

WINTER HAVEN MEDICAL STRIP

205 1st STREET S | WINTER HAVEN, FLORIDA 33880



INVESTMENT HIGHLIGHTS



Long-Term Medical Income Stability:

Anchored by Humanitary Medical Center with a **15-year lease through 2040**, the asset offers a **~12.2-year WALT**, delivering durable, predictable cash flow and strong exit liquidity.



100% Leased with Contractual Rent Growth:

Fully occupied by a healthcare-oriented tenant mix with **annual rent increases of 2.5%–3.0%**, providing built-in NOI growth and protection against inflation.



New Construction with Attractive Yield:

Built in **2021**, the property provides immediate income with minimal capital expenditure risk at a basis below replacement cost.



Tourism-Driven Economic Demand:

Minutes from **LEGOLAND Florida Resort**, contributing to **millions of annual visitors** and supporting sustained demand for medical, retail, and service uses.

GLA	±16,712 SF
LAND AREA	±1.30 Acres
YEAR BUILT	2021
PRICE	\$6,250,000
CAP RATE	5.53%
ZONING	Medical Complex/ Doctors Offices (DOR Code 1943)
SUITE CONFIG.	Six (6) Suites: 101-106



INVESTMENT SALES ADVISORY

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