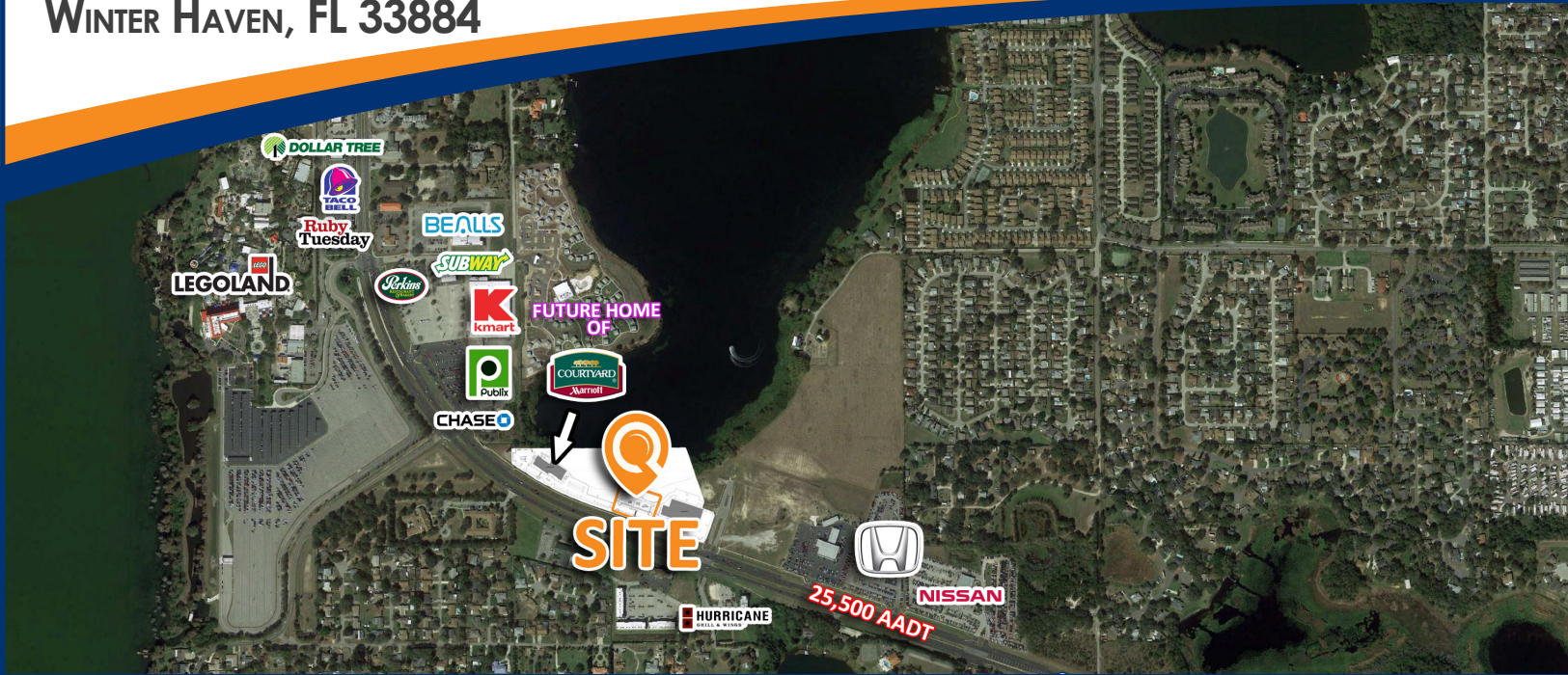


# DEXTER PLAZA ON THE LAKE

6225 CYPRESS GARDENS BLVD SE  
WINTER HAVEN, FL 33884



1.23 AC



RETAIL LAND FOR SALE



\$ 1,100,000

## PROPERTY INFORMATION

**Sale Price:** \$1,100,000  
**Site Size:** 1.23 AC  
**Approved Use:** Commercial  
**Cypress Gardens BLVD/SR 540 AADT:** 25,500 CPD

This 7,975 SF proposed new-development is located less than a half-mile from Legoland, which attracts over two million annual visitors.

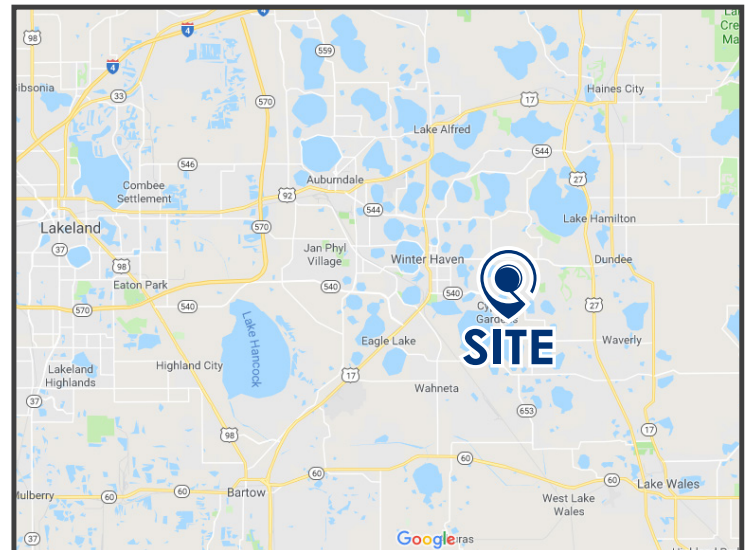
Adjacent Courtyard by Marriott opening December 2018.

Area retailers include Publix, Kmart, Bealls, Dollar Tree, Subway, Perkins, Taco Bell, Ruby Tuesday, Tijuana Flats, among others.

Approved for 7,975 square feet of retail, including up to 200-seat restaurant.

Pad Delivery includes:

- Storm water
- Paving to curb with lighted parking
- Landscaping and irrigation fronting Cypress Gardens Blvd
- Water and sewer connections stubbed to building
- Plans available upon request



## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
<b>Total Population</b>	4,166	38,848	78,136
<b>Five-Year Increase</b>	2.3%	2.3%	2.5%
<b>Avg Household Income</b>	\$68,493	\$69,009	\$61,159
<b>Total Households</b>	1,756	15,597	30,418
<b>Daytime Employees</b>	1,735	10,449	61,734

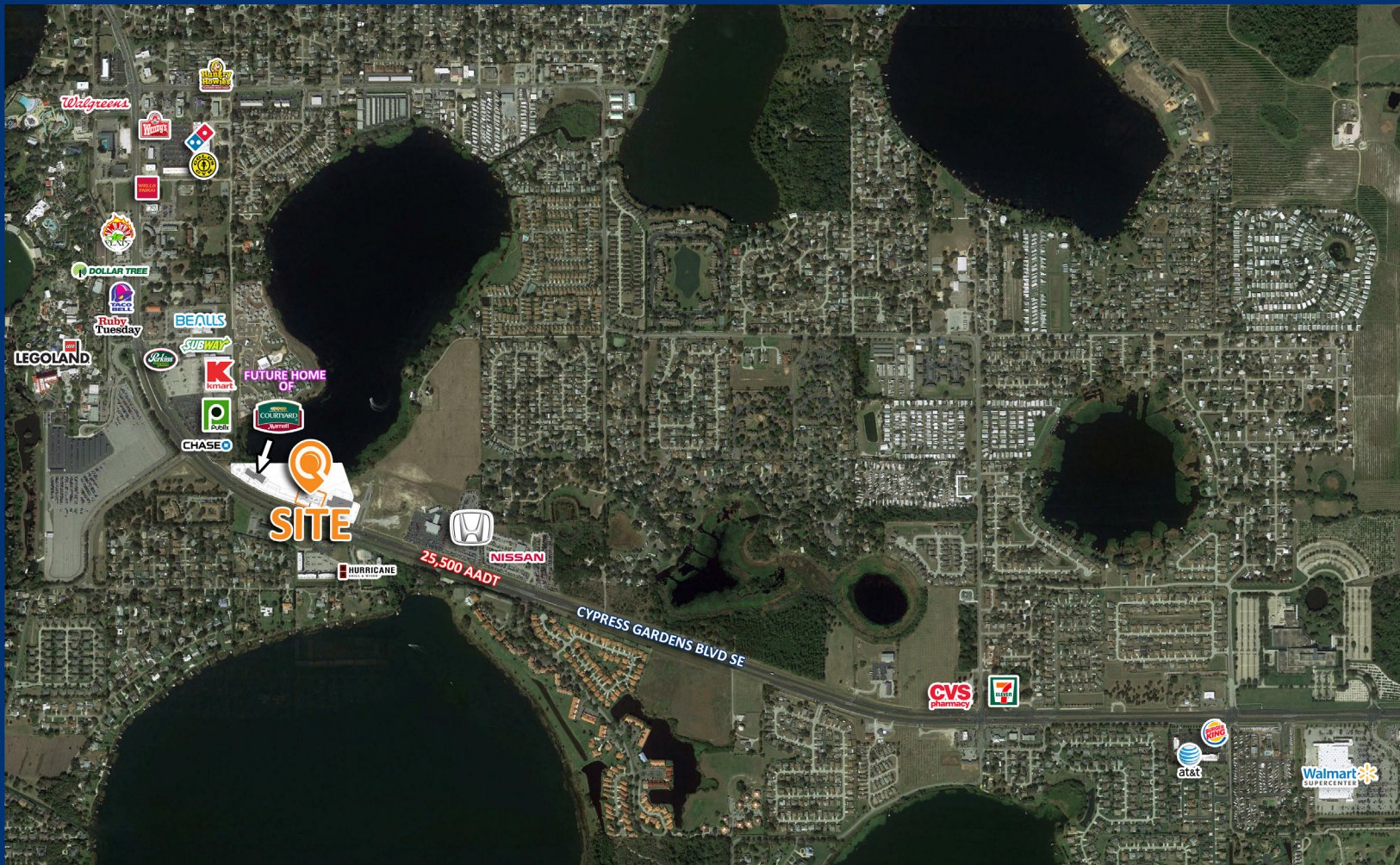
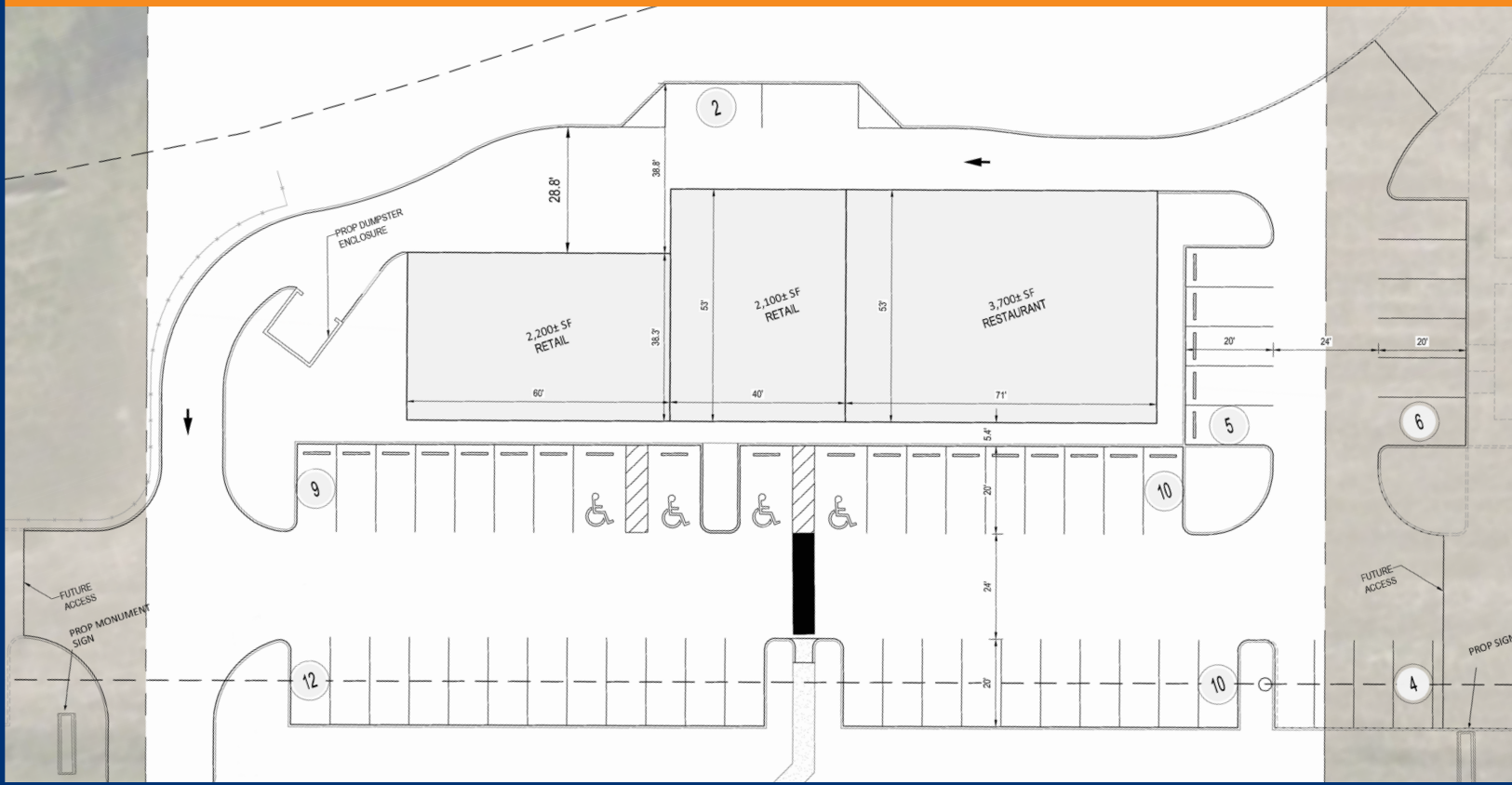
(Applied Geographic Solutions 2017)

[LQWEST.COM/DEXTER-LAKE-PLAZA](http://LQWEST.COM/DEXTER-LAKE-PLAZA)

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