

For Sale



Commercial Development Opportunity-2.2 acres

500 Ave R SW
Winter Haven, FL 33880



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Ste. 800
Houston, Texas 77046
713-623-6944
hproperties.com



COMMERCIAL SITE-2.2 ACRES

500 Ave R SW, Winter Haven, FL 33880



Executive Summary

Sale Price	Call for Pricing
PSF	Call for Pricing
Building Size	4,000 SF
Lot Size	2.2 Acres (95,832 SF)
Zoning	I-2 (Heavy Industrial) Winter Haven Zoning
Zoning Chart	Winter Haven Municode

Property Highlights

- Future Land Use: PMUH (Primary Mixed Use Hub) which allows for commercial use.
- Restrictions: None
- Utilities: Water, Sewer, and Electric available.
- FEMA Flood Zone: Outside of any floodplains. Designated zone X
- AADT (Average Daily Traffic): 47,000 VPD



Demographics

Population (2024)	1 mi. - 5,427
	3 mi. - 52,227
	5 mi. - 115,338
Average HHI	1 mi. - \$82,452
	3 mi. - \$93,133
	5 mi. - \$92,454

Traffic Counts Cypress Gardens Blvd: 47,000 vpd

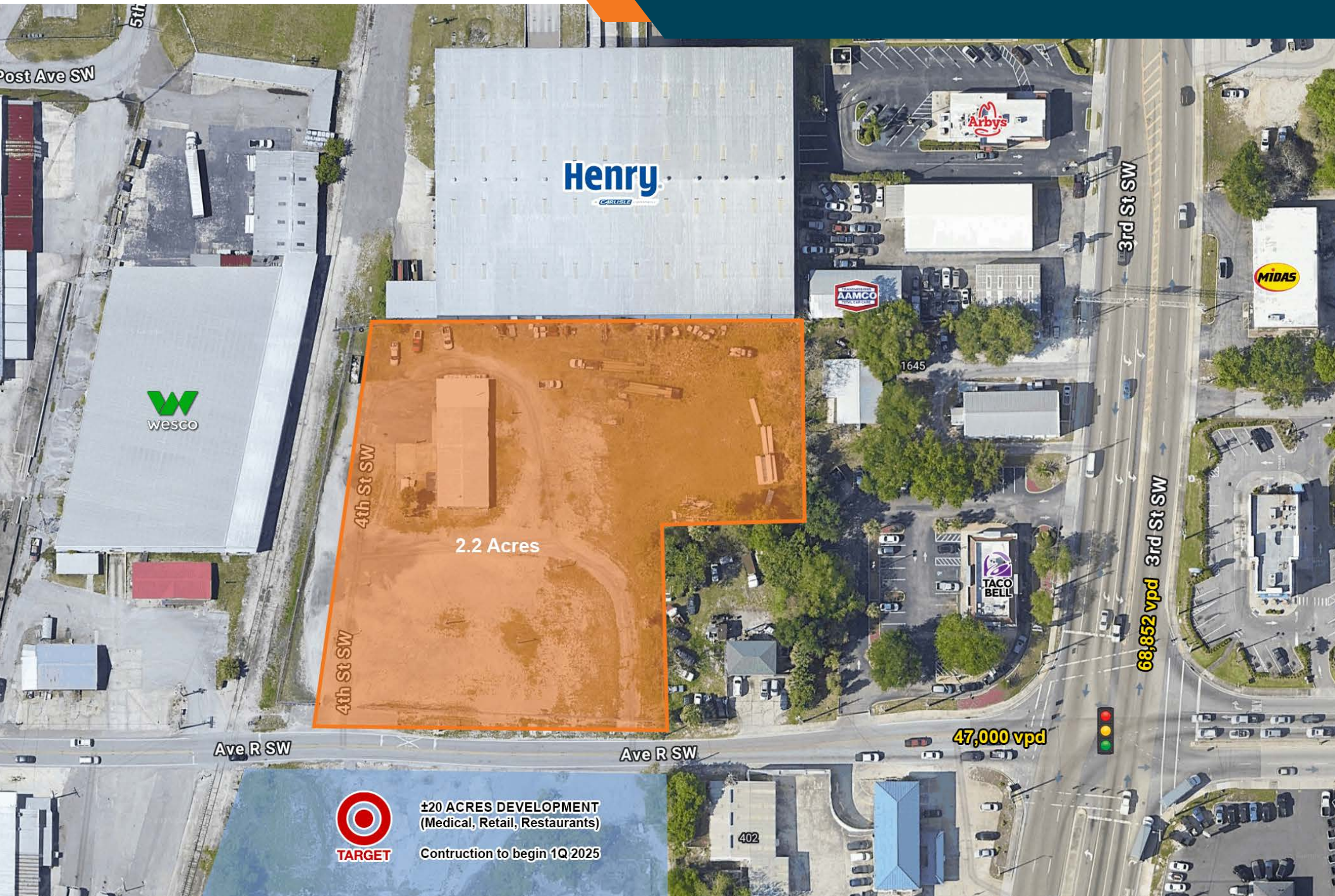


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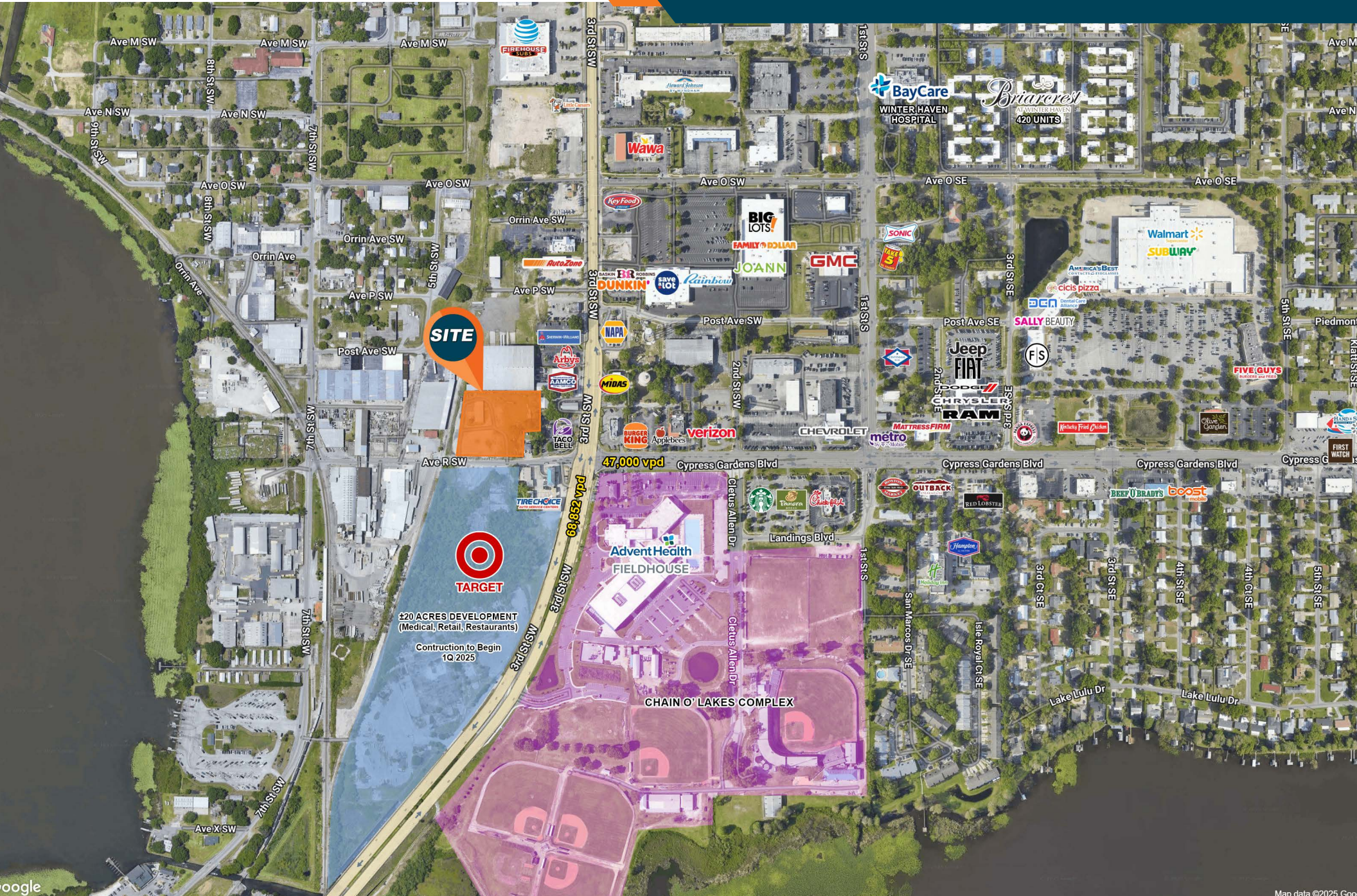
Florida Broker of Record
US Realty Hub, LLC
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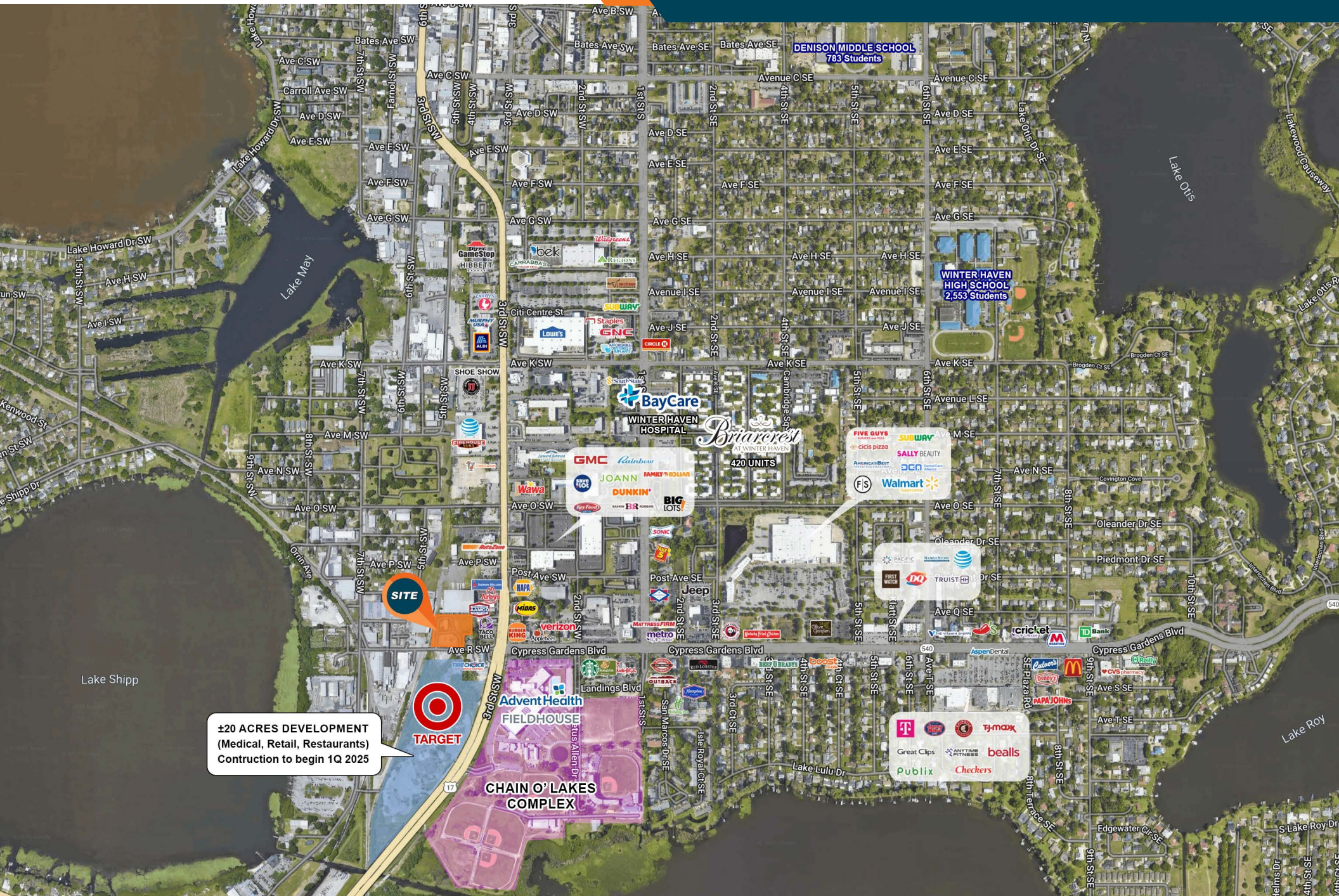
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±20 ACRES DEVELOPMENT
(Medical, Retail, Restaurants)
Construction to begin 1Q 2025





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