

FOR LEASE

2,081 - 2,500 RSF Available Medical Office Space

550 Pope Avenue Winter Haven, FL 33881

Broker Incentive for 5-Year Leases Signed!



 **FranklinStreet**

FSOI, LLC | A Licensed Florida Broker # CQ1048040

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PROPERTY SUMMARY

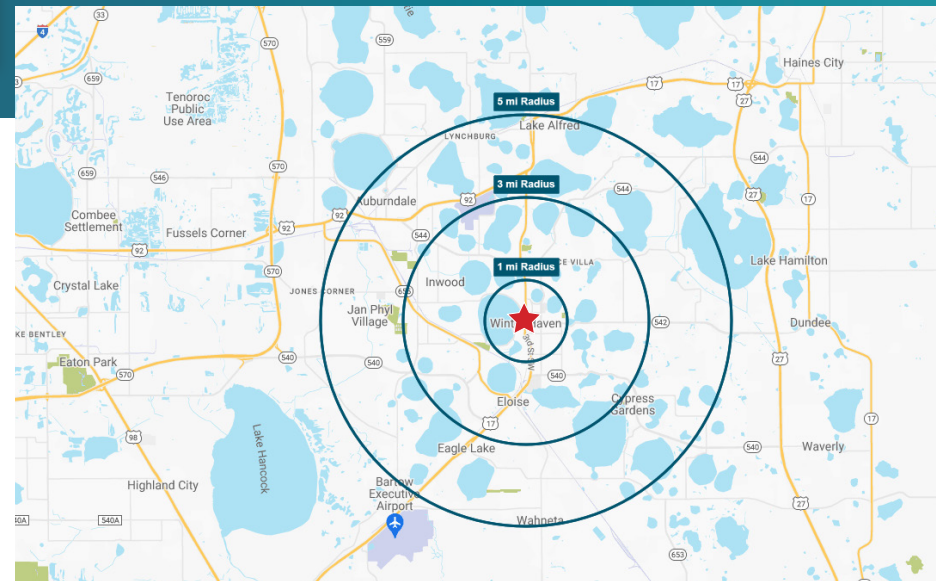


PROPERTY HIGHLIGHTS

- 2,081 - 2,500 RSF
- \$29.00/RSF NNN
- Office/Medical Office Space
- Ready to be designed for your business requirements
- Double-door entry off the elevator lobby
- Situated in front of beautiful Downtown Winter Haven
- Over 100' of Frontage on busy Highway 17
- Monument Signage Available

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,759	59,320	123,962
Total Households	3,456	23,448	47,804
Average Income	\$72,521	\$77,490	\$82,830
Median Age	39.3	39.4	39.8
Daytime Population	40,041	54,951	72,351



550 POPE AVENUE, WINTER HAVEN, FL 33881

INTERIOR

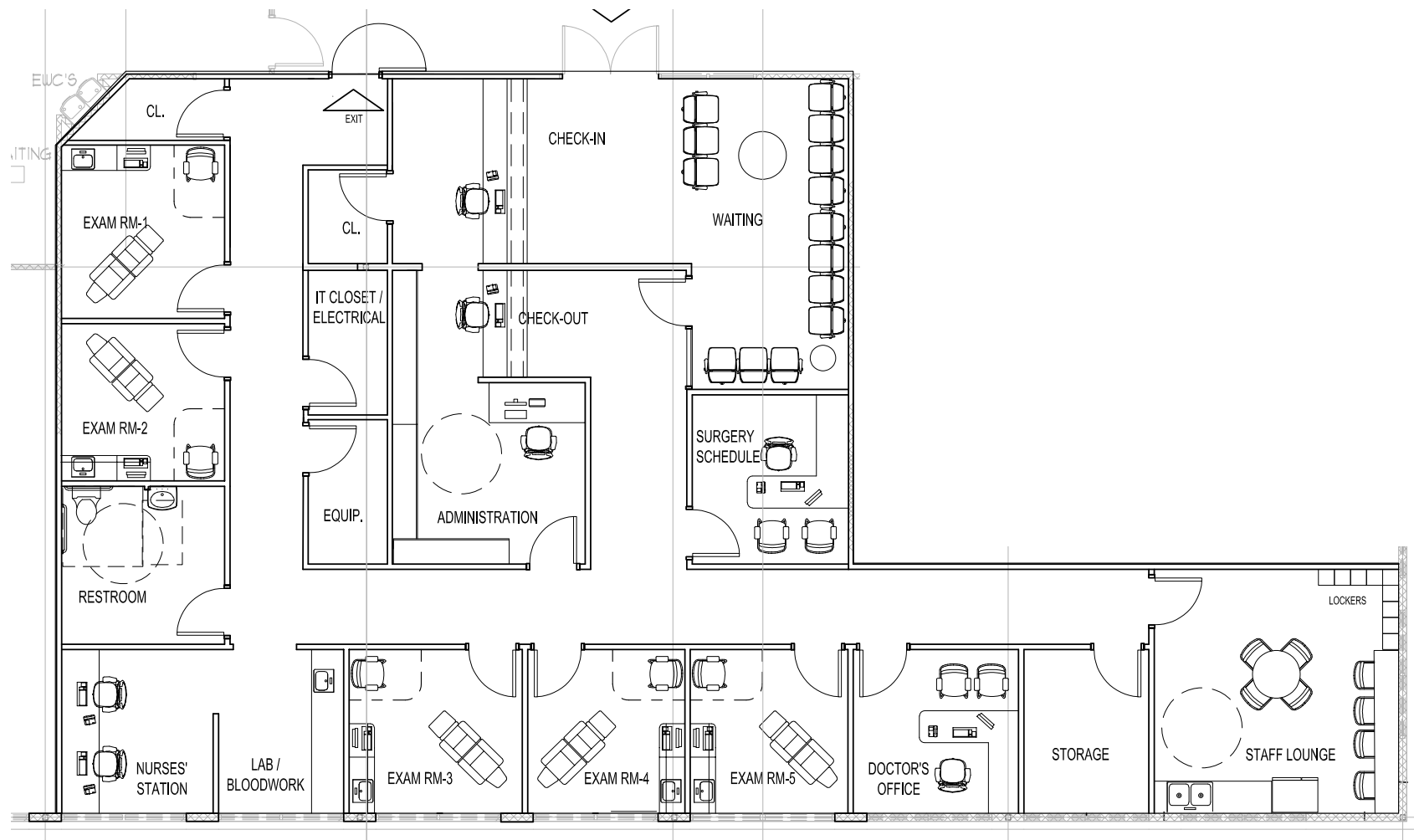


VIDEO WALK-THROUGH
(Click Here)



PROPOSED FLOOR PLAN

SAMPLE ONLY- 2,500 RSF PLAN



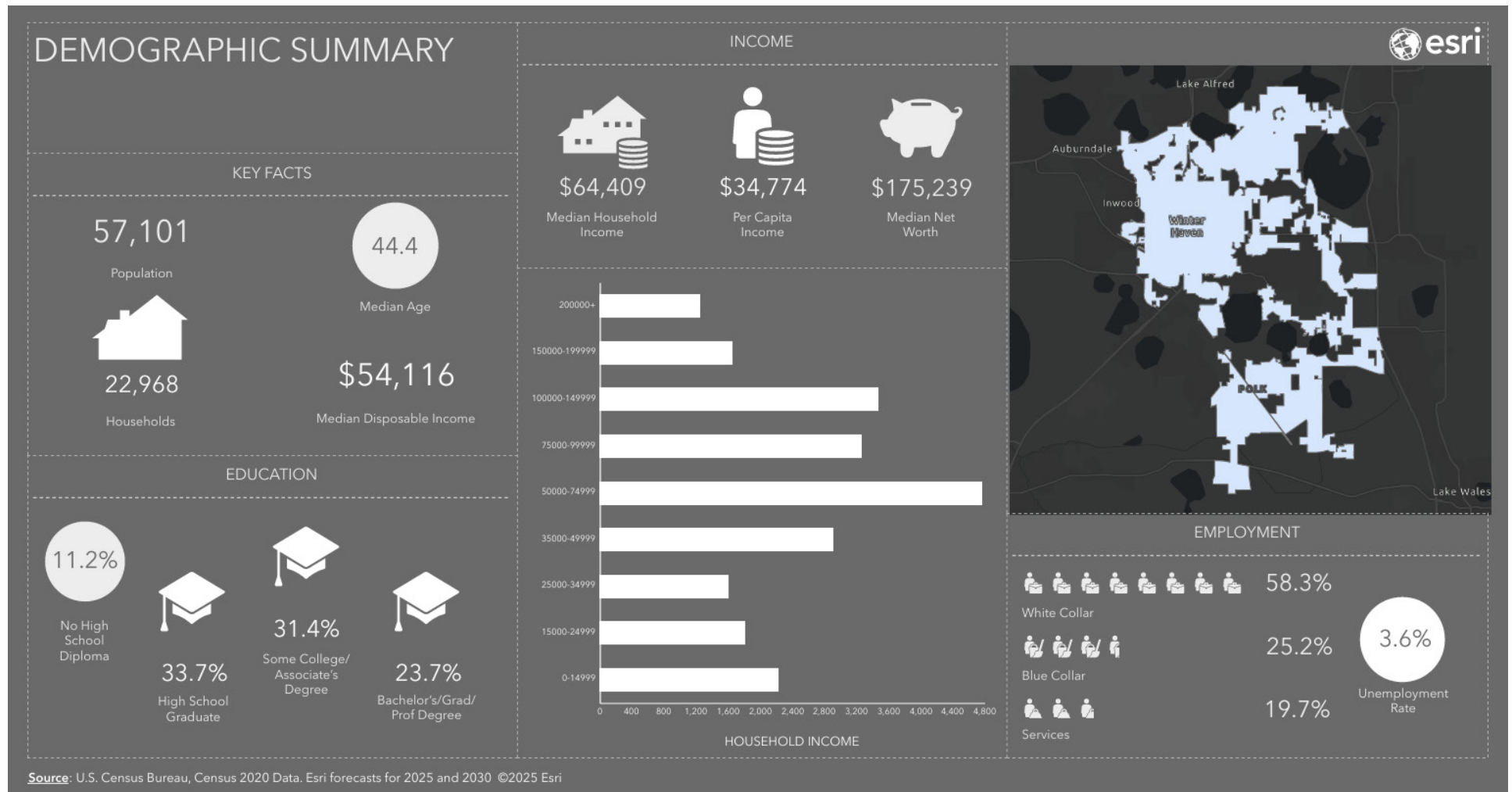
RENDERING IMAGES



RENDERING IMAGES ONLY
NOT ACTUAL



DEMOGRAPHICS



DEMOGRAPHICS

Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



51,699
Civilian Noninstitutionalized
Population (ACS)

Exercise (Percent of Adults)



43.3%
Exercise at home 2+
times per week



11.4%
Exercise at club 2+
times per week



Source: U.S. Census Bureau, Census 2020
Data. Esri forecasts for 2025 and 2030

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Health Care Expenditure



\$3,999
Annual Health Insurance
Expenditures



\$2,257
Medical Care



Medicare:
Population 65+

4,083
Medicare Only

2,600
Direct-Purch & Medicare

1,110
Employer & Medicare

1,334
Medicare & Medicaid

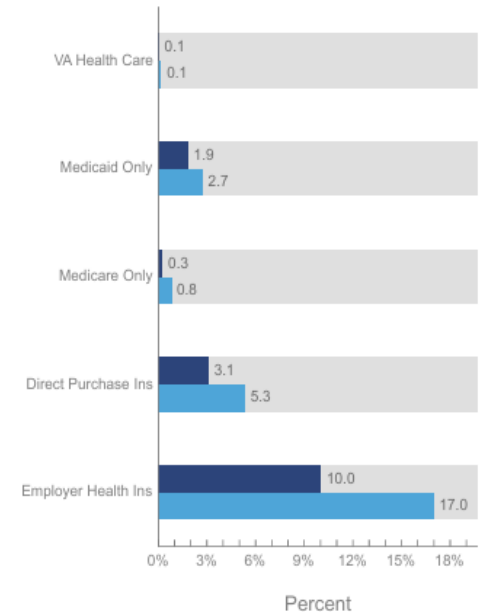
Health Care (Consumer Spending)

Annual Expenditure

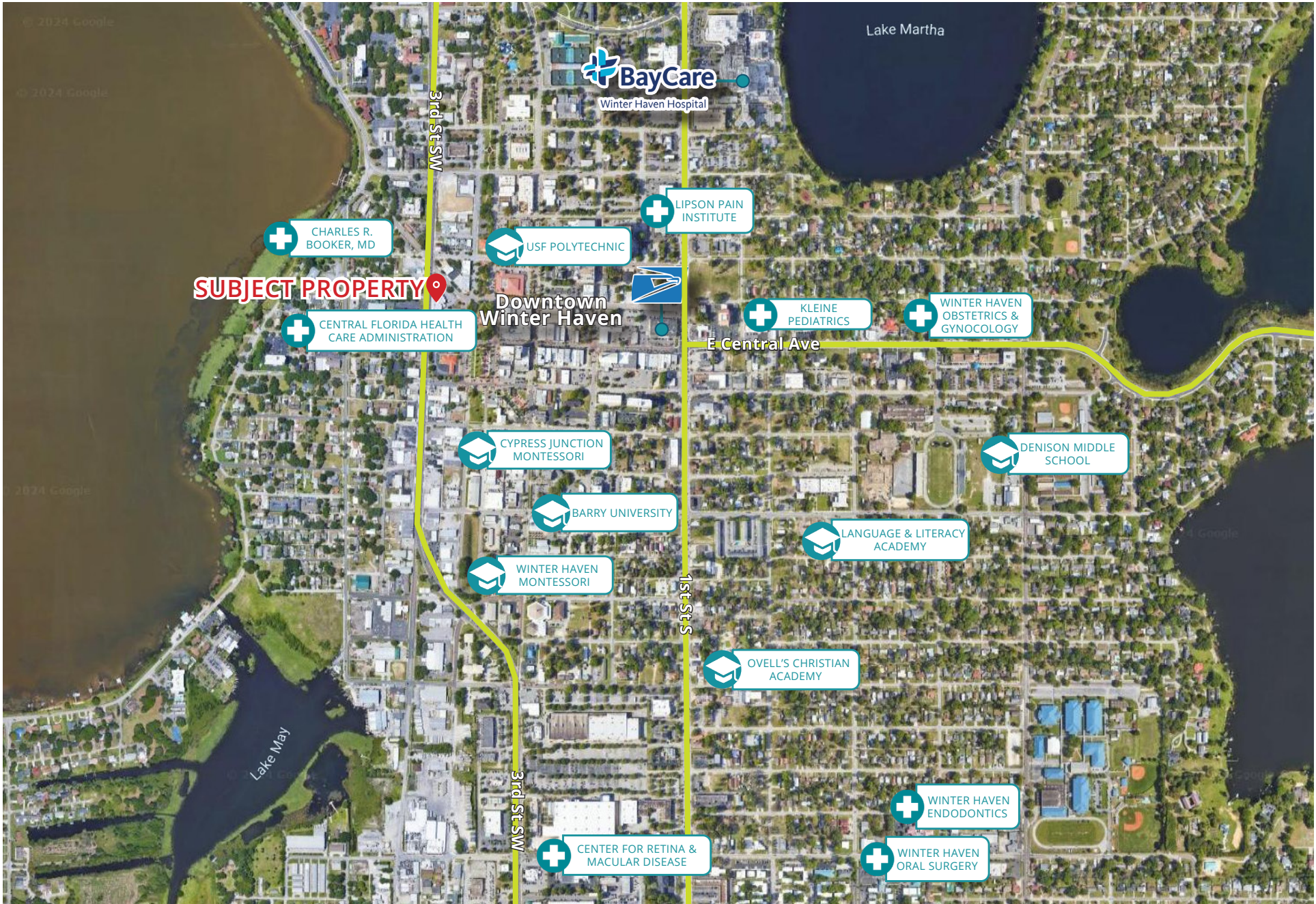
Blue Cross/Blue Shield	\$1,026.4
Medicare Payments	\$1,090.4
Physician Services	\$239.8
Dental Services	\$413.6
Eyecare Services	\$73.2
Lab Tests/X-rays	\$69.0
Hospital Room & Hospital Service	\$223.2
Convalescent/Nursing Home Care	\$54.4

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



AREA OVERVIEW



CONTACT

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