

COMMERCIAL  
PROPERTY ON  
HAVENDALE BLVD.

<1 Acre  
Polk County, FL

\$350,000

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National Land Realty  
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### OVERVIEW:

FOR SALE OR LEASE-- Commercial property with 120 feet of frontage on busy Havendale Blvd. with daily traffic counts at 25,500 AADT. Property consists of two separate lots for a total of 0.3 acres. Currently being used for a day care with a lease in place until October 2021. Child care business has been operating here for 5 years. Potential for various commercial uses and Future Land Use is Linear Commercial Corridor which allows for retail, office, medical office and some industrial uses as well. Building is 3,612 SF, concrete block and mostly clear span with 12' high ceilings. Currently 9 parking spaces but play yards could be opened up for more parking if needed. Please do not disturb tenants or customers.

**PARCEL #/ID:** 25-28-13-342500-007040, 25-28-13-342500-007030

**TAXES:** \$3,655/year (2019)

### ADDRESS:

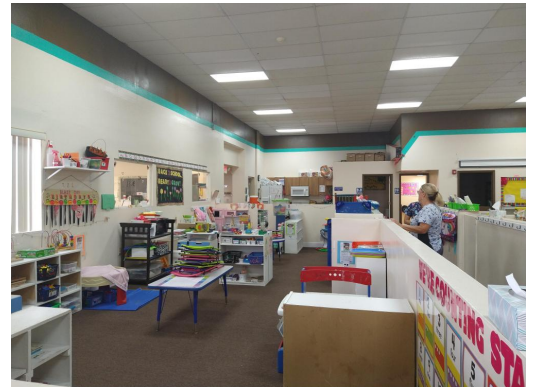
3112 Havendale Blvd.  
Winter Haven, FL 33881

### LOCATION:

From US Hwy 92 and Polk Parkway (570) proceed East on Hwy 92 approximately 3.2 miles to SR 544/ Havendale Blvd. Turn slightly right onto Havendale Blvd. (SR 544) and proceed East approximately 1.3 miles to subject property on the right side of the road.

### ACREAGE BREAKDOWN:

+/- 0.3 acres of commercially zoned land.





### PROPERTY HIGHLIGHTS:

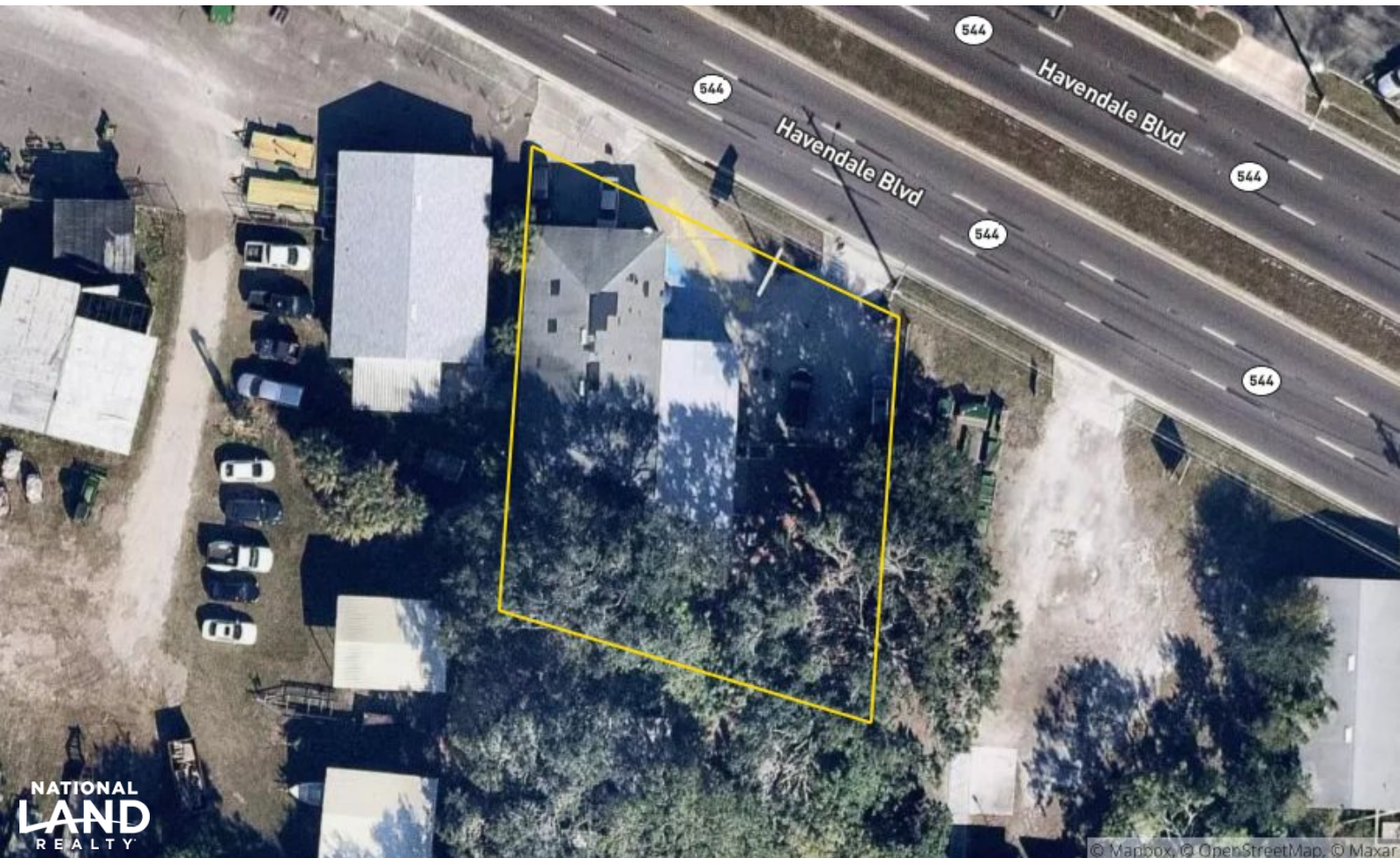
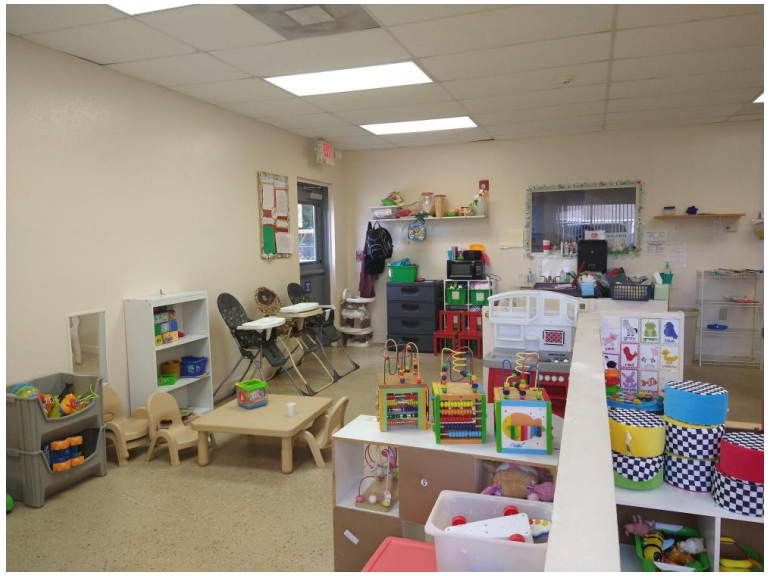
- 120 Feet Frontage on Busy Havendale Blvd.
- 25,500 AADT Traffic Counts
- 100% Leased
- Clear Span Building
- Commercial Zoning
- Retail, Office, Medical and Industrial Uses
- Private Parking
- 3,612 SF Building with 12' ceilings

### LEGAL DESCRIPTION:

INWOOD UNIT 4 PB 8 PG 35A 35B S13/24 T28 R25  
LOT 704 LESS R/W FOR HAVENDALE BLVD AND  
INWOOD UNIT 4 PB 8 PG 35A 35B LOT 703 LESS  
R/W FOR HAVENDALE BLVD

### VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1870530](http://www.nationalland.com/viewlisting.php?listingid=1870530)

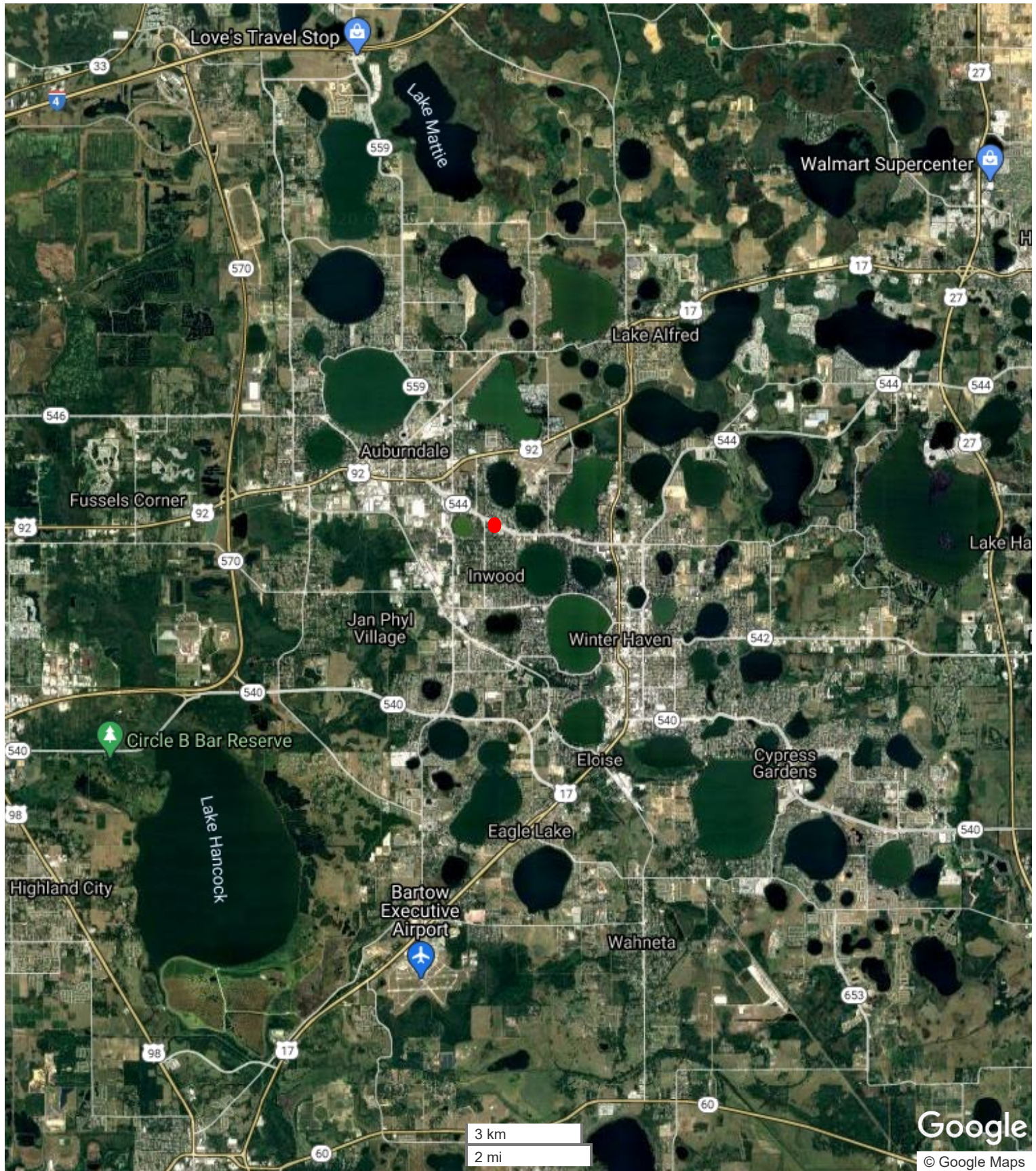






All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



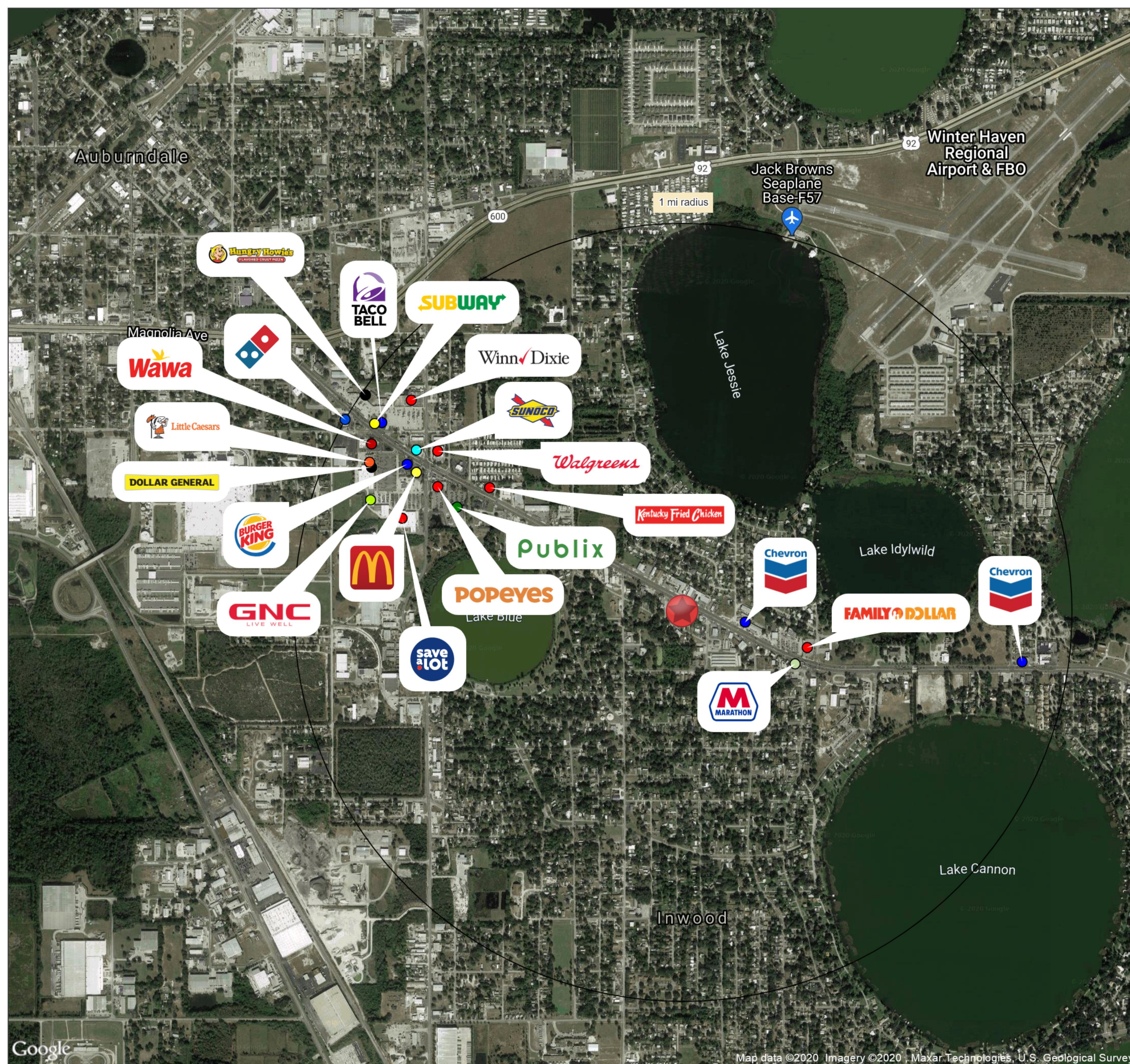


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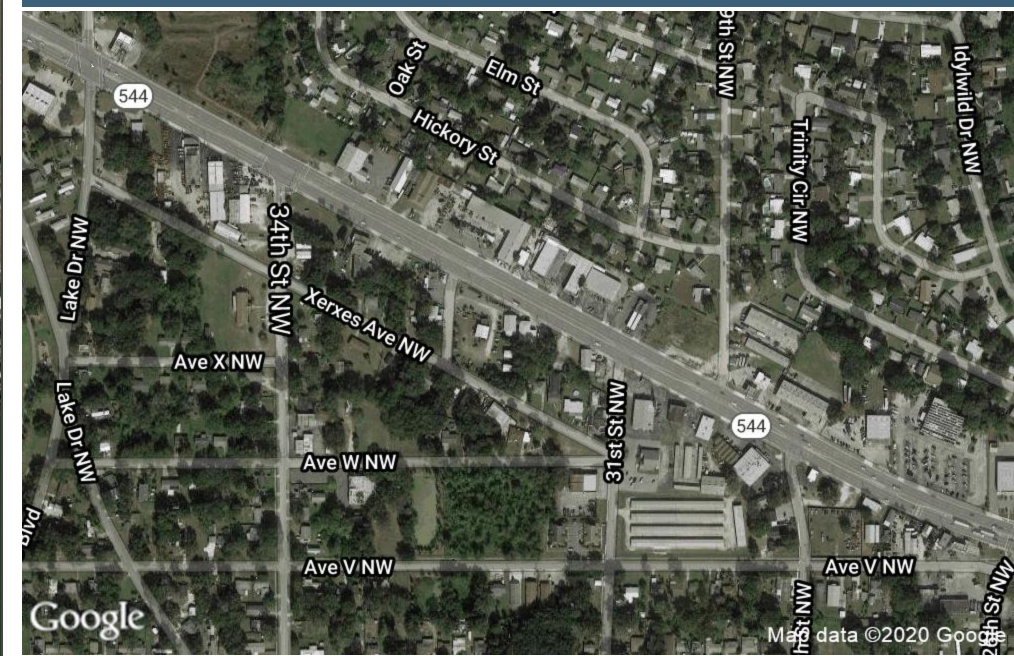


# Retail Map

Listing: #1870530



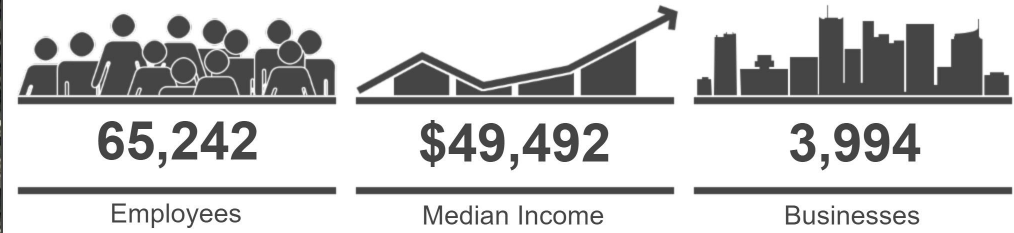
## Aerial View



## Demographics

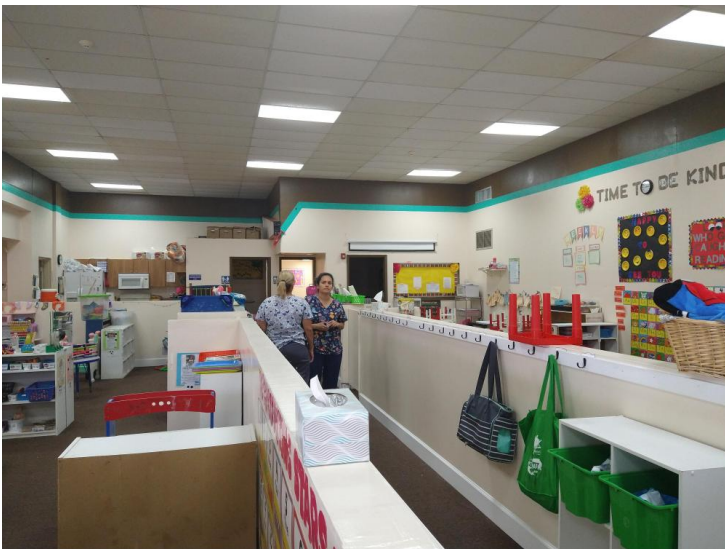
	1 mi radius	3 mi radius	5 mi radius
Population	6,972	44,747	98,600
Households	2,664	17,472	37,746
Population Median Age	38.9	39.0	39.3
5 Yr Pop Growth (Total%)	21.3%	18.4%	17.3%

## 5 Mile Information

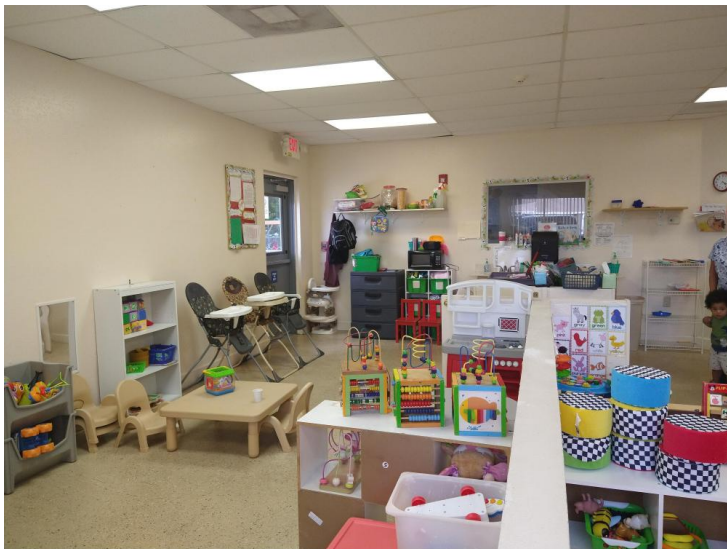
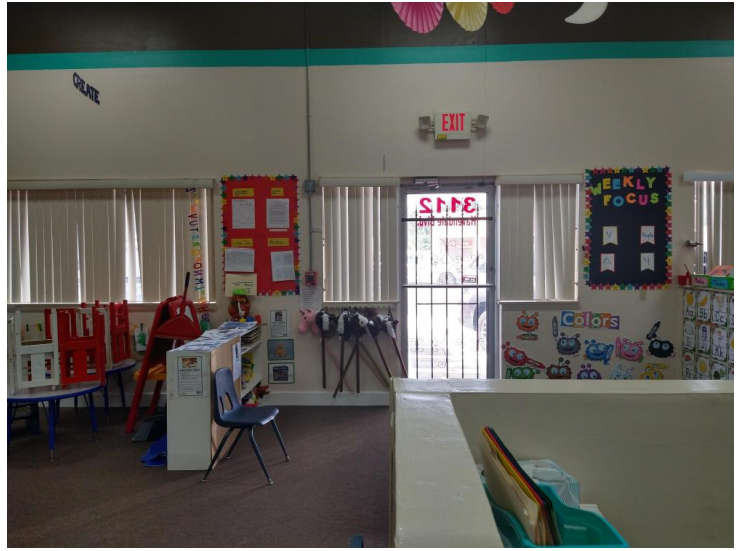
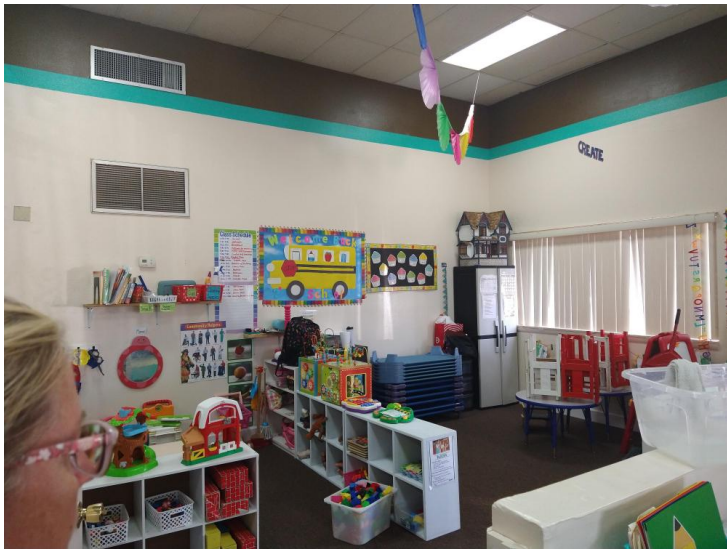


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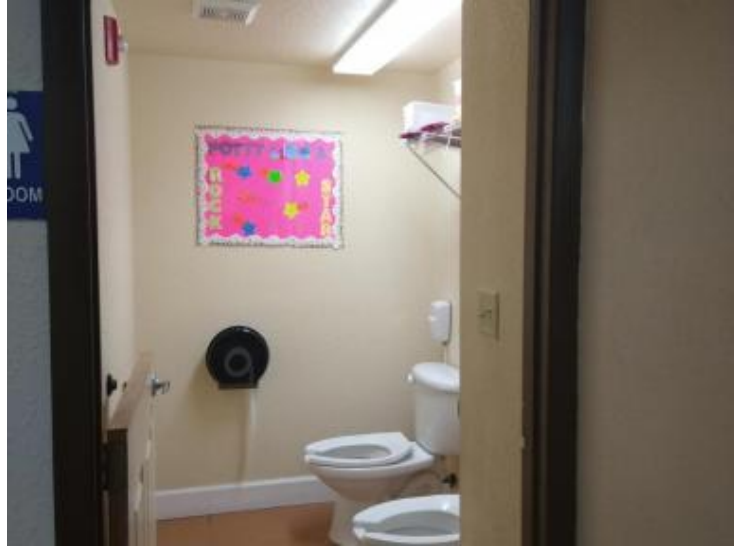
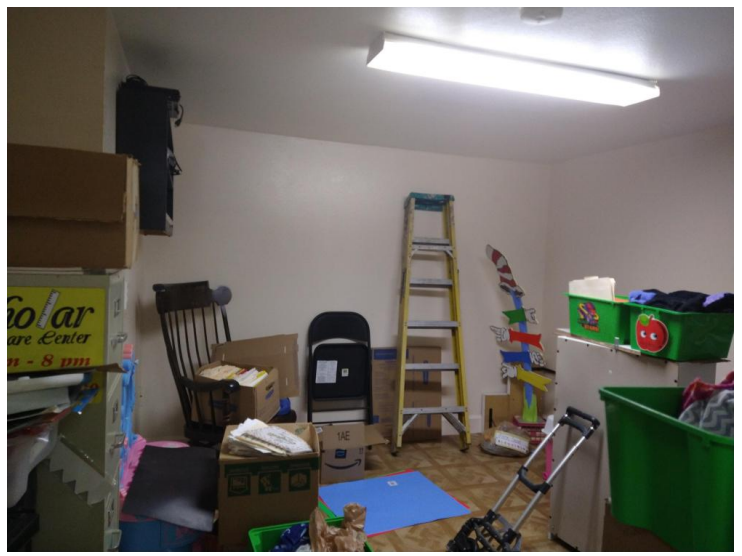












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