CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR LEASE
OFFICE SPACE
$0

1100 SQFT FLEXIBLE RETAIL, OFFICE, OR STUDIO SPACE
IN DOWNTOWN WINTER HAVEN, FL | POLK COUNTY, FL

175 AVENUE A NW, WINTER HAVEN, FL 33881

LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288

CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

LEASE RATE	$17 SF/YR

OFFERING SUMMARY

Listing Price	$17 SF/yr
County	Polk
Zoning	C-1
Utilities	City of Winter Haven
Parcel IDs	262829621000012160
Coordinates	28.0231215, -81.7282878
Real Estate Taxes	2896

PROPERTY OVERVIEW

Downtown Winter Haven Commercial Opportunity
Positioned in downtown Winter Haven, 175 Ste 2 Ave A NW, Winter Haven, FL 33881 offers a well-maintained commercial space with a linear floor plan, one restroom, and updated interior finishes. The layout provides for a variety of commercial users, including retail, professional office, boutique showroom, creative studio, or personal service use.

This property is well-suited for an owner-user, small business operator, or investor seeking a functional and adaptable commercial space in a convenient central location. With clean interiors and a practical footprint, the property offers immediate usability and long-term flexibility.

ID#: 1634352

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Broker
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Additional Photos

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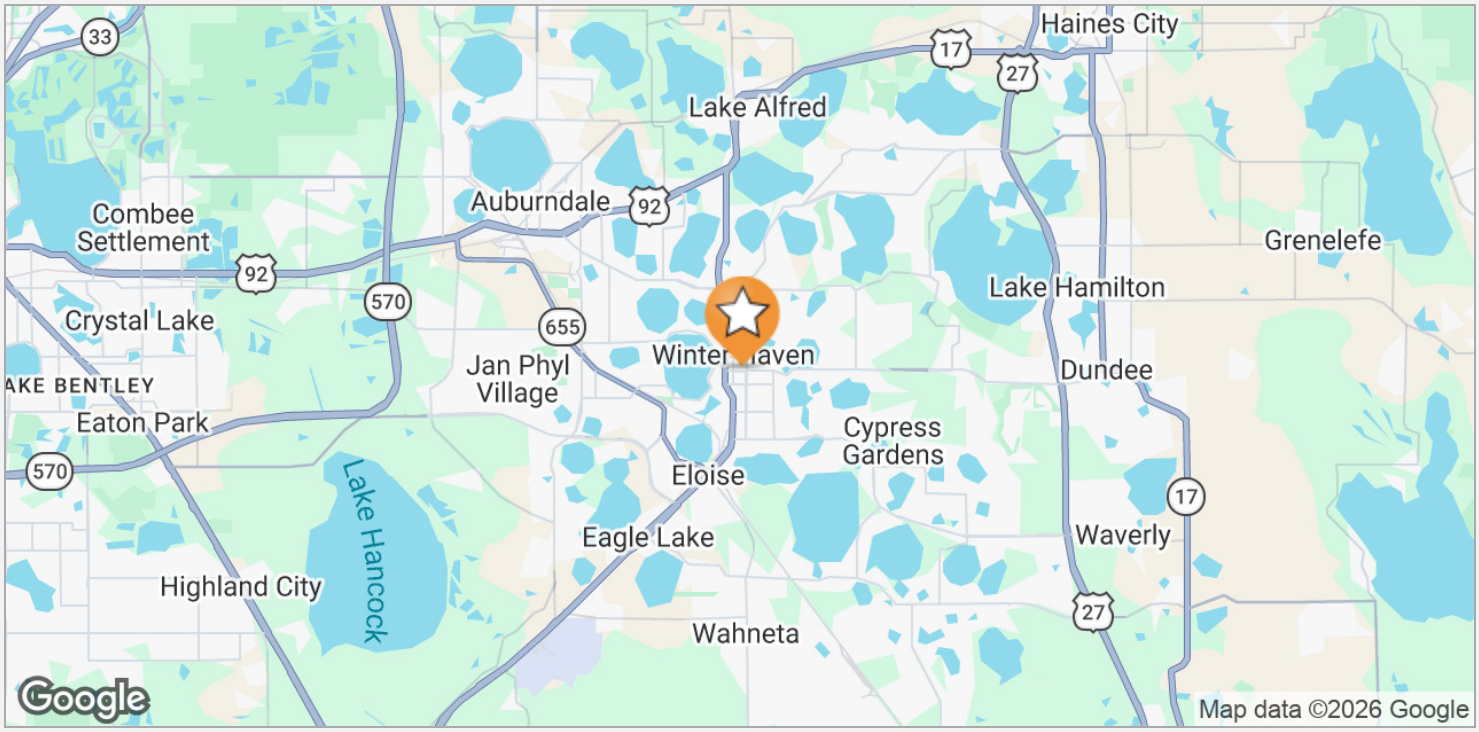
Location Maps



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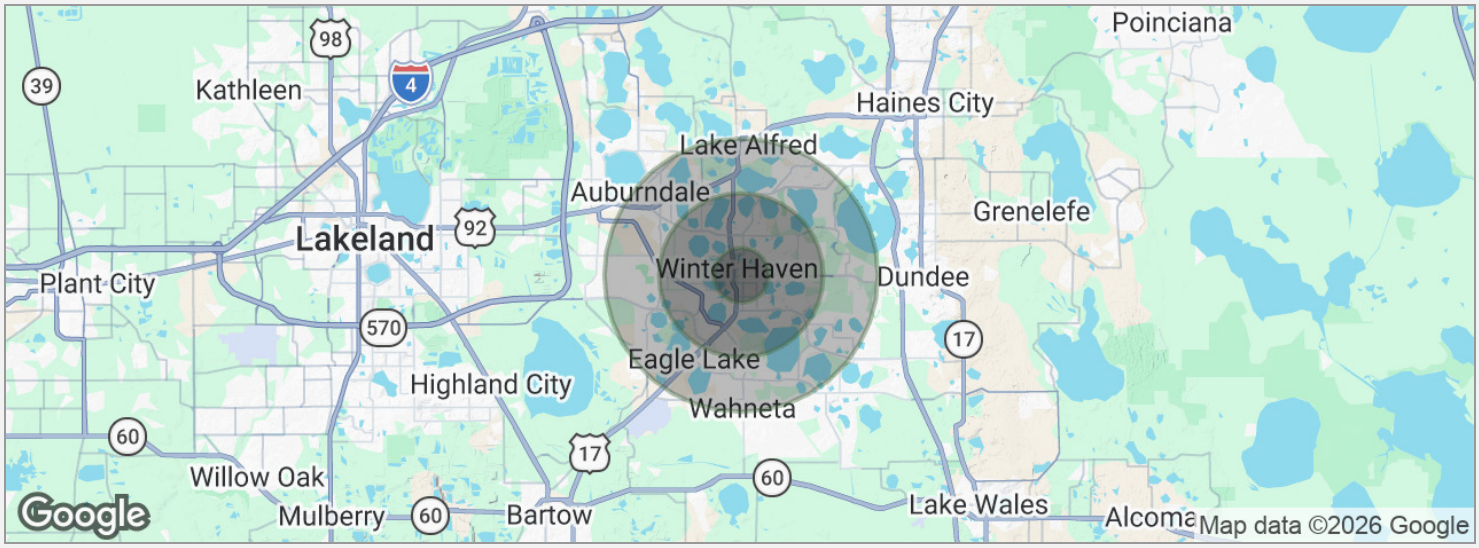
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,197	49,997	112,574
Median age	39.6	39.1	39.7
Median age (male)	31.8	36.8	37.8
Median age (Female)	49.8	41.6	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,120	18,782	40,957
# of persons per HH	2.3	2.7	2.7
Average HH income	$63,822	$74,865	$78,892
Average house value	$183,896	$227,750	$226,365

** Demographic data derived from 2020 ACS - US Census*

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FL #BK3480328

PROFESSIONAL BACKGROUND

Lorena Cordero is a seasoned commercial, industrial, and vacant land specialist at Crosby & Associates, bringing deep expertise and a personal touch to Florida's dynamic real estate market. Based in Winter Haven, she skillfully guides clients through complex transactions involving development land, industrial sites, and commercial investments.

At Crosby, Lorena has spearheaded a variety of high-profile listings—from shovel-ready subdivisions to retail and hospitality parcels. Her local market savvy and full-service approach ensure investors and developers alike receive tailored, strategic guidance.

A native Spanish speaker with strong local roots, Lorena is committed to serving a diverse client base across Polk and neighboring counties. Her career is defined by client-first service, transparent communication, and a deep understanding of market trends and entitlement processes.

Beyond her professional life, Lorena is a dedicated mother of two: Andrés, currently in high school, and Esteban, in elementary school. As the parent of a special-needs child, Lorena brings extra empathy, patience, and advocacy skills—qualities she channels into her work, ensuring each client feels truly heard and supported.

Lorena holds a real estate broker's license in Florida and maintains active involvement in community and professional circles. She also supports local education and inclusion initiatives, reflecting her commitment to giving back to the region she serves.

EDUCATION

A.A.- Polk State College

MEMBERSHIPS

Active Member with East Polk County Realtors Association

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