

**FOR SALE**

**BROCHURE**

# Investment/ Owner Use Retail Space

109 3<sup>rd</sup> Street North, Eagle Lake, FL 33839



Each Office is Independently Owned and Operated



**THE REYESgroup**

**David Reyes P.A.**

O: 863-272-9296

M: 863-206-8278

[dreyes@kwcommercial.com](mailto:dreyes@kwcommercial.com)

SL679127, Florida

# OFFERING SUMMARY

109 3<sup>rd</sup> Street North, Eagle Lake, FL 33839



## Price: \$ 525,000

**Address:** 109 3<sup>rd</sup> Street North, Eagle Lake, FL 33839  
**ARPN:** 26-29-07-684500-033060  
**Sq Ft:** 5,349  
**Lot Size:** 0.28 +/- Acres  
**Zoning:** General Commercial (CG)  
**Future Land Use:** Neighborhood Activity Center  
**Traffic Count:** 14,500 on Hwy 17

## Highlights

- 2,300 SF air-conditioned building
- 2,769 SF non-air-conditioned structure
- 280 SF non-air-conditioned shed
- One tenant in place occupying a portion of the 2,300 SF building with a lease through April 2026
- Second tenant on a month-to-month lease occupying the 2,769 SF addition
- Located just off State Road 17 in Eagle Lake, Florida
- Average daily traffic count of approximately 14,500 vehicles
- General Commercial zoning, allowing for redevelopment into a wide variety of uses, subject to conditions



kw WINTER HAVEN  
KELLERWILLIAMS

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# PROPERTY DESCRIPTION

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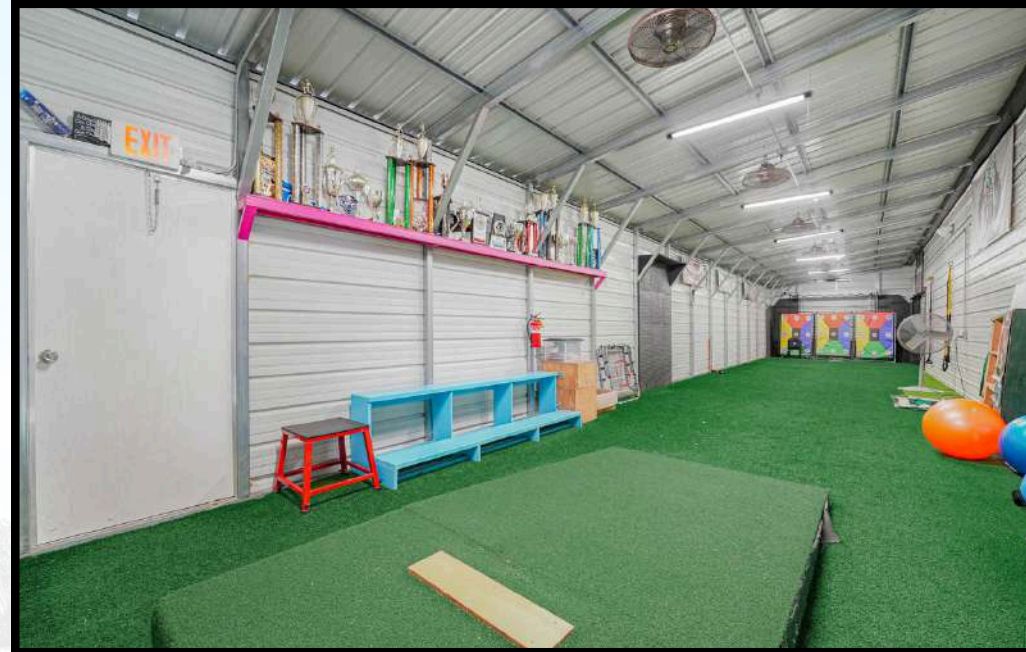
Located in the heart of Polk County within the growing town of Eagle Lake, this ±5,349 SF commercial property presents a compelling opportunity for both investors and owner-users.

The site includes a 2,300 SF air-conditioned retail building, currently partially owner-occupied and partially leased to a tenant through April 2026, along with an ±280 SF storage shed. At the rear of the property is a 2,769 SF non-air-conditioned structure with a gravel floor, presently leased on a month-to-month basis to a sports/baseball training facility.

Situated just one street off State Road 17, and separated only by a railroad, the property benefits from strong visibility and exposure, with the potential for prominent signage subject to approvals. State Road 17 carries an average daily traffic count of approximately 14,500 vehicles, providing excellent access and market presence.

The property is zoned General Commercial, allowing for a wide range of potential uses in accordance with the town's land use table and conditional approval requirements.

This offering is well suited for an investor seeking redevelopment potential or an owner-user desiring a highly visible, centrally located, and easily accessible commercial site.



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# Location Description

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The property is located in Eagle Lake, Florida, a charming community situated between Winter Haven and Lakeland in Polk County.

Both Winter Haven and Lakeland offer a vibrant mix of family-friendly attractions, natural beauty, and steady economic growth. The area is home to world-renowned destinations such as LEGOLAND® Florida Resort, including Peppa Pig Theme Park, as well as Bonnet Springs Park, The Florida Children's Museum, Circle B Bar Reserve, and numerous other recreational and cultural amenities.

Over the past decade, Polk County has experienced substantial growth, driven by new residential development, expanding retail and dining options, and continued infrastructure investment. The county's strategic location between Tampa and Orlando, combined with its diverse economy, abundant outdoor recreation, and strong community appeal, continues to attract residents, businesses, and visitors—positioning Polk County as one of Central Florida's most dynamic and desirable regions to live, work, and play.



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# Interior Photos

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# Interior Photos

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kw WINTER HAVEN KELLERWILLIAMS

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# Exterior Photos

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# Overhead Aerial

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# Aerial Facing North West

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Lakeland

Eagle Lake

W Pearce Avenue

N 3rd Street

W Bay Avenue

**DOLLAR GENERAL**

Highway 17  
AADT: 14,500

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# Aerial Facing South West

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# Aerial Facing South

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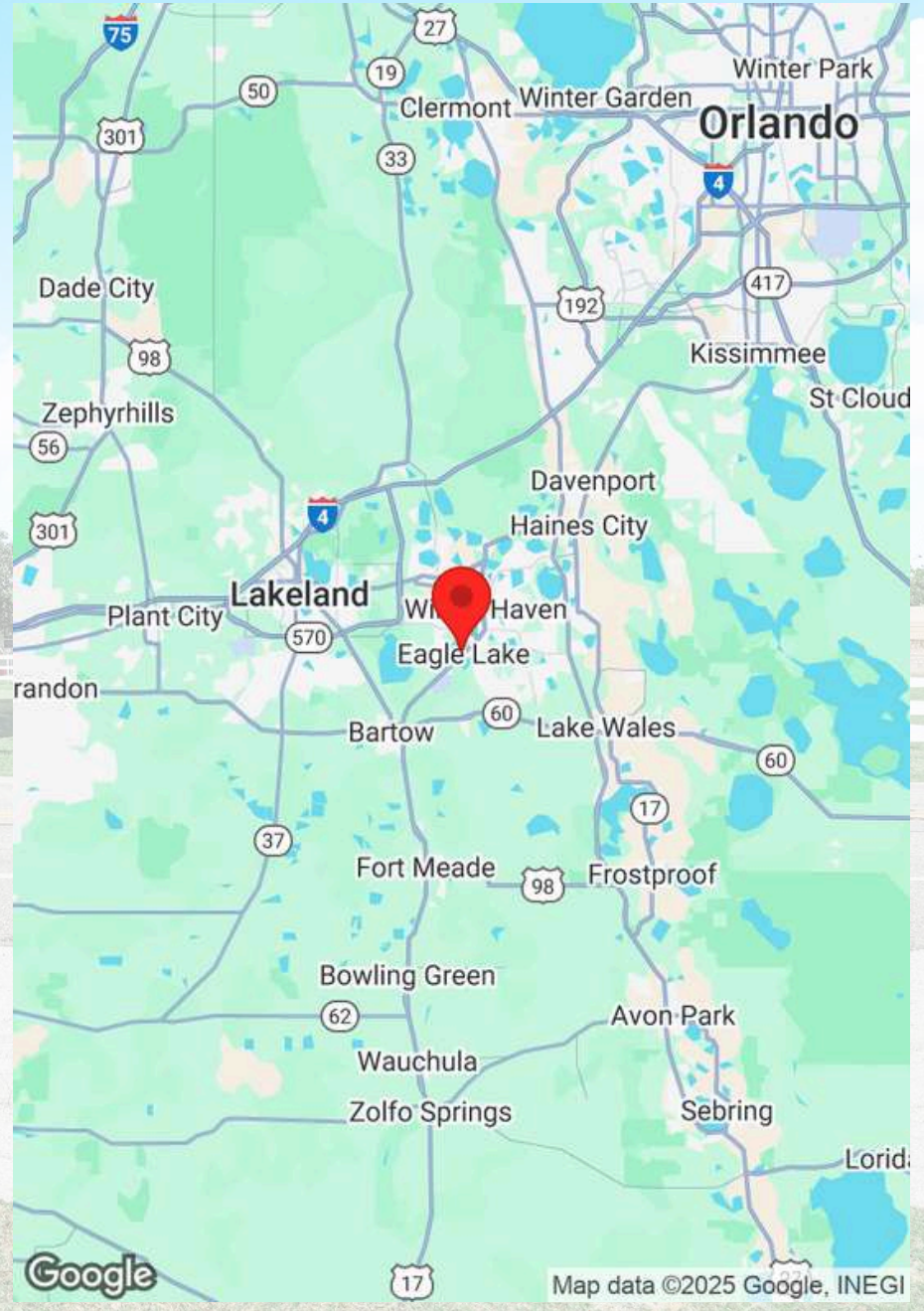
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# Location Map

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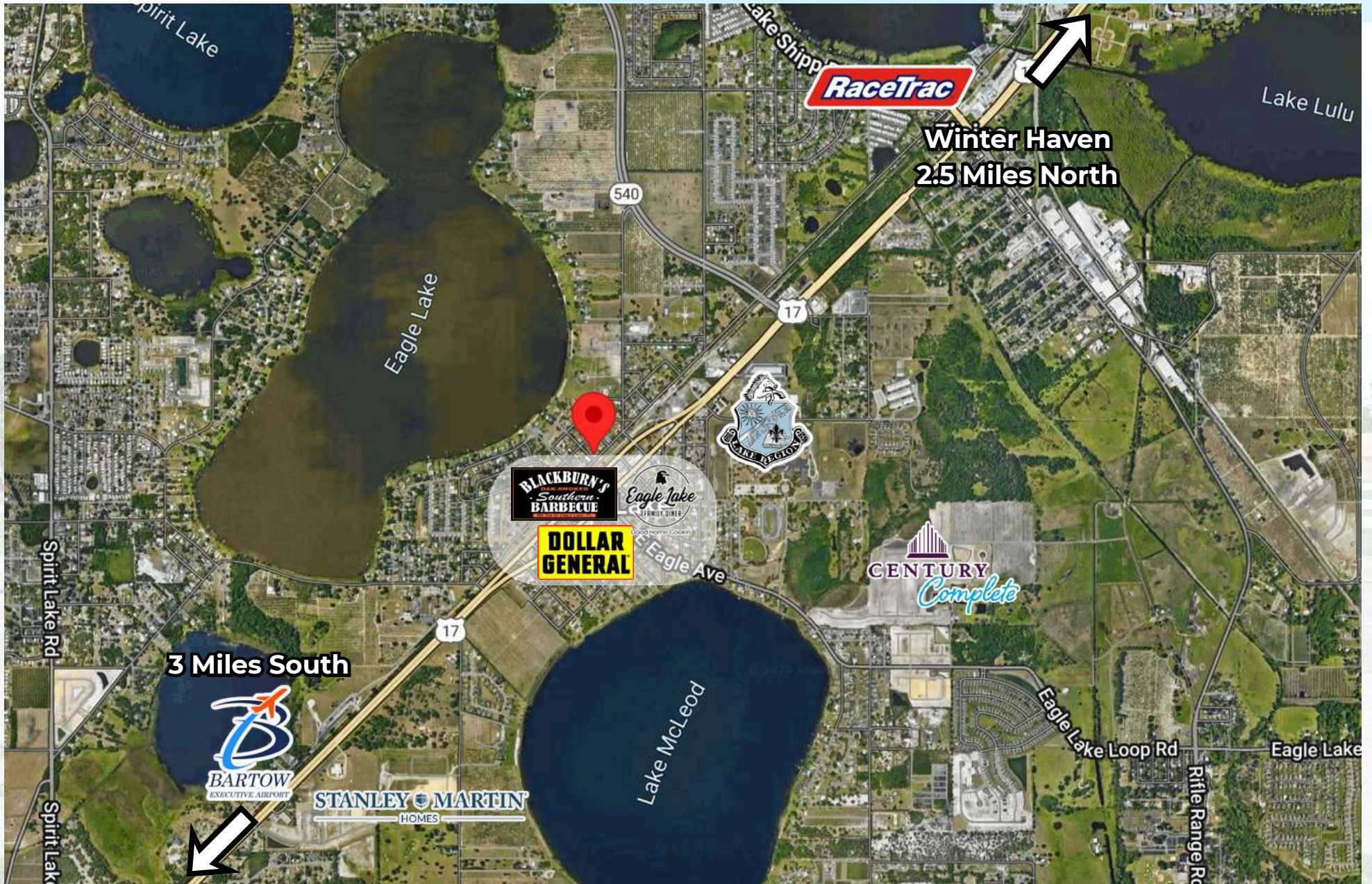


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# Business Map

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KW Commercial | Winter Haven

407 1st St S. Winter Haven, FL 33880



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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