

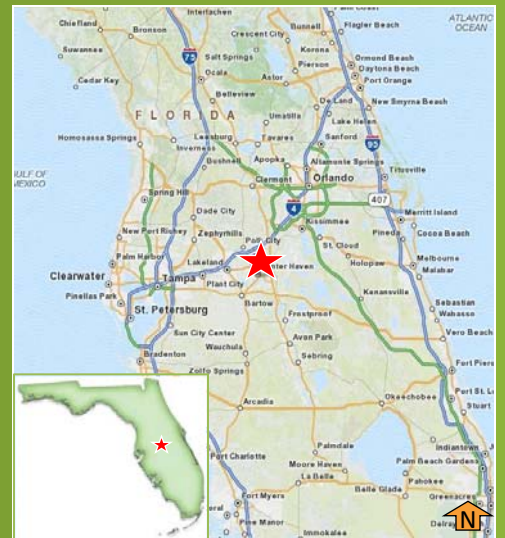
# Retail For Lease Polk County

## CITI CENTRE, 231-253 & 410-470 Citi Centre Street, Winter Haven, FL 33880



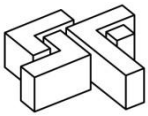
### Leasing Information

<b>Location</b>	Located on Highway 17, the main commercial thoroughfare running through Polk County.			
<b>Availability</b>	1,200 SF			
<b>Property Amenities</b>	<ul style="list-style-type: none"> <li>• 185,705 SF center anchored by Macy's, Belk, Lowe's &amp; Staples</li> <li>• Walgreens, LongHorn Steakhouse, Regions Bank &amp; Carrabba's are located on the outparcels</li> <li>• Redeveloped in 2000</li> <li>• Property is bordered by streets on all four sides, creating excellent visibility and accessibility</li> <li>• Zoning: C-3 (Highway Commercial)</li> </ul>			
<b>Area Highlights</b>	<ul style="list-style-type: none"> <li>• Home to Polk State College - Winter Haven Campus (5,200 students)</li> <li>• Within 3 blocks of downtown Winter Haven</li> <li>• Within 5 miles of LEGOLAND Florida (1.5 million annual visitors)</li> <li>• Near the State Farm Insurance regional Florida headquarters and the regional distribution centers for both Sherman-Williams Paint Company and Wal-Mart.</li> </ul>			
<b>Traffic Counts</b>	US 17 (Third St SW) – 55,600 vpd / Avenue K – 16,200 vpd			
<b>Parking</b>	Spaces: 226 spaces – 3.8/1,000 SF			
<b>Demographics</b>		<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
	Population (2012 estimate):	6,647	41,835	92,384
	Population (2017 projected):	6,783	43,058	95,229
	Daytime Population:	13,645	27,065	41,112
	# of Households	2,869	16,612	35,566
	Average Income:	\$45,641	\$50,351	\$52,149
	Median Income:	\$34,402	\$38,098	\$39,527



Representative Tenants:

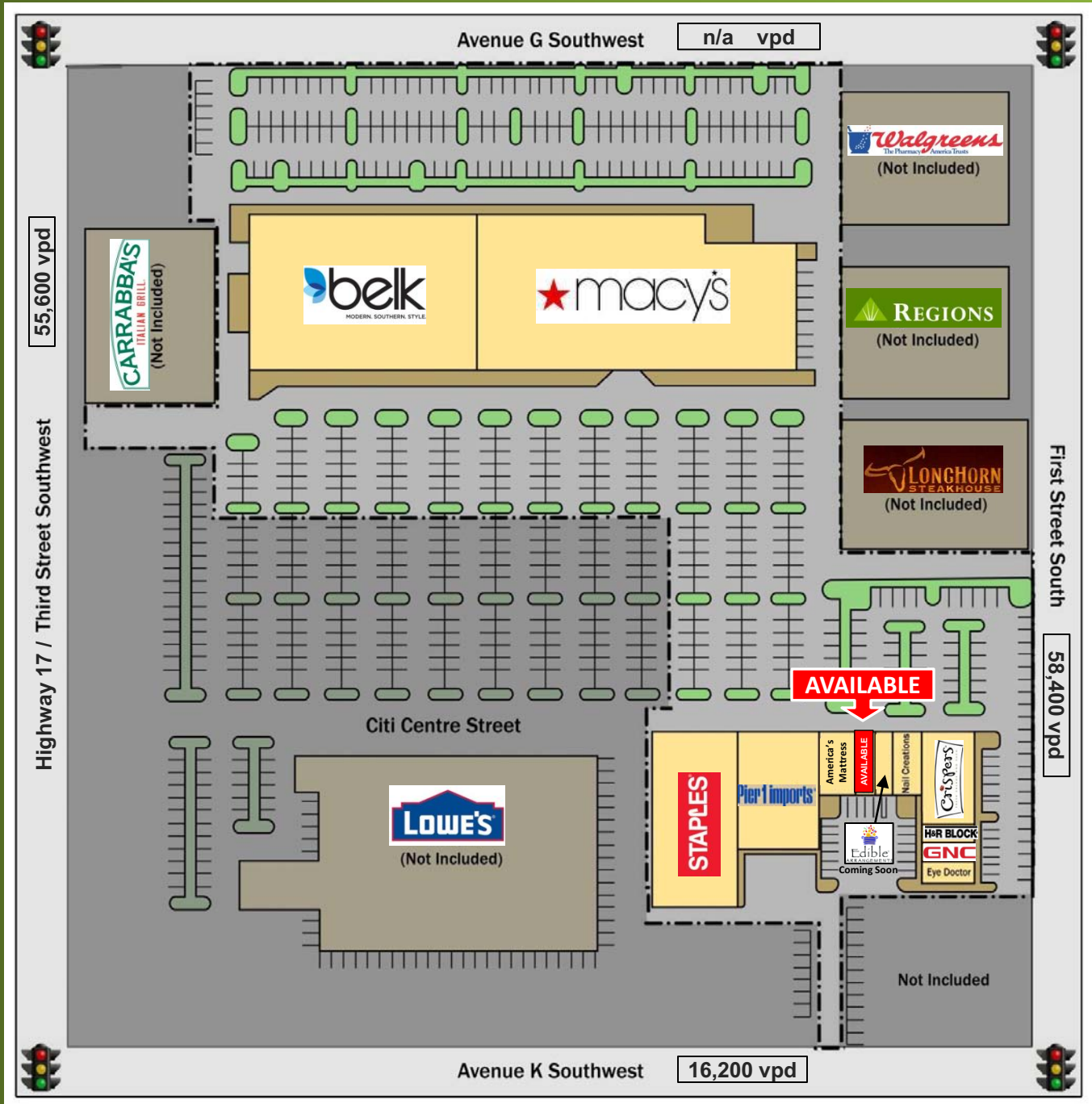


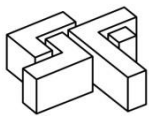


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Located in the northeast quadrant of Third Street Southwest (Hwy 17) & Avenue K Southwest.





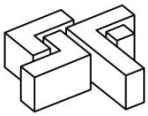
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## TENANT ROSTER

<u>BAY</u>	<u>IN-LINE TENANTS</u>	<u>SQFT</u>
A01	Macy's	75,000
A02	Belk	60,875
A03	Staples	23,942
R01	Optical Outlet	1,200
R02	GNC	1,200
R03	H&R Block	1,200
R04	Crispers	5,400
R06	Nail Creations	870
R07	Edible Arrangements (Coming Soon)	1,200
<b>R08</b>	<b>Available</b>	<b>1,200</b>
R09-R11	America's Mattress	3,600
R12	Pier 1 Imports	10,018
<b>TOTAL</b>		<b>185,705</b>





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