

**FOR LEASE**

**BROCHURE**

# High Visibility Retail Unit for Lease

3054 Cypress Gardens Road, Winter Haven, FL 33884



**kw** WINTER HAVEN  
KELLERWILLIAMS

Each Office is Independently Owned and Operated



**the REYESgroup**

**David Reyes P.A.**

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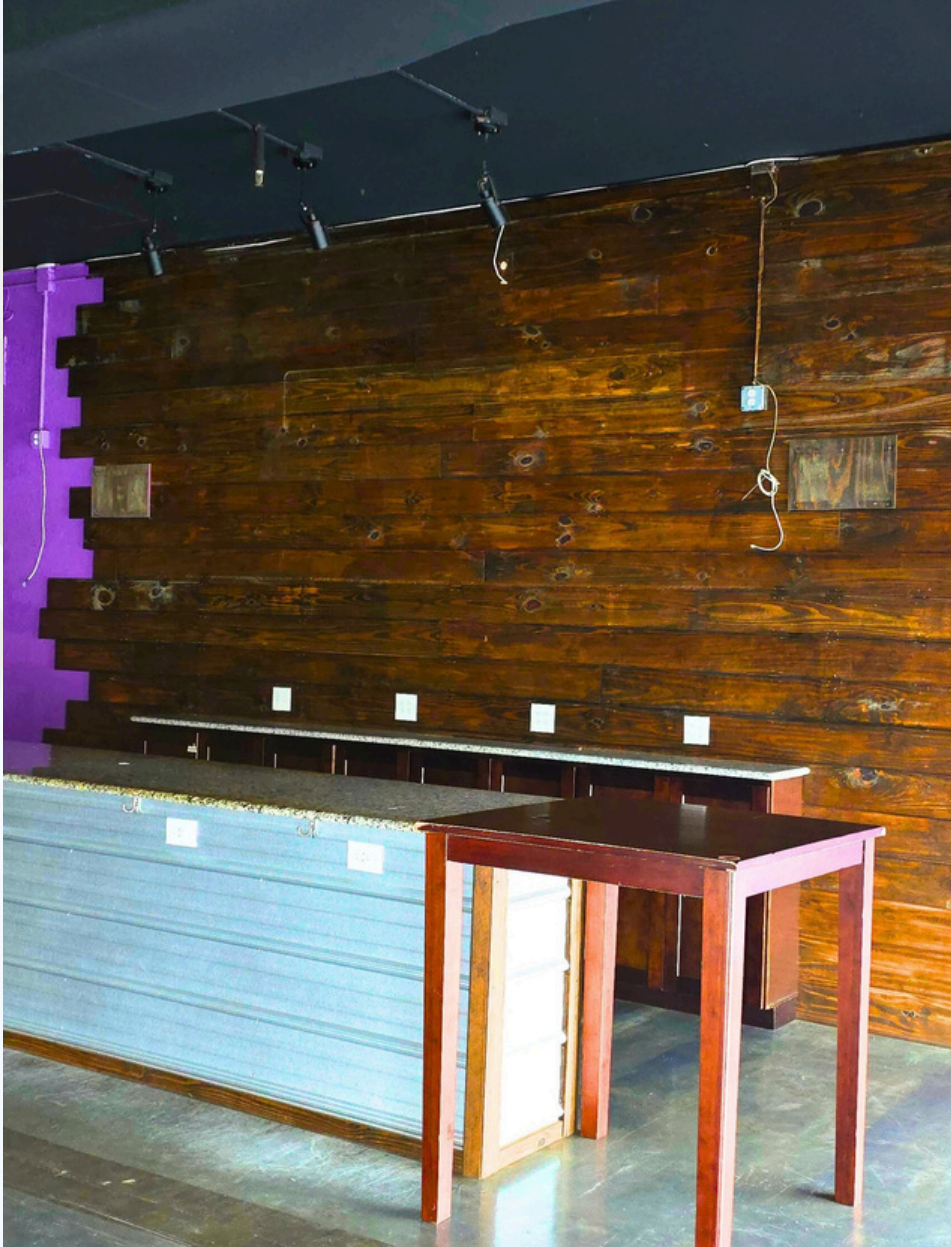
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# OFFERING SUMMARY

3054 Cypress Gardens Road, Winter Haven, FL 33884



**PRICE:** Base Rent: \$1,375/ Month  
Insurance: \$110/ Month  
CAM: \$182.50/ Month  
RE Taxes: \$145/ Month

**Total Rent: \$1,812.50 / Month**

**Address:** 3054 Cypress Gardens Road Winter Haven, FL 33884

**Unit Size:** 1500 SF

## Highlights

- Prime high-visibility retail unit on Cypress Gardens Road with a traffic count of approximately 11,900 vehicles per day
- Strategically located near LEGOLAND® Florida and just off Cypress Gardens Boulevard, a major commercial corridor
- Excellent accessibility with multiple ingress and egress points from Cypress Gardens Road and Register Road SE
- Positioned within an established retail corridor alongside complementary local businesses that drive consistent consumer traffic



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# PROPERTY DESCRIPTION

3054 Cypress Gardens Road, Winter Haven, FL 33884



## Property Description

This prime retail leasing opportunity is ideally situated on Cypress Gardens Road in Winter Haven, Florida, offering excellent visibility and accessibility within a well-established commercial corridor. The available unit features a thoughtfully designed interior with natural wood finishes and two bar/countertop areas, creating a versatile layout suitable for a wide range of retail or service-oriented concepts.

The property benefits from strong exposure, with an average daily traffic count of approximately 11,900 vehicles, providing consistent visibility and customer flow. Cypress Gardens Road serves as a key thoroughfare connecting to Cypress Gardens Boulevard on both sides of LEGOLAND® Florida and Peppa Pig Theme Park—two major attractions that draw nearly two million visitors annually to the immediate area.

The shopping center offers convenient access via multiple ingress and egress points from both Cypress Gardens Road and Register Road SE. Register Road acts as a vital north-south connector, linking directly to Cypress Gardens Boulevard and providing quick access to several national and regional retailers, including Publix, Home2 Suites, Best Western, Bealls, and the LEGOLAND Beach Retreat.

Surrounded by a strong mix of established local businesses, this retail plaza continues to generate steady consumer traffic, making it an outstanding opportunity for tenants seeking a high-traffic, well-positioned location in the Winter Haven market.



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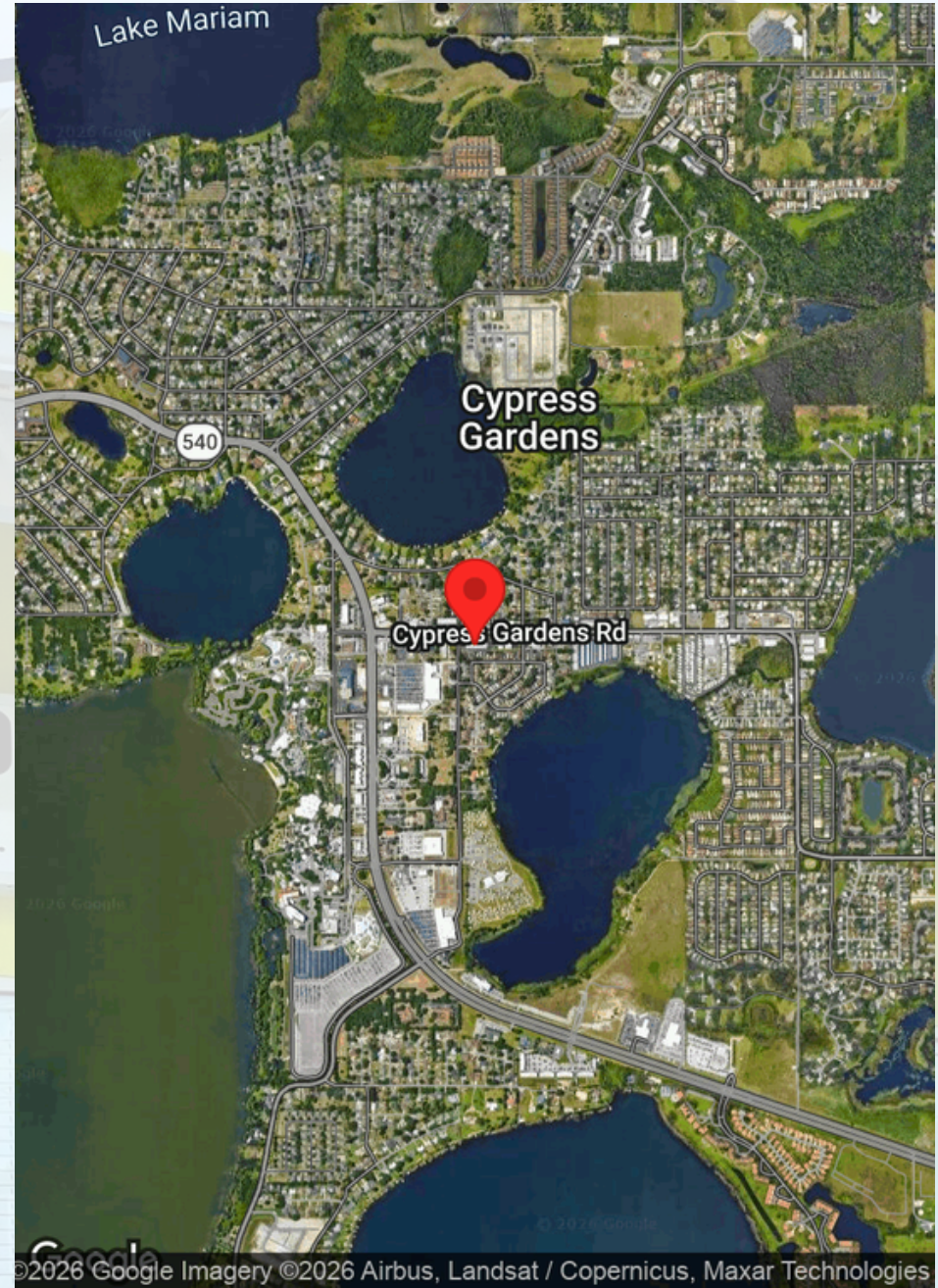
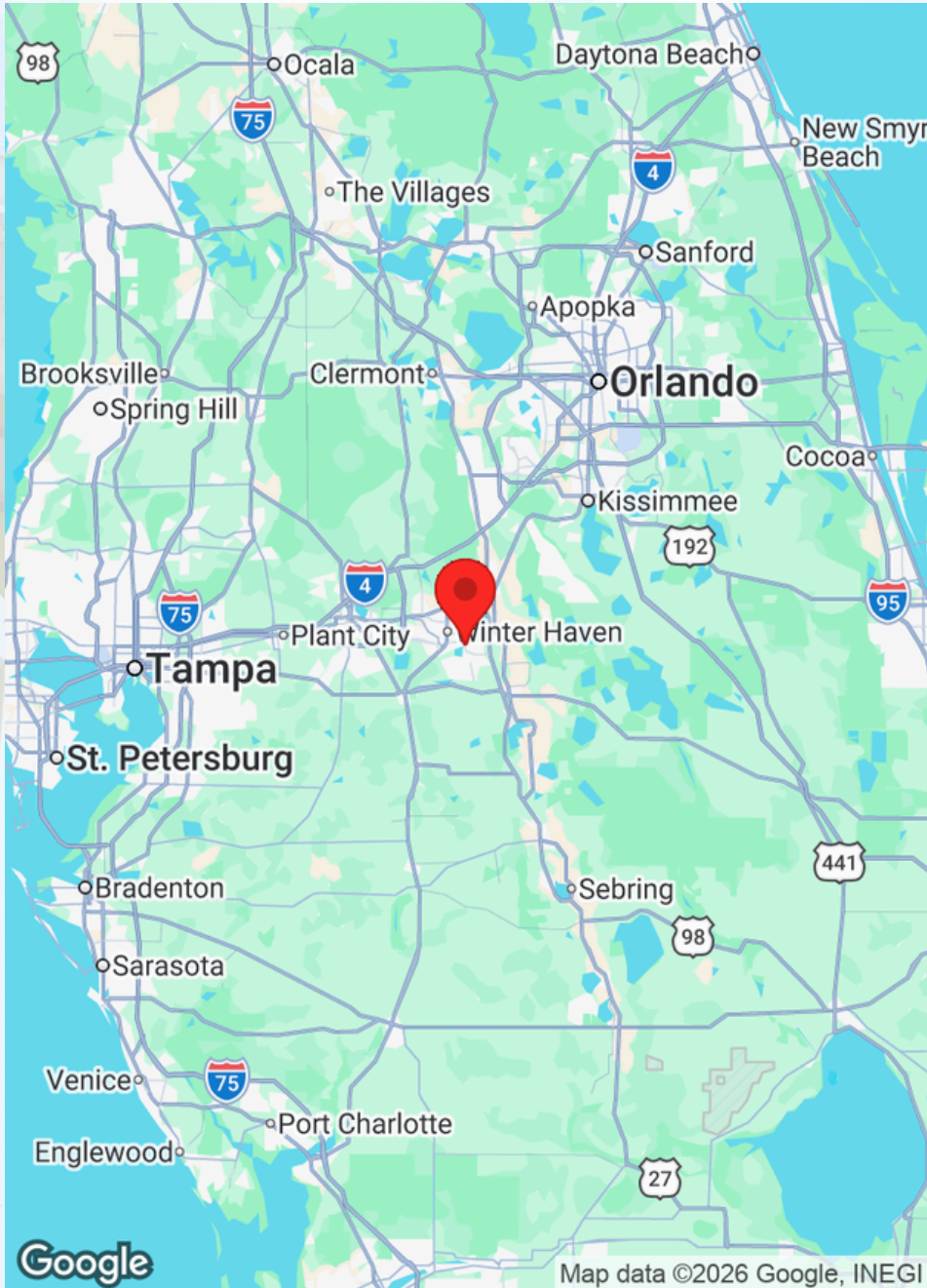
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# Location Map

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# DEMOGRAPHICS

3054 Cypress Gardens Road, Winter Haven, FL 33884

## Population

	1 Mile	3 Mile	5 Mile
Total Population	5,946	45,125	101,701
Male	2,888	21,905	49,022
Female	3,057	23,221	52,679



## County Population

Current Population	64,714
Projected by 2030	888,400 - 977,200
Net New Jobs needed by 2030	64,714



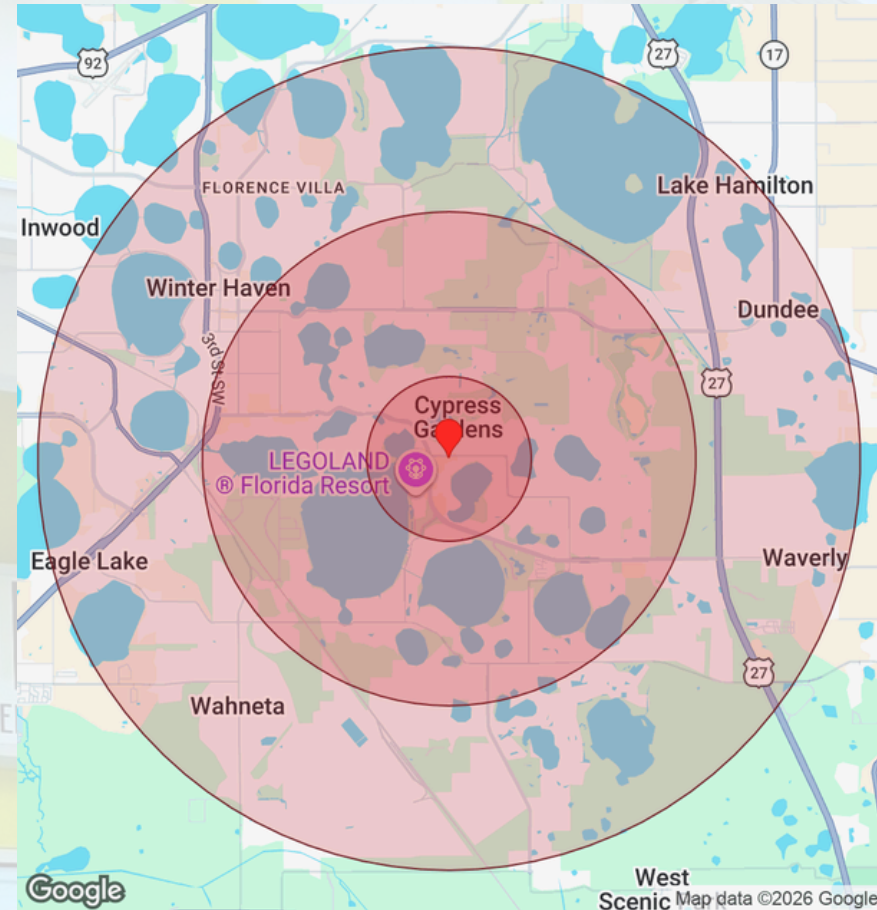
## Income

	1 Mile	3 Mile	5 Mile
Median Income	\$76,858	\$72,899	\$65,356



## Housing

	1 Mile	3 Mile	5 Mile
Total Units	2,876	21,044	47,140
Occupied	2,484	18,150	40,480
Vacant	392	2,893	6,660



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KW Commercial | Winter Haven

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David Reyes is the Owner and Director of The Reyes Group at Keller Williams Winter Haven. For over 21 years he has faithfully served the home and business owners of Polk County as a highly qualified and dedicated commercial and residential specialist.

He guides commercial buyers, sellers, investors, and developers of office spaces, retail locations, raw land, multi-family lots, residential investments, and property management to pursue ultimate commercial opportunities that will continue their business success.

David is dedicated to serving both first-time and repeat residential clients by compassionately walking his customers through the processes of home buying, renting, and selling. David finds joy in guiding customers to finding a home that perfectly fits their lifestyle, goals, and future.

With over \$14 Million in individual sales since 2016, David is highly regarded by the leadership of Keller Williams, his past and current clients, and professionals in the field. He was personally awarded Top Monthly Listings Closed multiple times in 2019 and has since led his team to be awarded Top Listings Taken in May 2020. He is consistently a Top 10% Producer in East Polk County and in the leaderboard for Top 3% in Listing Volume.

After receiving his degree in Human Resource and Management from Trinity International University, David moved to Polk County with his high school sweetheart, Susie, in 1994 where they are now raising their six beautiful children.

David is passionate about real estate and compassionately serving the community. He is confident that his team will intentionally serve you with integrity, professionalism, and dedication to meet all of your buying and selling needs!

# DISCLAIMER

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