

# 0 6TH STREET SW

0 6th Street SW, Winter Haven, FL 33880



**COMMERCIAL.**

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# PROPERTY INFORMATION

**PURCHASE PRICE**  
*\$750,000.00*

**PROPERTY ADDRESS**  
*0 6th Street SW*  
*Winter Haven, FL 33880*

**LAND SIZE**  
*2.67 Acres*

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Winter Haven, FL  
33880

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

Exceptional opportunity to acquire ±2.67 acres of undeveloped industrial land located in the heart of Winter Havens established industrial corridor. This property sits approximately 300 feet north of Avenue K SW on 6th Street SW positioning it within one of Polk County's most active industrial and logistics hubs.

The site's central location provides immediate access to major distribution arteries including US Highway 17, SR 60, and the Polk Parkway, connecting to Interstate 4 within minutes. The area is surrounded by established industrial operations, warehouses, and service-based businesses, making it an ideal location for a variety of light to heavy industrial uses, manufacturing, storage, or logistics operations.



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# PROPERTY DETAILS

Exceptional opportunity to acquire ±2.67 acres of undeveloped industrial land located in the heart of Winter Haven's established industrial corridor. This property sits approximately 300 feet north of Avenue K SW on 6th Street SW—positioning it within one of Polk County's most active industrial and logistics hubs.

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## Property Highlights

- **Size:** ±2.67 Acres (approx. 116,305 square feet)
- **Zoning:** Industrial (City of Winter Haven)
- **Utilities:** City utilities available nearby (buyer to verify)
- **Access:** Frontage along 6th Street SW, approx. 300 feet north of Avenue K SW
- **Topography:** Level and undeveloped, ready for site planning or development
- **Surrounding Use:** Industrial and commercial—ideal for warehouse, storage yard, or manufacturing facility
- **Proximity:**
  - 1.5 miles to Downtown Winter Haven
  - 5 miles to Polk Parkway
  - 8 miles to Interstate 4
  - Convenient to CSX Intermodal Logistics Center and Winter Haven Airport

## Investment Opportunity

This parcel presents an excellent opportunity for developers, owner-users, or investors seeking a strategically located industrial site within one of Central Florida's fastest-growing industrial markets. With strong regional infrastructure, a skilled labor force, and connectivity to Tampa, Orlando, and Lakeland, Winter Haven continues to attract logistics and manufacturing investment.

# PROPERTY PHOTOS



# 0 6TH STREET SW

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# PROPERTY PHOTOS



# 0 6TH STREET SW

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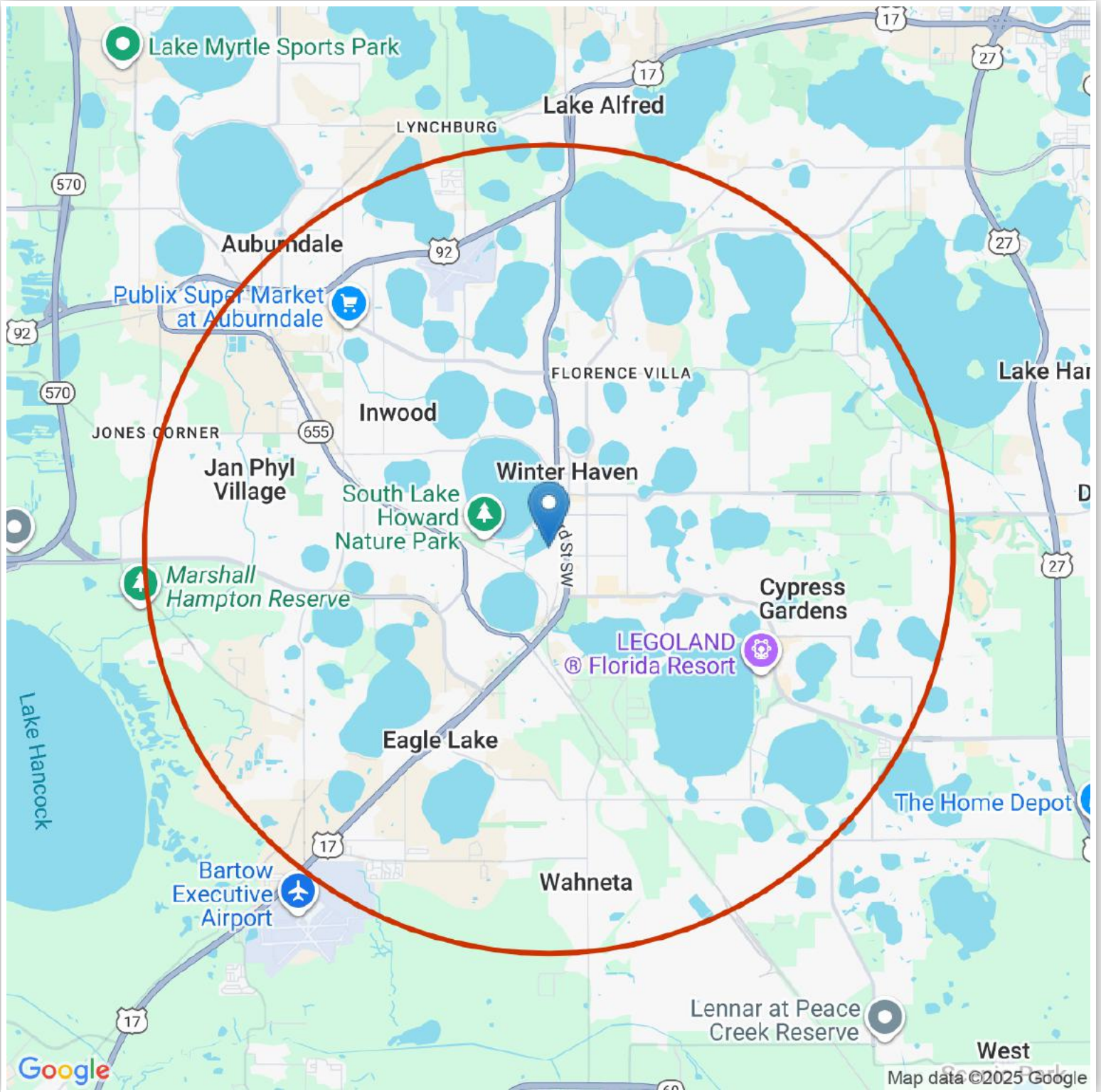
# PROPERTY PHOTOS

# 0 6TH STREET SW

0 6th Street SW, Winter Haven, FL 33880



# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



## 0 6TH STREET SW

0 6th Street SW, Winter Haven, FL, 33880

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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

**115,503**  
Population

**41.4** Median Age

**2.6**  
Average Household Size

**40,690**  
Total Households

## EDUCATION

**7.45%**  
No High School Diploma

**6.63%**  
High School Graduate

**19.55%**  
Some College

**13.46%**  
Bachelor's/ Grad

## BUSINESS

**3,984**  
Total Businesses

**70,154**  
Total Employees

## EMPLOYMENT

**1,585**  
Manufacturing Employees

**9,077**  
Retail Trade Employees

**3,577**  
Eating & Drinking Employees

**2,357**  
Finance/Ins/Real Estate Emp

**3.8%** Unemployment Rate

## INCOME

**\$57,816**  
Median Household Income

**\$30,774**  
Per Capita Income

**\$154,270**  
Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (16.27%) ■  
The smallest group : \$200,000+ (4.99%) ■

Indicator	Value(%)	
< \$15,000	11.68	■
\$15,000 - \$24,999	9.65	■
\$25,000 - \$34,999	10.1	■
\$35,000 - \$49,999	12.53	■
\$50,000 - \$74,999	15.29	■
\$75,000 - \$99,999	13.52	■
\$100,000 - \$149,999	16.27	■
\$150,000 - \$199,999	5.97	■
\$200,000+	4.99	■



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**0 6TH STREET SW**

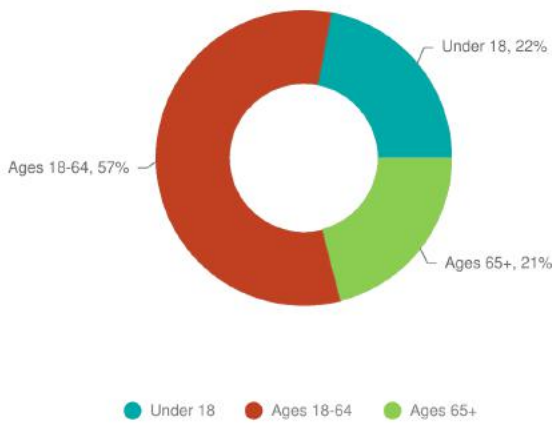
0 6th Street SW, Winter Haven, FL, 33880

# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

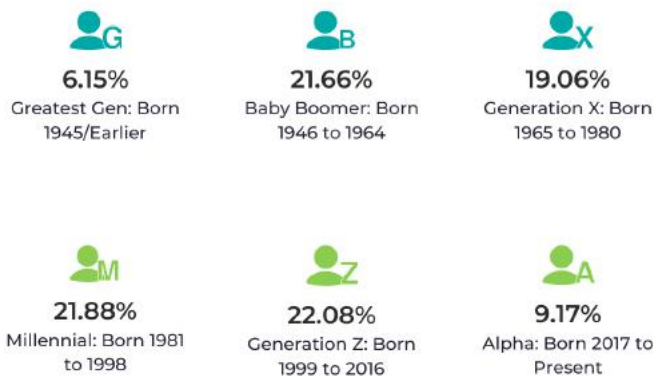
## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>115,503</b> Population	<b>43,991</b> Households	<b>41.4</b> Median Age
<b>2.6</b> Avg Size Household	<b>\$57,816</b> Median Household Income	<b>\$307,426</b> Median Home Value
<b>69</b> Wealth Index	<b>75</b> Housing Affordability	<b>77.3</b> Diversity Index

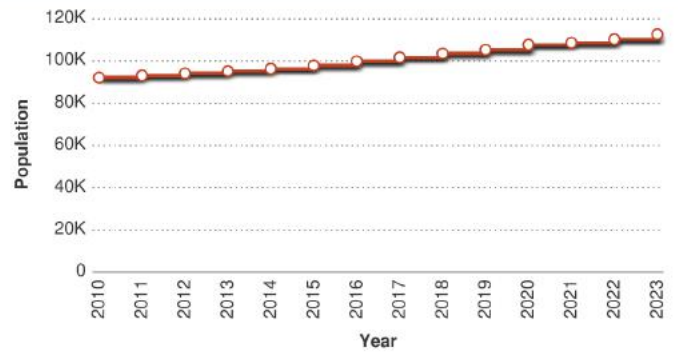
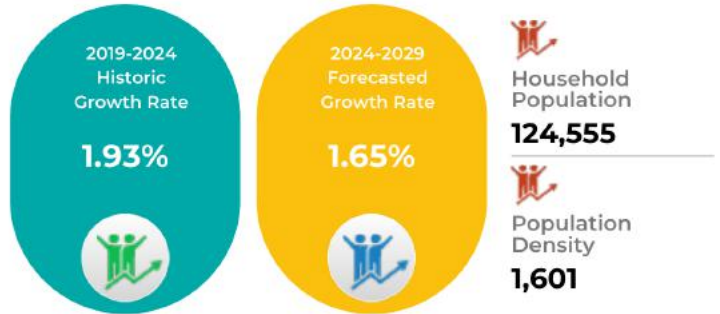
### POPULATION BY AGE



### POPULATION BY GENERATION



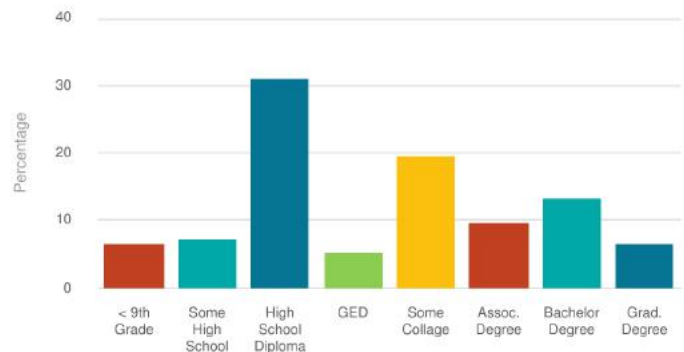
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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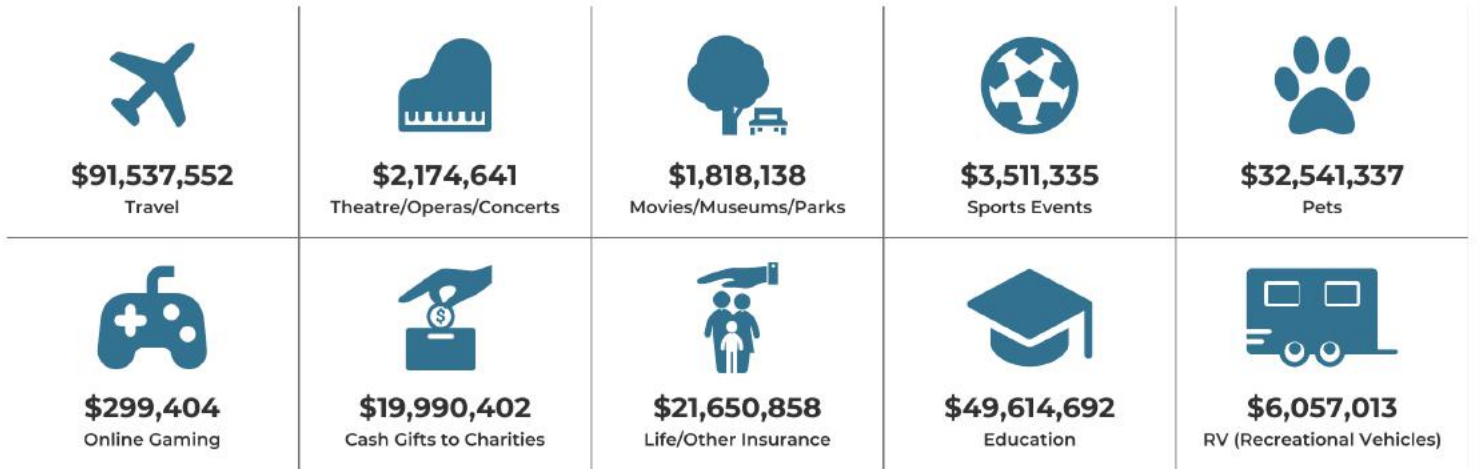
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

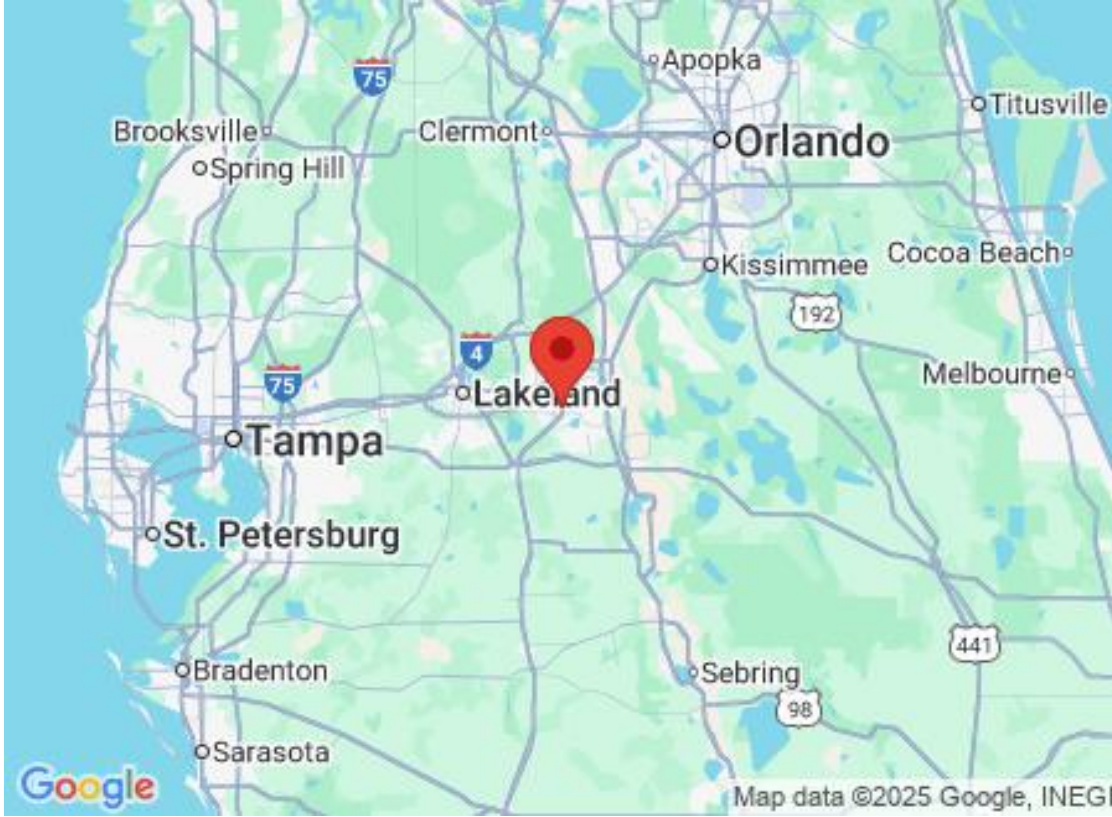
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- [Segment 1A \(Top Tier\)](#)
- [Segment 1B \(Professional Pride\)](#)
- [Segment 1C \(Boomburbs\)](#)
- [Segment 1D \(Savvy Suburbanites\)](#)
- [Segment 1E \(Exurbanites\)](#)
- [Segment 2A \(Urban Chic\)](#)
- [Segment 2B \(Pleasantville\)](#)
- [Segment 2C \(Pacific Heights\)](#)
- [Segment 2D \(Enterprising Professionals\)](#)
- [Segment 3A \(Laptops and Lattes\)](#)
- [Segment 3B \(Metro Renters\)](#)
- [Segment 3C \(Trendsetters\)](#)
- [Segment 4A \(Soccer Moms\)](#)
- [Segment 4B \(Home Improvement\)](#)
- [Segment 4C \(Middleburg\)](#)
- [Segment 5A \(Comfortable Empty Nesters\)](#)
- [Segment 5B \(In Style\)](#)
- [Segment 5C \(Parks and Rec\)](#)
- [Segment 5D \(Rustbelt Traditions\)](#)
- [Segment 5E \(Midlife Constants\)](#)
- [Segment 6A \(Green Acres\)](#)
- [Segment 6B \(Salt of the Earth\)](#)
- [Segment 6C \(The Great Outdoors\)](#)
- [Segment 6D \(Prairie Living\)](#)
- [Segment 6E \(Rural Resort Dwellers\)](#)
- [Segment 6F \(Heartland Communities\)](#)
- [Segment 7A \(Up and Coming Families\)](#)
- [Segment 7B \(Urban Villages\)](#)
- [Segment 7C \(American Dreamers\)](#)
- [Segment 7D \(Barrios Urbanos\)](#)
- [Segment 7E \(Valley Growers\)](#)
- [Segment 7F \(Southwestern Families\)](#)
- [Segment 8A \(City Lights\)](#)
- [Segment 8B \(Emerald City\)](#)
- [Segment 8C \(Bright Young Professionals\)](#)
- [Segment 8D \(Downtown Melting Pot\)](#)
- [Segment 8E \(Front Porches\)](#)
- [Segment 8F \(Old and Newcomers\)](#)
- [Segment 8G \(Hardscrabble Road\)](#)
- [Segment 9A \(Silver & Gold\)](#)
- [Segment 9B \(Golden Years\)](#)
- [Segment 9C \(The Elders\)](#)
- [Segment 9D \(Senior Escapes\)](#)
- [Segment 9E \(Retirement Communities\)](#)
- [Segment 9F \(Social Security Set\)](#)
- [Segment 10A \(Southern Satellites\)](#)
- [Segment 10B \(Rooted Rural\)](#)
- [Segment 10C \(Diners & Miners\)](#)
- [Segment 10D \(Down the Road\)](#)
- [Segment 10E \(Rural Bypasses\)](#)
- [Segment 11A \(City Strivers\)](#)
- [Segment 11B \(Young and Restless\)](#)
- [Segment 11C \(Metro Fusion\)](#)
- [Segment 11D \(Set to Impress\)](#)
- [Segment 11E \(City Commons\)](#)
- [Segment 12A \(Family Foundations\)](#)
- [Segment 12B \(Traditional Living\)](#)
- [Segment 12C \(Small Town Simplicity\)](#)
- [Segment 12D \(Modest Income Homes\)](#)
- [Segment 13A \(International Marketplace\)](#)
- [Segment 13B \(Las Casas\)](#)
- [Segment 13C \(NeWest Residents\)](#)
- [Segment 13D \(Fresh Ambitions\)](#)
- [Segment 13E \(High Rise Renters\)](#)
- [Segment 14A \(Military Proximity\)](#)
- [Segment 14B \(College Towns\)](#)
- [Segment 14C \(Dorms to Diplomas\)](#)
- [Segment 15 \(Unclassified\)](#)

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# AREA LOCATION MAP



**O 6TH STREET SW**  
O 6TH STREET SW, WINTER HAVEN, FL, 33880

# AERIAL ANNOTATION MAP



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# CONTACT



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