



# THE GARDENS CENTER

## Retail Space for Lease

3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

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Since 1998*

For further information  
regarding this property,  
please contact:  
**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



3023 Cypress Gardens Rd Winter Haven, FL

- Retail/Office space available for lease. Minimum 1,000 SF  
Maximum 5,000 SF
- Thriving shopping center. Join tenants such as Beijing Restaurant - Hungry Howies - Cypress Insurance - Kathy's Nail Salon - A 2 Z I.T Systems and GlamBar Studio.
- Located off Cypress Gardens Blvd., a few blocks from LEGOLAND, approx. 1 mile East of State Farm Insurance headquarters and Downtown Winter Haven.
- Lease Rate \$12.00/SF plus applicable State sales tax.



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## 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	Office suite	Available
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: \$12.00/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

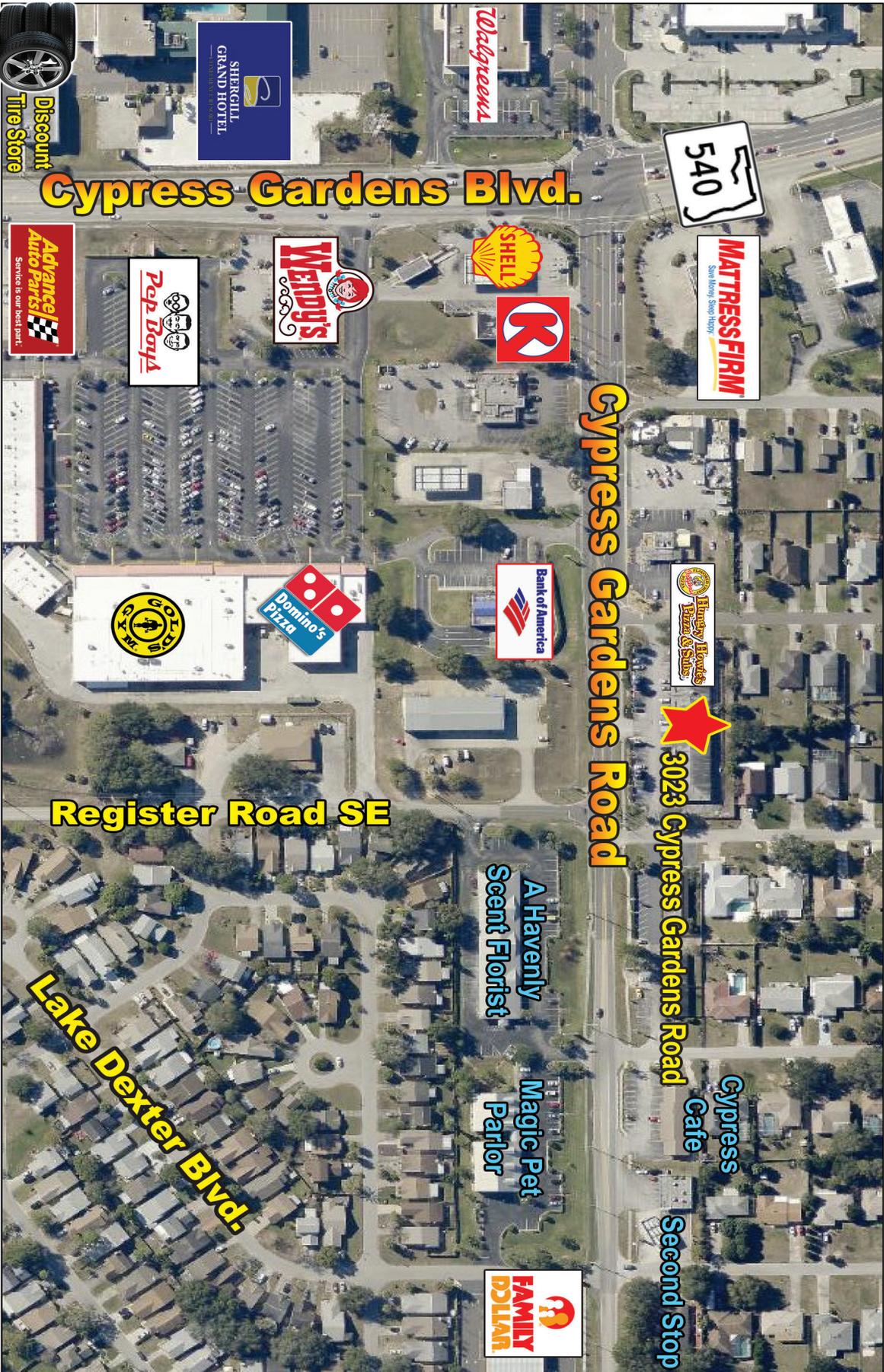
Comments: Great mini-plaza in the Cypress Gardens Blvd., LEGOLAND area, in the hub of major commercial and residential activity.

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

Plaza has undergone renovations in 2015-2016 (new exterior paint, upgraded landscaping, new dumpster pads and other).

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

3005 - 3027 CYPRESS GARDENS ROAD, WINTER HAVEN, FL



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