



FOR LEASE OFFICE SPACE GROUND LEASE OR BUILD-TO-SUIT

4,176 SQFT UP TO 30,000 SQFT BUILD-TO-SUIT OFFICE
OPPORTUNITY ON MEDICAL ROW, WINTER HAVEN

1285 1ST STREET, WINTER HAVEN, FL 33880



 **Winter Haven Hospital**
BayCare Health System


FLORIDA STATE UNIVERSITY
COLLEGE OF MEDICINE

Family Medicine Residency

 **Winter Haven
Women's Hospital**
BayCare Health System


Advent Health

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

CALL FOR DETAILS

OFFERING SUMMARY

| | |
|--------------------------|------------------------|
| Acres | 1.14 Acres |
| County | Polk |
| Zoning | Commercial Highway C-3 |
| Utilities | City of Winter Haven |
| Parcel IDs | 26-28-32-000000-011180 |
| Coordinates | 28.008295, -81.7273007 |
| Real Estate Taxes | \$27,834.99 |

Flexible Leasing Options:

- 1. Existing Space:** Lease the current office space of 4,176 sq ft
- 2. Custom Expansion:** The owner is open to an expansion or build-to-suit option, offering a tailored space to meet your specific needs.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,140 | 21,206 | 46,675 |
| Total Population | 7,413 | 54,206 | 120,643 |
| Average HH Income | \$75,168 | \$79,956 | \$79,504 |

ID#: 1051005

Property Details & Highlights

3

Discover the ideal location for expanding your medical practice in Winter Haven, FL. This custom build-to-suit office space, prominently located on Medical Row, offers a unique opportunity for medical professionals seeking to establish or enhance their presence in the area.

Key Features:

Strategic Location: Enjoy excellent visibility and easy access across the county, thanks to the property's close proximity to US 17 & SR 540.

Near Major Hospitals: Ideally positioned for healthcare providers, this site is in close connection with Bay Care Hospital and the Women's Hospital, perfect for those seeking to establish a strong medical network.

Local Incentives: Benefit from the Downtown Winter Haven CRA, providing incentives to prospective tenants.

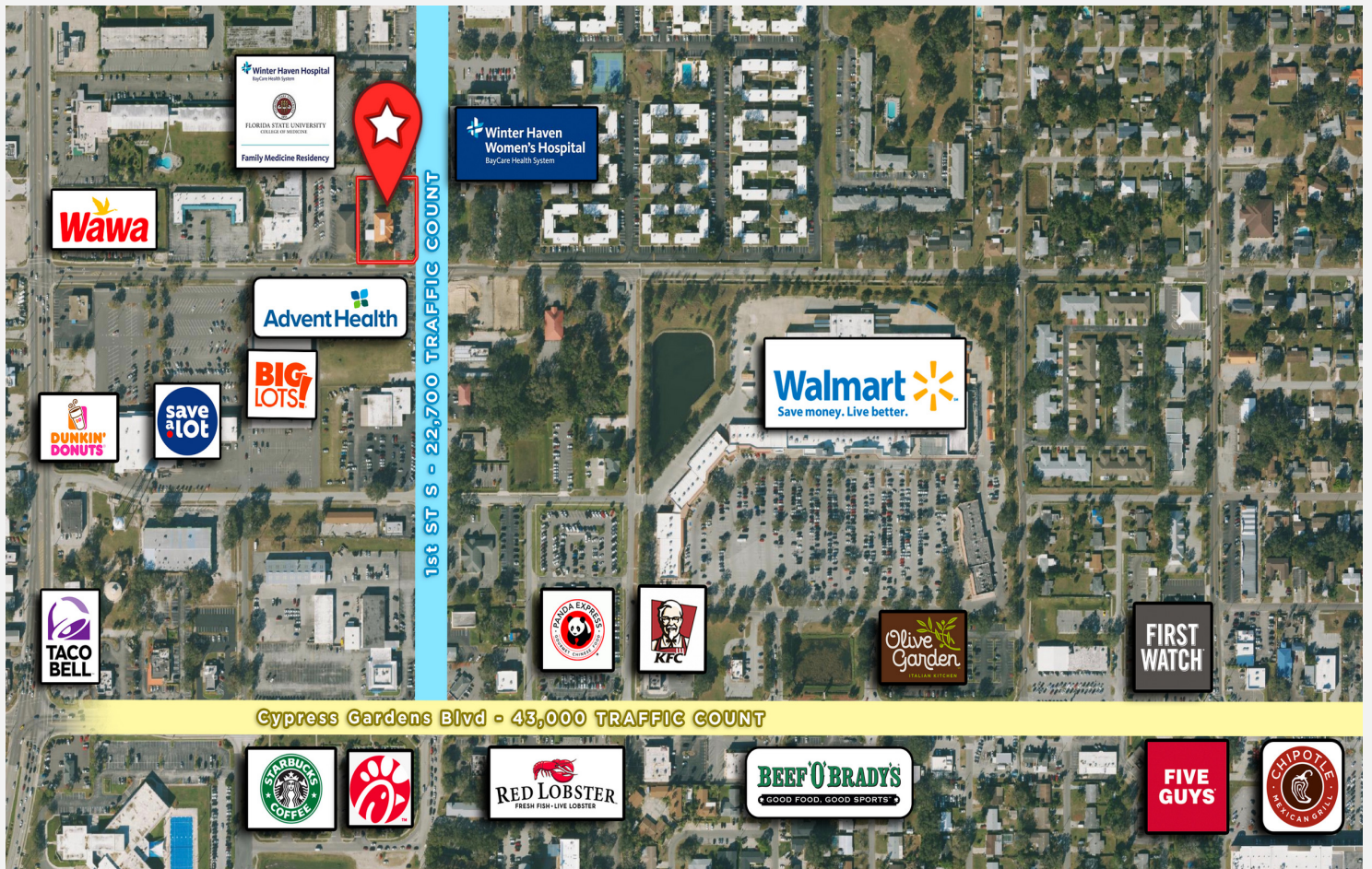
Accessible: The property boasts 3 access points, ensuring easy entry and exit, and is conveniently located at a traffic signal.

Occupancy Details:

Plan for occupancy one year from lease execution, with potential for earlier access depending on the current tenant's schedule.

- The site allows up to 30,000 SF with a total of 90 parking spaces
- Traffic lighted intersection on Winter Haven medical corridor
- Across the street from Bay Care Women's Hospital
- Adjacent to the new 42,000 SF Bay Care Residency Program building
- Less than 1 mile from Bay Care Winter Haven Hospital
- Access to 1st St and Ave O SW
- Building and Parking lot expandable

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Broker
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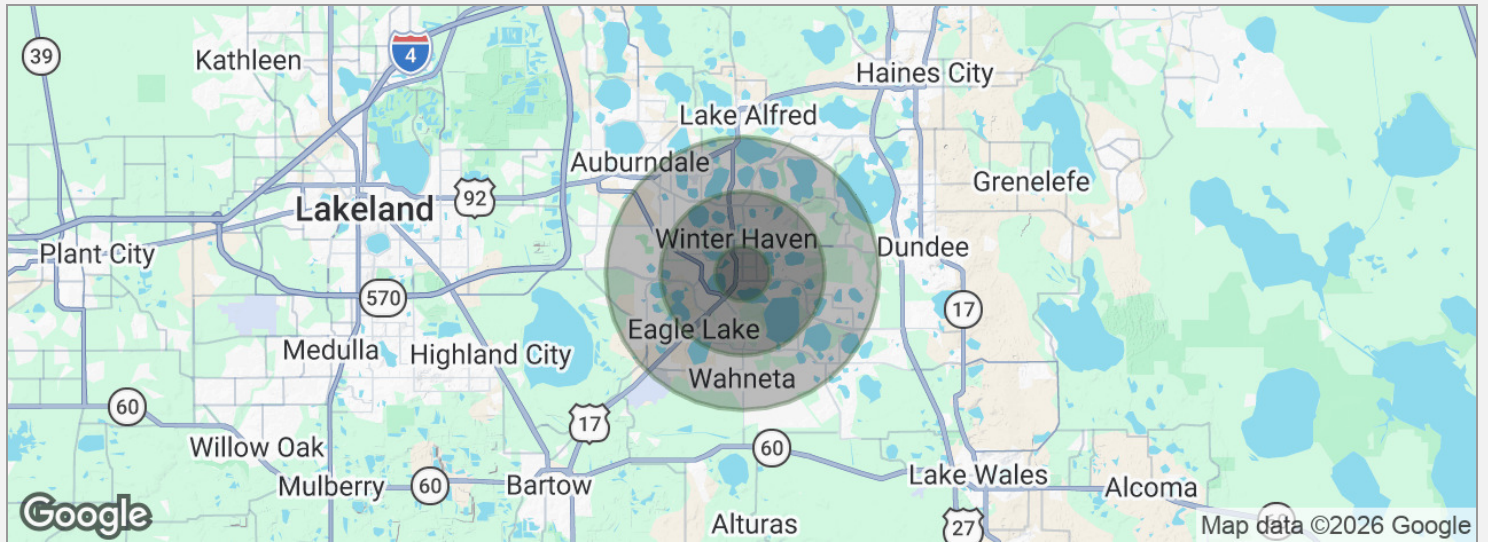


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Additional Photos



ID#: 1051005



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 7,413 | 54,206 | 120,643 |
| Median age | 41 | 42 | 42 |
| Median age (male) | 40 | 40 | 41 |
| Median age (Female) | 43 | 43 | 43 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,140 | 21,206 | 46,675 |
| # of persons per HH | 2.4 | 2.6 | 2.6 |
| Average HH income | \$75,168 | \$79,956 | \$79,504 |
| Average house value | \$331,122 | \$285,744 | \$274,838 |

* Demographic data derived from 2020 ACS - US Census

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LORENA ALVAREZ CORDERO

Broker

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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.

Crosby & Associates, Inc.
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