	5.10%	5.90%	5.90%	5.20%	6.00%
5 - 9	5.50%	4.90%	4.90%	5.10%	5.20%	6.00%	6.00%	5.40%	6.10%
10 - 14	5.70%	5.10%	5.20%	5.40%	5.50%	6.00%	6.00%	5.60%	6.30%
15 - 19	5.60%	5.40%	5.50%	5.60%	5.50%	5.70%	5.80%	5.60%	6.30%
20 - 24	4.40%	4.10%	4.30%	4.40%	4.70%	5.20%	5.70%	6.10%	6.70%
25 - 34	13.30%	11.40%	10.90%	11.90%	11.60%	12.50%	12.90%	13.30%	14.00%
35 - 44	12.80%	11.40%	11.20%	11.90%	11.10%	11.20%	11.40%	11.70%	12.60%
45 - 54	11.40%	11.00%	11.20%	11.60%	11.20%	11.10%	11.60%	12.40%	12.40%
55 - 64	12.30%	13.10%	13.60%	13.30%	13.40%	12.80%	13.00%	13.70%	13.00%
65 - 74	13.30%	16.00%	15.70%	14.10%	14.40%	12.70%	12.20%	11.70%	9.80%
75 - 84	7.80%	9.90%	9.70%	8.80%	9.00%	7.70%	6.90%	6.60%	4.80%
85+	2.60%	3.10%	3.30%	3.10%	3.30%	3.10%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	76.20%	78.80%	79.10%	78.80%	75.00%	67.90%	71.00%	72.50%	69.40%
Black Alone	12.10%	9.90%	10.10%	10.10%	13.30%	18.00%	15.50%	16.40%	13.00%
American Indian Alone	0.20%	0.40%	0.40%	0.30%	0.50%	0.50%	0.50%	0.40%	1.00%
Asian Alone	3.90%	4.00%	3.70%	4.00%	3.00%	2.00%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.00%	3.50%	3.90%	3.40%	5.40%	8.60%	7.90%	4.60%	7.10%
Two or More Races	3.50%	3.40%	2.80%	3.40%	2.80%	3.00%	3.20%	3.10%	3.60%
Hispanic Origin (Any Race)	16.30%	15.10%	15.80%	14.80%	17.80%	24.50%	25.50%	27.20%	18.80%

Over 20,000 people within 2 miles, almost 50,000 people within 10 minutes, and more than 110,000 people within a 15-minute drivetime
Household income is almost 25% higher than Polk County

Market Area Map



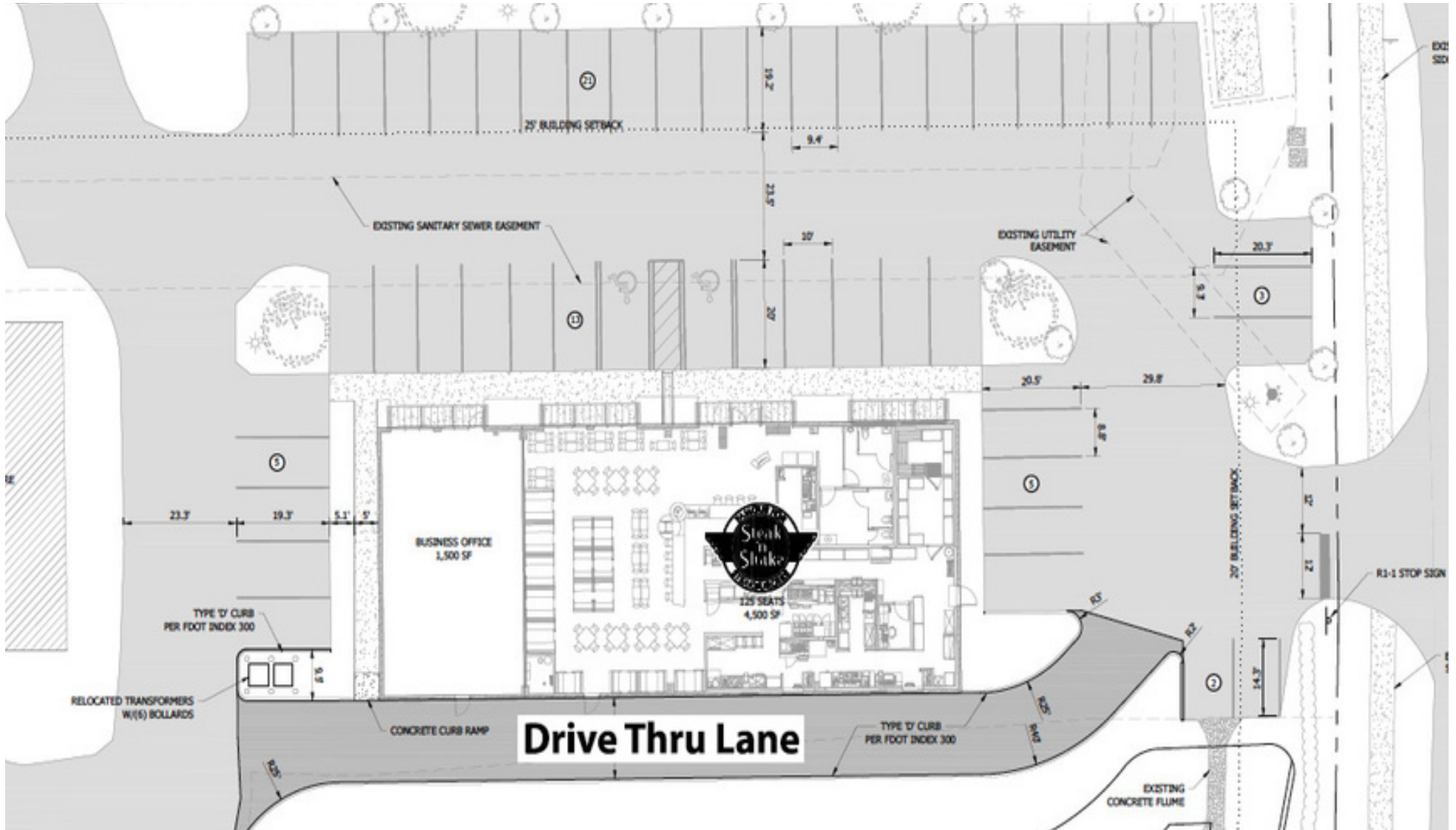
Neighborhood



Site Aerial



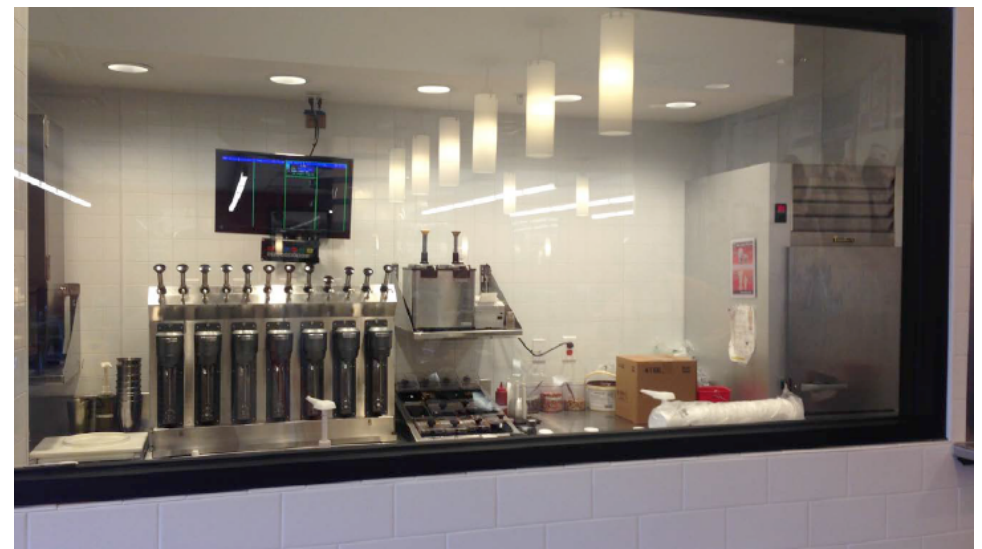
Site Plan



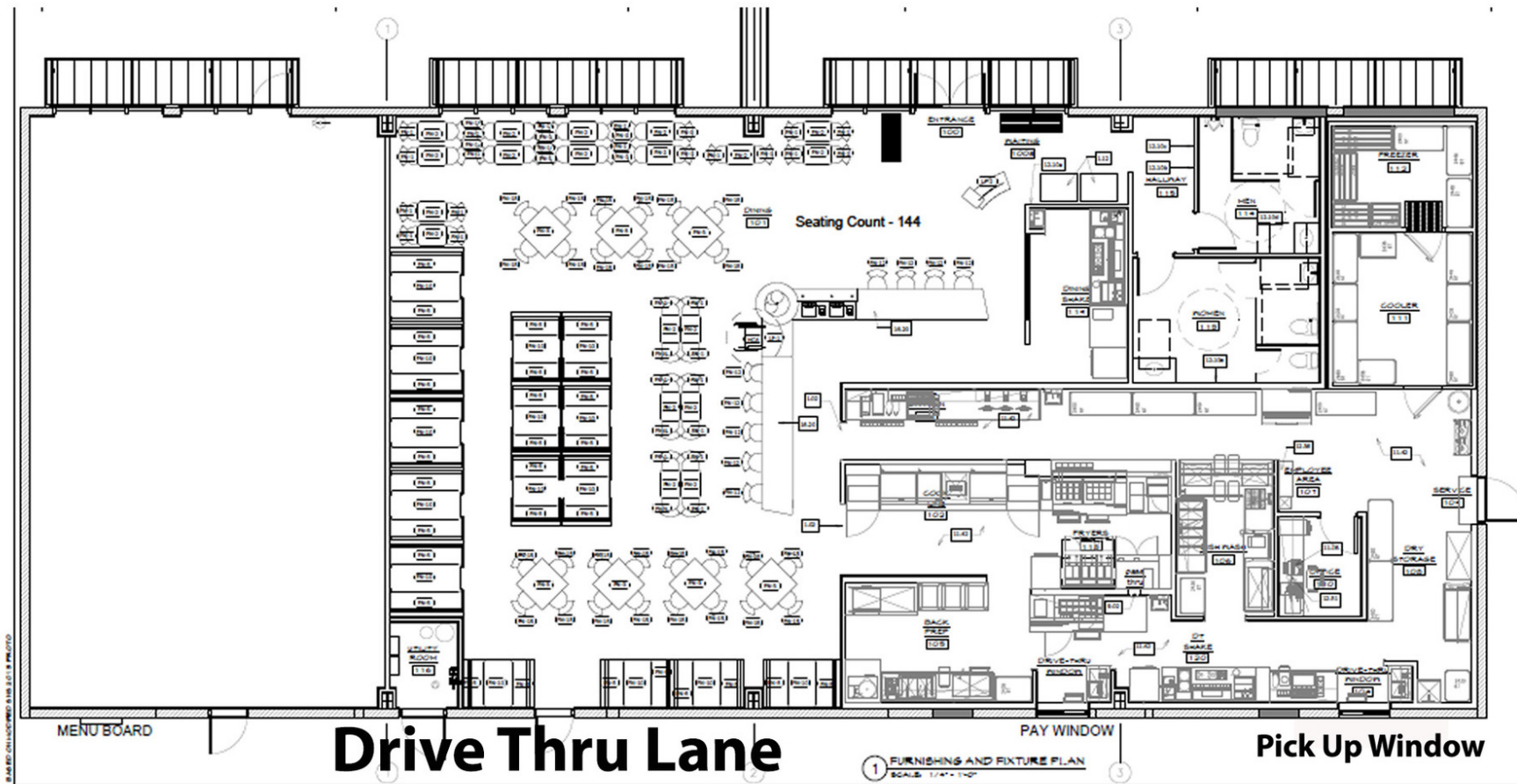
Drive-Thru Lane In Place



Former Steak 'N Shake Space



Steak 'N Shake Floor Plan



STEAK 'N SHAKE
STATE ROAD 540
(CYPRESS GARDENS BLVD)
WINTER HAVEN, FL.

ISSUE	DATE	DESCRIPTION

PROJECT NO. 4330
TITLE
FURNISHING AND FIXTURE PLAN & NOTES
SHEET
A-141

Frontage View



Aerial View Facing Southwest



Building Exterior



Legoland Florida Resort



OVER 2 MILLION ANNUAL VISITORS

The only Florida interactive theme park where LEGO® comes to life and kids take control.

LEGOLAND® Florida Resort is built for kids. The 150-acre interactive theme park offers more than 50 rides, shows and attractions, restaurants, shopping, a breathtaking botanical garden and the LEGOLAND Water Park all geared to families with children ages 2 to 12.

The LEGOLAND Hotel is located just steps from the park entrance and features 152 rooms ... LEGOLAND Beach Retreat provides an additional 166 rooms.

<http://florida.legoland.com/>

LEGOLAND[®] BEACH RETREAT

LEGOLAND[®] Beach Retreat features a village-style layout with 83 beach-themed bungalows offering 166 separate rooms, each with whimsical LEGO[®] décor inside and out. The brightly colored bungalows are grouped into 13 sections, each named after a popular LEGO Minifigure including Shark Suit Guy, Ocean King and Sea Captain. Each centers around an outdoor play area with fun and challenging elements, all within view of the bungalows' shaded patios, where parents can put their feet up, kick back and relax while kids play.



SVN | Saunders Ralston Dantzler Real Estate

114 North Tennessee Ave., 3rd Floor, Lakeland, FL 33801 | www.SVNsaunders.com

© 2019 SVN | Saunders Ralston Dantzler Real Estate, All rights Reserved, Worldwide. All SVN[®] Offices Independently Owned and Operated

**Legoland Expansion-
Project Venus:**

- Covers 4.5 acres
- Includes at least 6 new attractions/rides
- 12,000 ± FT Building



MEET THE TEAM

Biography



Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS
Managing Director/ Senior Advisor

Gary Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Managing Director & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is Managing Director of SVN Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida. Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor and group investment sponsor.

Gary holds the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Disciplines:

- Commercial Real Estate
- Leasing and Tenant Representation
- Mortgage Broker
- Certified Building Contractor
- Instructor, Adjunct Faculty

gary.ralston@svn.com
863.877.2828



Lauren Gengler
Property Manager/ Senior Advisor

Lauren Gengler is an Asset/Property Manager & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that by evaluating each property carefully to determine its strengths and weaknesses, it allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 10 years, handling every aspect, such as sales, leasing, property management & development. In addition, she has worked in business development assisting several small businesses with their accounting, marketing, human resources & operational needs. She holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

lauren.gengler@svn.com
863.777.9815



1723 Bartow Road
Lakeland, FL 33801
863.877.2828
www.svnsaunders.com