

THE GARDENS CENTER

Retail/Office Space for Lease

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For further information regarding this property, please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



3023 Cypress Gardens Rd Winter Haven, FL 33884

- Available suites ranging in size from 1,000 SF to 4,000 SF.
- Thriving plaza located off Cypress Gardens Blvd., a few blocks from LEGOLAND, approx. 1 mile East of State Farm Insurance headquarters and Downtown Winter Haven.
- Join tenants: Beijing Restaurant - Hungry Howies - Cypress Insurance - Kathy's Nail Salon - Glambar Studio - Mattress Store A 2 Z IT Technology Systems.
- Lease Rate \$14.00/SF plus applicable state sales tax.



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



WINTER HAVEN, FLORIDA RETAIL/OFFICE SPACE - FOR LEASE

Property Identification: **THE GARDENS CENTER**

Property Address: 3005 thru 3027 Cypress Gardens Road
Winter Haven, FL 33884
Folio #: 26-28-35-662230-001820, Polk County

Property Location: NE corner of Cypress Gardens Road, bordered by Tyler Avenue to the West and Buchanan Road, 2 blocks off Cypress Gardens Boulevard.

Property Type: Mini Plaza – Neighborhood center - Retail/Office.

Size Building: 12,000 SF - CB construction, built 1990, divided into multiple suites (retail/office).

Land size: 1.03 acres

UNIT	SIZE	DETAILS	COMMENTS
3005	1,500 SF	LEASED	Beijing Chinese Restaurant
3007	1,000 SF	LEASED	Hungry Howies
3009	2,000 SF	Suite with kitchen sink (former Vegan Café)	Available
3013	1,000 SF	Open retail area	Available
3017	1,000 SF	Open retail	Available
3019	1,000 SF	LEASED	Mattress Store
3021	1,000 SF	LEASED	Cypress Insurance Management
3023	1,500 SF	LEASED	GlamBar Studio
3025	1,000 SF	LEASED	Kathy's Nail Salon
3027	1,000 SF	LEASED	A 2 Z – I.T. Services

Lease Rate: \$14.00/SF, plus applicable State sales tax

Future Land Use: CAC (Community Activity Center), Unincorporated Polk County

Utilities: Each suite is separately metered for utilities
Electric: TECO (Tampa Electric Company)
Water and sewer: City of Winter Haven
Gas: Florida Public Utilities/Natural Gas

Comments: Great mini-plaza in the Cypress Gardens Blvd., LEGOLAND area, in the hub of major commercial and residential activity.

Each space has its own sign box and space on the large pylon sign. Excellent access, visibility and parking.

Plaza has undergone recent renovations including upgraded landscaping.

Contact: Maria Mahoney, 863 619-6740
Florida Licensed Real Estate Broker

3005 - 3027 CYPRESS GARDENS ROAD, WINTER HAVEN, FL 33884



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