



FOR SALE / FOR LEASE

621 Cypress Gardens Blvd | Winter Haven, FL

OFFERING MEMORANDUM

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Broker of Record

Kyle Matthews
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EXECUTIVE OVERVIEW



\$18/SF/YR

INVESTMENT HIGHLIGHTS

- **LOCATION! LOCATION! LOCATION!** This property is located near many powerhouse QSR and food operators - bringing in tons of foot traffic and a high volume of CPD
- Join tenants in the area such as Starbucks, Chick-fil-A, Outback Steakhouse, Panda Express, Olive Garden, Chipotle, and McDonald's.
- Major retailers also nearby such as CVS, Walmart, Sprint, Pet Supermarket, and Vitamin Shoppe.
- 6,760 SF of prime space for lease, or for sale, with **TWENTY-EIGHT** parking spaces.
- Commercially Zoned across from Southeast Plaza. Also, very Close to **LEGOLAND** Resort.
- Superb visibility with monument signage opportunities.

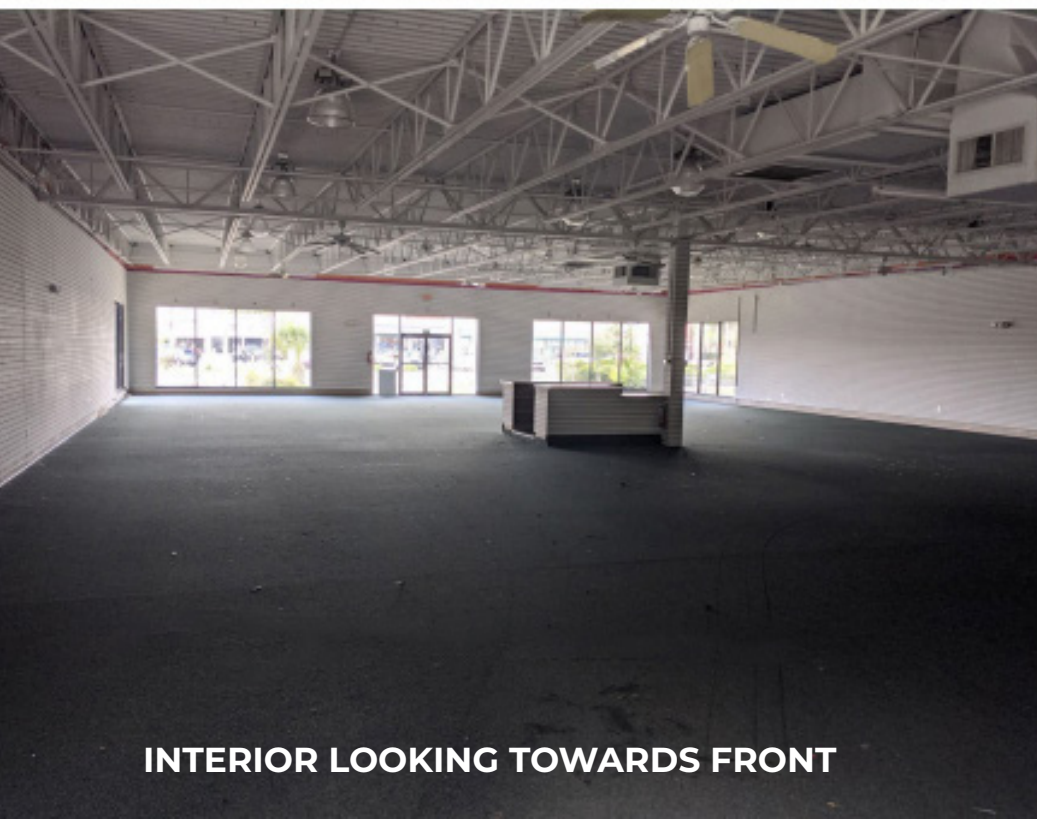




CYPRESS GARDENS BLVD 43,500 ADT



INTERIOR LOOKING TOWARDS BACK



INTERIOR LOOKING TOWARDS FRONT



CYPRESS GARDENS BLVD 43,500 ADT



Pizza Hut

T

ZAXBY'S

ALDI

AT&T

U-HAUL

THIRD STREET SW
± 35,000 VPD

Arby's

Walgreens

LOWE'S

Staples

Wawa

BIG LOTS!

JOANN

Panera BREAD

Chick-fil-A

CIRCLE K

SHELL

FIRST STREET S
± 30,000 VPD

DOLLAR GENERAL

Walmart Supercenter

theVitamin Shoppe

DQ

PANDA EXPRESS

Holiday Inn

Jersey Mike's

bealls OUTLET

TJ-maxx

Publix

WINTER HAVEN
HIGH SCHOOL

PLAY IT AGAIN
SPORTS

Pepper's

MARATHON

CYPRESS GARDENS BLVD
± 44,000 VPD

O'Reilly AUTO PARTS

CVS pharmacy

WINTER HAVEN, FL

THE CHAIN OF LAKES CITY

More than 70,000 people call Winter Haven home, 39,500 of which live inside the City limits, taking advantage of its year-round recreation climate and central location. The City stretches over 40 square miles, eight of which are lakes. Winter Haven is known as the Chain of Lakes City with two chains connected by a renovated canal. With 50 lakes inside the City limits, 22 boat ramps, 14 public docks and 30 waterfront parks, there is a multitude of fresh-water opportunities for both residents and visitors. Winter Haven is where affordable lake living is a reality. Arts and culture, playful fun, music fusion, affordable homes, a craft brewery and local eateries are just a few things that make Winter Haven an attractive town. Winter Haven has a hometown connection to family-friendly LEGOLAND Florida Resort just down the block from the City core.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	7,888	54,102	124,552
2020 Estimate	7,027	47,831	109,864
2010 Census	6,071	38,591	90,609
Growth: 2020-2025	12.25%	13.11%	13.37%
Growth: 2010-2020	15.75%	23.94%	21.25%
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2025 Projection	2,897	19,847	44,583
2020 Estimate	2,733	18,638	41,845
2010 Census	2,395	15,325	35,048
Growth: 2020-2025	6.02%	6.48%	13.37%
Growth: 2010-2020	14.11%	21.62%	6.54%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg HH Income	\$73,704	\$60,298	\$61,878





ECONOMIC DEVELOPMENT

Part of what makes Winter Haven perfect for business is the cooperation and synergy experienced among the City of Winter Haven and its partner organizations working to support business sustainability and growth.

Winter Haven is the heart of Florida's Super Region, an area that generates \$300 billion per year in economic activity. Its prime location allows for convenient access to two major international airports, the nation's newest inland port and logistics center, and a population of 7.2 million within an hour's drive.

WINTER HAVEN'S TARGET INDUSTRIES:

- Healthcare
- Technology & Innovation
- Freight Transportation & Logistics
- Business Development
- Tourism & Hospitality
- Agribusiness



GROWTH & DEVELOPMENT

Winter Haven continues to experience steady, quality growth as it transforms into a distinctively unique City, embracing the values and needs of its residents. Partnerships and a cooperative spirit makes Winter Haven an attractive City for new businesses and entrepreneurs. The City's progress and success is owned by each of its residents, and planning for the future can never stop. Winter Haven is an exceptional destination offering all of life's desires within its boundaries.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **621 Cypress Gardens Blvd, Winter Haven, FL 33880** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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