

**3010 Cypress Gardens Rd
Winter Haven, FL 33884**

OPEN BIDS



Former Bank Branch

Reuse, Repositioning or Redevelopment Opportunity

- Approximately 3,757 s.f. on 1.756 a.c.
- 36 total parking spaces
- 4 drive-thru lanes
- 19.1' building height in its one-story, brick building
- 5-year ATM leaseback with four, 5-year renewals
- Adjacent to Cypress Grove Plaza with access from the shopping center into the subject property, in addition to east-west access from Cypress Gardens Rd
- Winter Haven has seen significant growth with a 2.55 percent growth rate year-over-year (YoY) from 2019 to 2024, further demonstrated by the number of new communities
- Situated in the heart of the LEGOLAND® Florida Resort corridor, a major part of the historical Cypress Gardens neighborhood



Sign facing Cypress Gardens Rd



Back of the property and drive-thru



Four drive-thru lanes

Contact



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For details on this property and others available nationwide, please visit: www.BankingCentersForSale.com



Demographics

POPULATION

- 1 MI. 6,329
- 3 MI. 46,881
- 5 MI. 98,701

HOUSEHOLDS

- 1 MI. 2,501
- 3 MI. 18,884
- 5 MI. 39,955

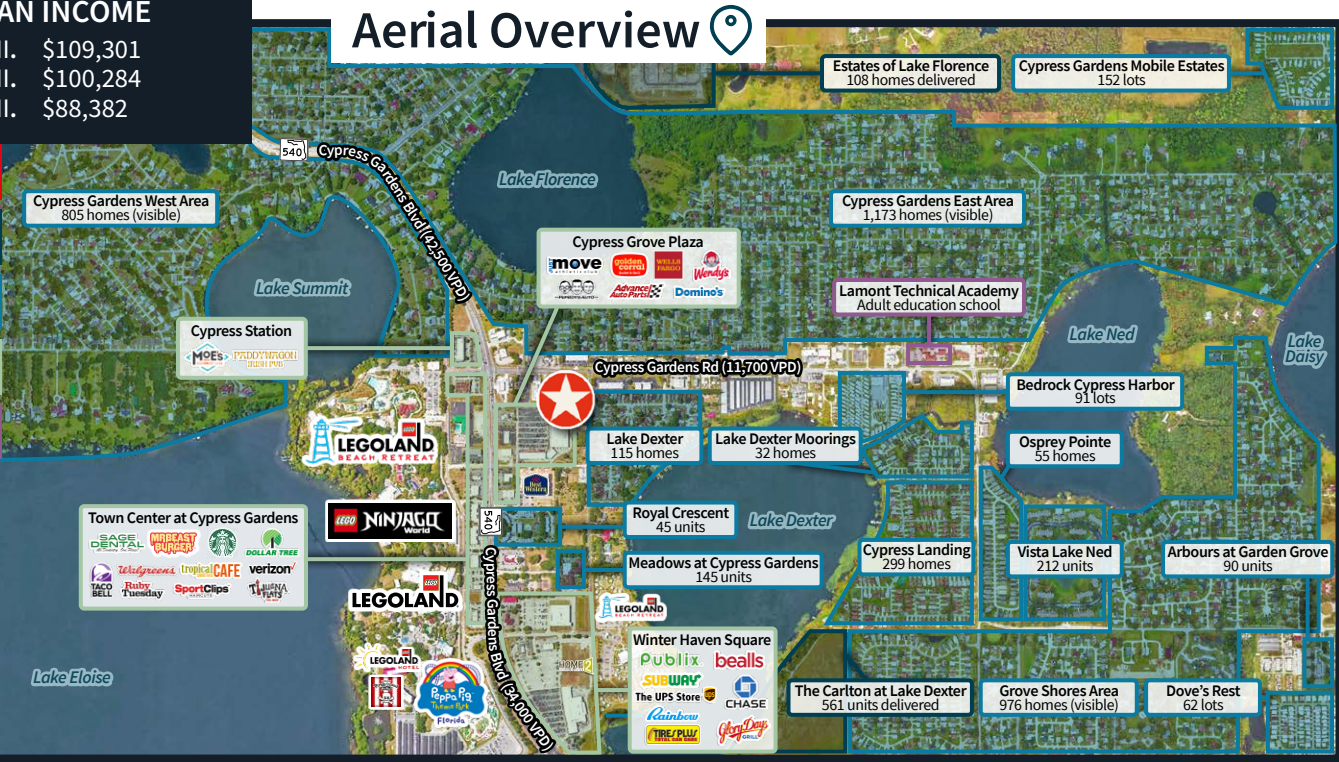
MEDIAN AGE

- 1 MI. 50.0
- 3 MI. 44.7
- 5 MI. 43.6

MEDIAN INCOME

- 1 MI. \$109,301
- 3 MI. \$100,284
- 5 MI. \$88,382

- Subject**
- Developments**
- Residential and multifamily**
- Shopping centers**
- Educational institutions**



Site Survey Q

