



## PROPERTY HIGHLIGHTS

- 21,582 SF retail space
- Great Winter Haven location in front of Legoland Florida theme park
- Landmark location with tremendous curb appeal & striking design features
- Over 450 ft of frontage on busy Cypress Gardens Blvd (SR 540)
- Excellent tenant mix includes Tijuana Flats, Verizon Wireless, Supercuts & more
- Signage availability



**NATALIE IMIG**

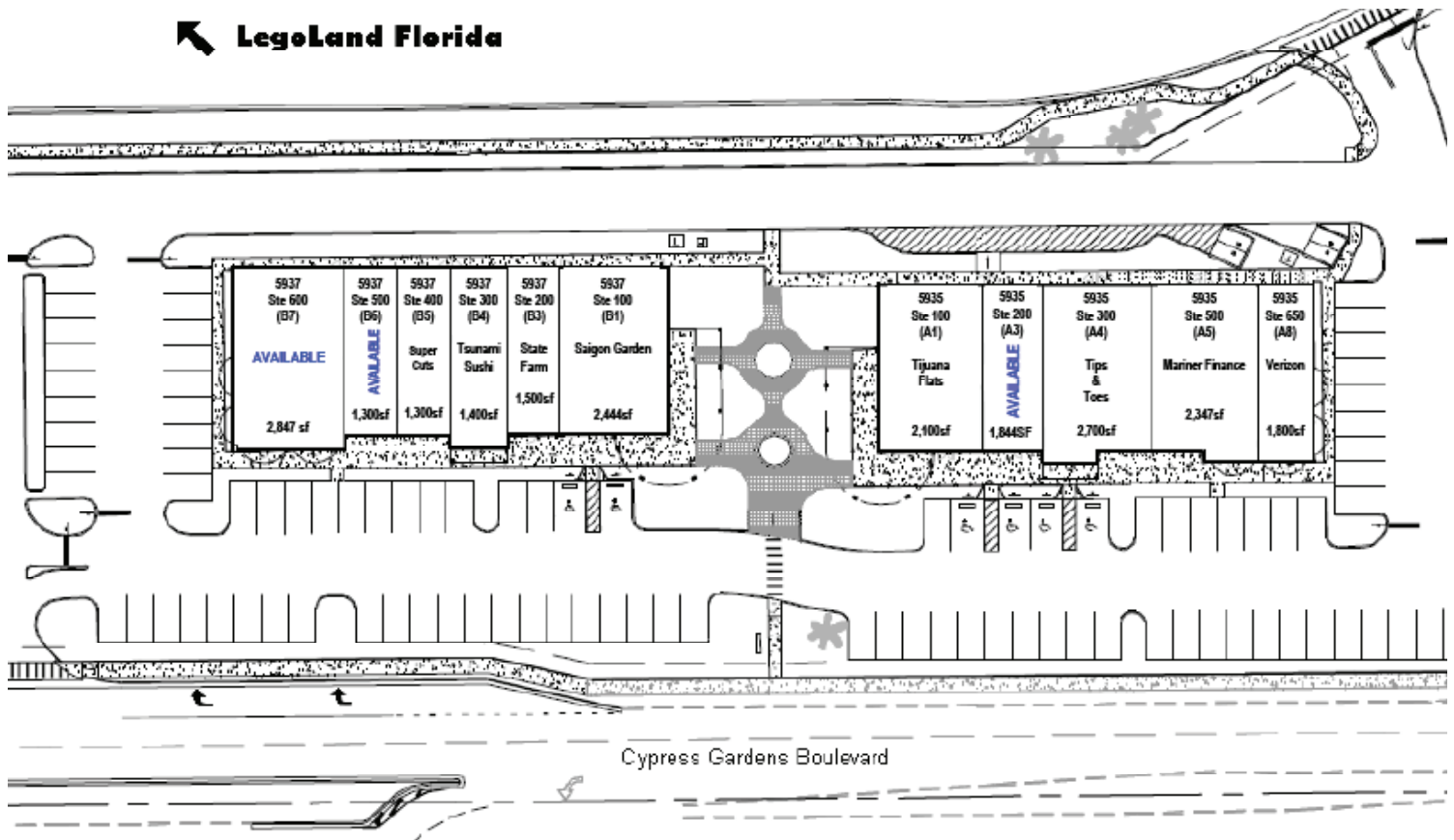
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↖ **Legoland Florida**



## DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$79,982	\$78,756	\$68,903
# Households	1,924	16,157	33,370
Population	4,630	41,065	85,936
Daytime Population (Tot. Employees)	1,840	16,596	62,678
Median Age	43	42	41

Traffic Counts: 26,000 (FDOT 2020)

Source: Costar 2020

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