



3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

**Phone: 863-619-6740**  
**Fax: 863-619-6750**

maria@mahoneygroupinc.com  
www.mahoneygroupinc.com

*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*

For further information  
regarding this property,  
please contact:

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



# Winter Haven Medical Village

## Suites For Lease



### 7450 Cypress Gardens Blvd. Winter Haven, FL 33884

- 36,579 ± SF medical center, built in 2007.
- Medical suites available for lease.
- Various sizes and configurations.
- On Cypress Gardens Boulevard (Winter Haven's main East/West thoroughfare,) approx. 3/4 miles West of US Highway 27 and 2 miles East of Legoland.
- Superior location with great access and visibility in Winter Haven's commercial corridor.
- Base Lease Rate: \$22.00/SF, NNN (\$4.50/SF)



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 Medical Village

Property Address: 7450 Cypress Gardens Blvd., Winter Haven, FL 33884  
 Property Folio: 27 29 07 855612 000050 Polk County

Property Location: On Cypress Gardens Blvd., (Winter Haven's main East/West thoroughfare, approx. ¾ mile West of US Highway 27 and 2 miles East of LEGOLAND.

Property Type: 36,579 SF former retail plaza, built 2007, fully sprinklered. Completely renovated in 2014 into the Winter Haven Medical Village. All suites were customized to the specific requirements of each tenant and the building's exterior was updated. The "retail feel" and location gives patients convenient access to their healthcare provider.

UNITS	SIZE	LEASE RATE	COMMENTS
7450	2,250 SF	Leased	Trustco Bank
<b>7482-7488 VACANT</b>	<b>4,152 SF</b>	<b>\$22.00/SF</b>	Great lay-out with center core, multiple exam rooms, large reception/waiting room + extras.
7490	3,525 SF	Leased	Dr. Obinna Nwobi
<b>7492 - VACANT</b>	<b>1,582 SF</b>	<b>\$22.00/SF</b>	Reception/Admin, multi offices, lab, breakroom
7494	3,224 SF	Leased	Integrative Physical Medicine of Winter Haven
7496	1,290 SF	Leased	Orthopedic Doctors of Winter Haven
<b>7500 - VACANT</b>	<b>2,515 SF</b>	<b>\$22.00/SF</b>	Large reception, waiting room, 4 exam rooms, lab, 3RR.
<b>7502 - VACANT</b>	<b>2,125 SF</b>	<b>\$22.00/SF</b>	Large reception, waiting room, admin., 5 exam rooms, nurse's counter.
<b>7504 - VACANT</b>	<b>1,077 SF</b>	<b>\$22.00/SF</b>	Reception, waiting room, 3 exam rooms, nurse counter.
<b>7512 - VACANT</b>	<b>1,284 SF</b>	<b>\$22.00/SF</b>	Reception, waiting room, 3 exam rooms, treatment room.
7514	1,678 SF	Leased	Sleep Telemedicine Services
7518	2,556 SF	Leased	Florida Pain Relief Group
7524	3,365 SF	Leased	Prime Radiology of Winter Haven
7554	1,536 SF	Leased	Elegant Massage
7556	1,481 SF	Leased	Bio-Reference Laboratories
7558	3,000 SF	Leased	Florida Medical Associates

Operating Expenses: Leases are NNN, (CAM charges est. \$4.50/SF)

Land Size/Dimensions : 4.23 acres

Land Use/Zoning: RAC Regional Activity Center (C-3 zoning)

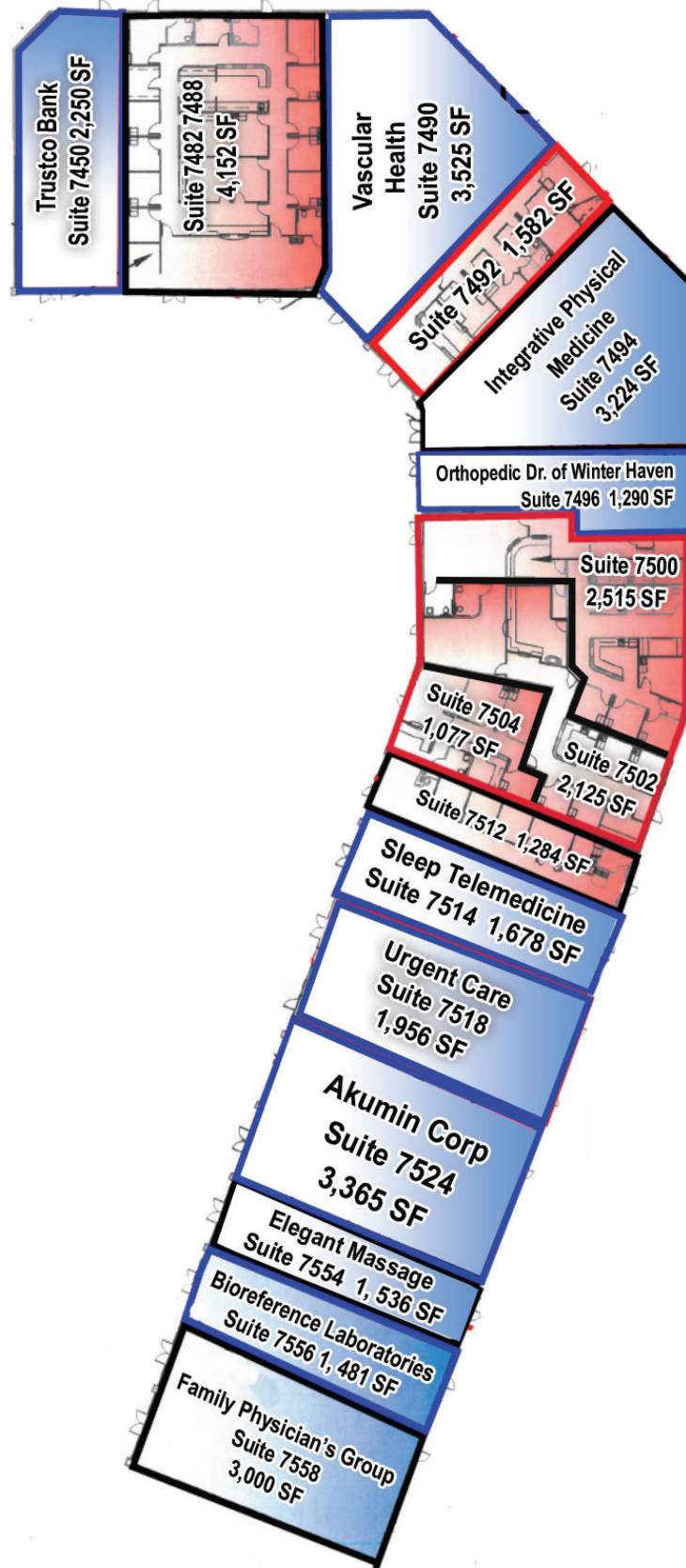
Parking: 175 spaces (7 H/C).

Signage: Pylon sign + individual channel lettering signs on façade.

Comments: Highly accessible medical center serving the US Highway 27 Corridor (East Winter Haven/Lake Wales/Haines City) with superior location in Winter Haven's commercial corridor.

Leasing Agent: Maria Mahoney, **863 619-6740** - Florida Lic. RE Broker

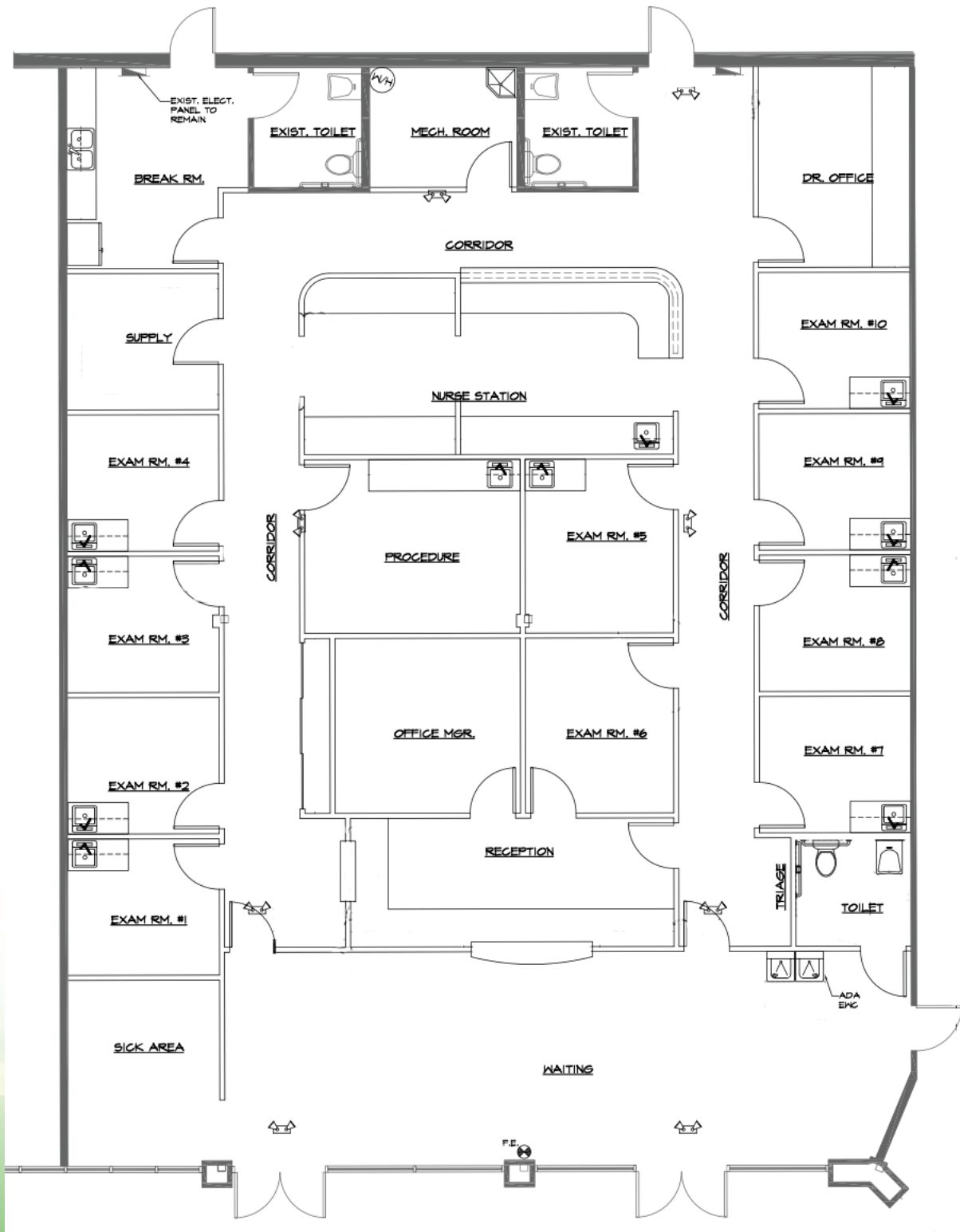
**7450 Cypress Gardens Blvd.  
 Winter Haven, FL 33884**



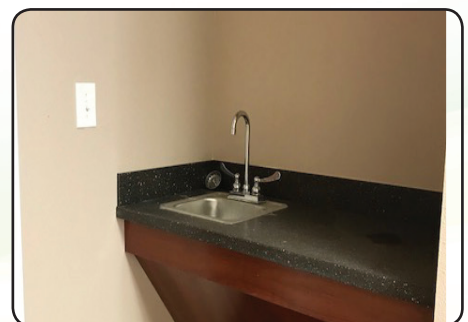
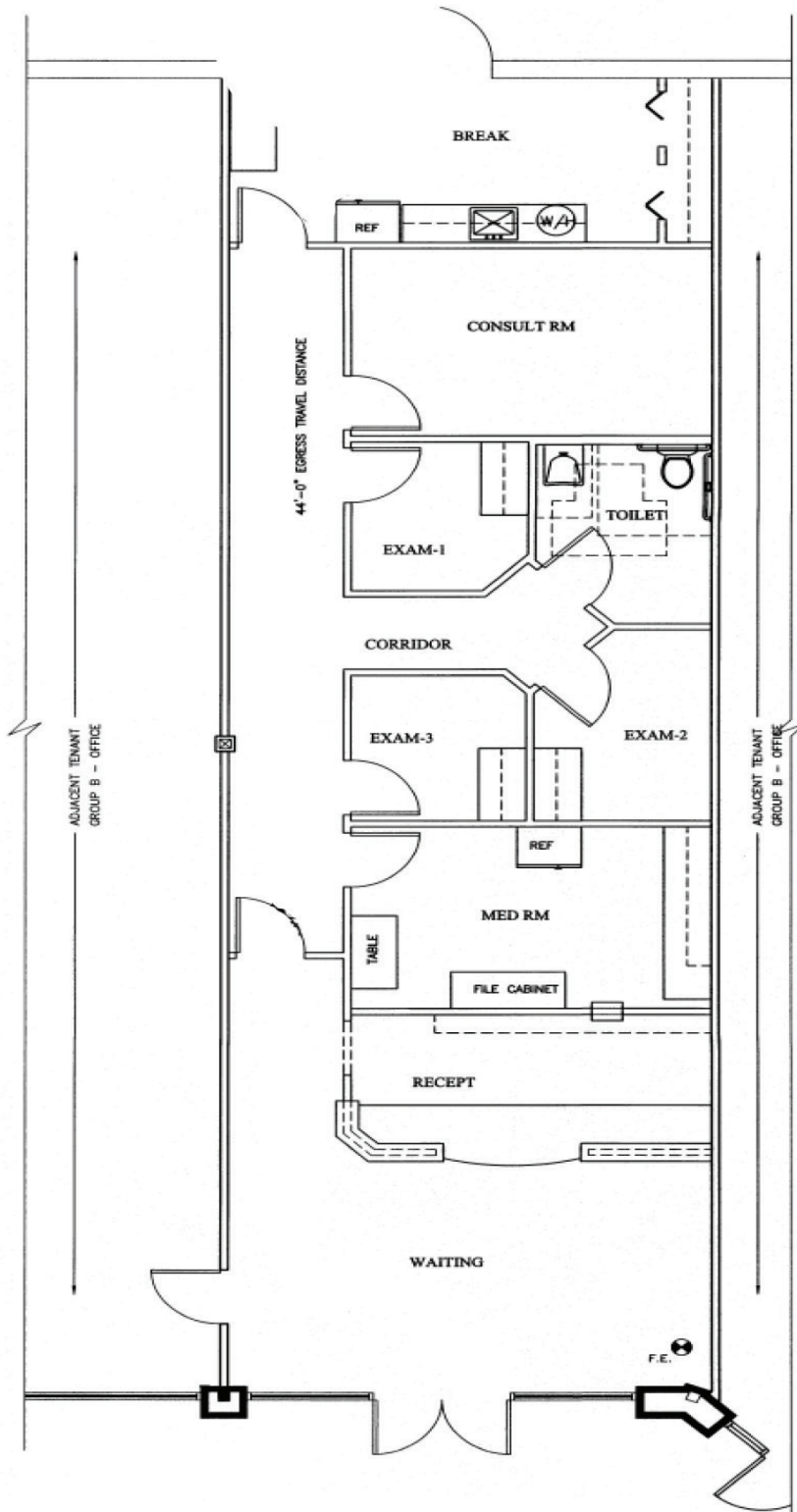
**7450 Cypress Gardens Blvd.  
 Winter Haven, FL 33884**



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.

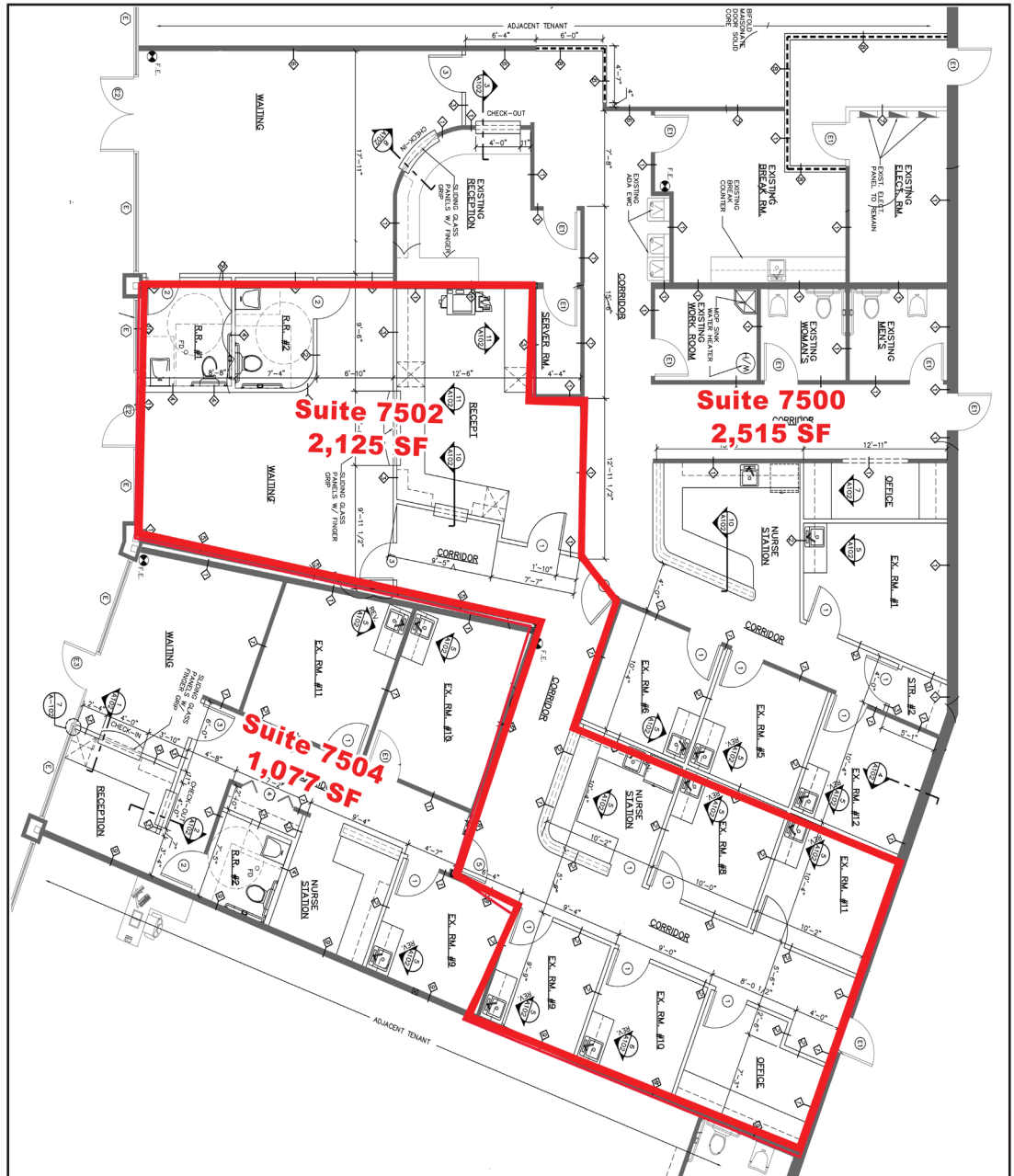


**7450 Cypress Gardens Blvd.  
 Winter Haven, FL 33884  
 Suite 7492**



**7450 Cypress Gardens Blvd.  
 Winter Haven, FL 33884  
 Suites 7500, 7502 & 7504**

**Suite 7502**



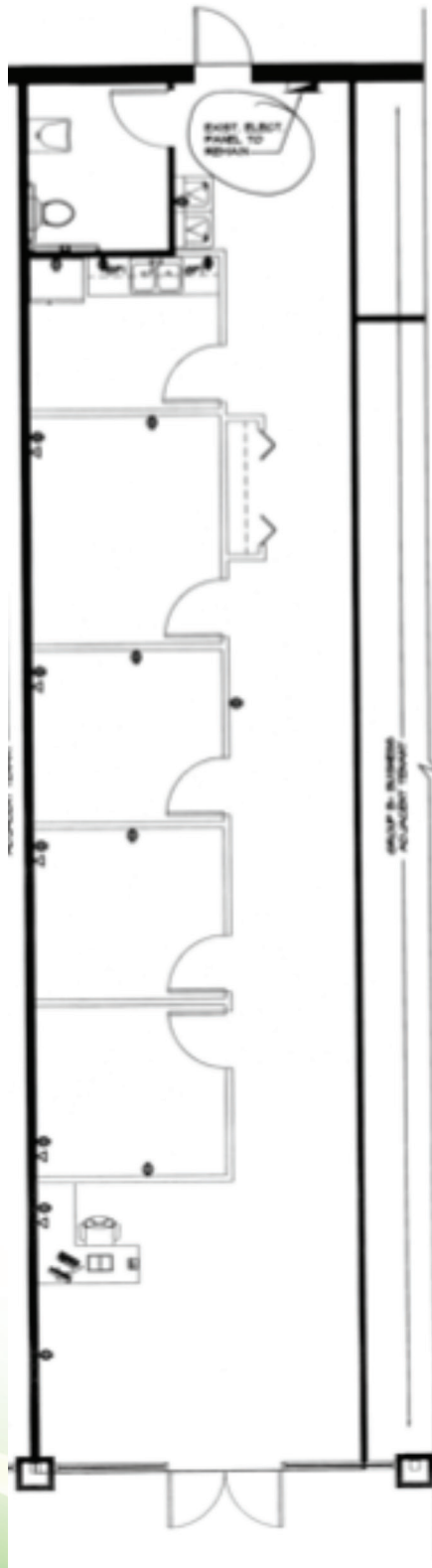
**Suite 7504**



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.



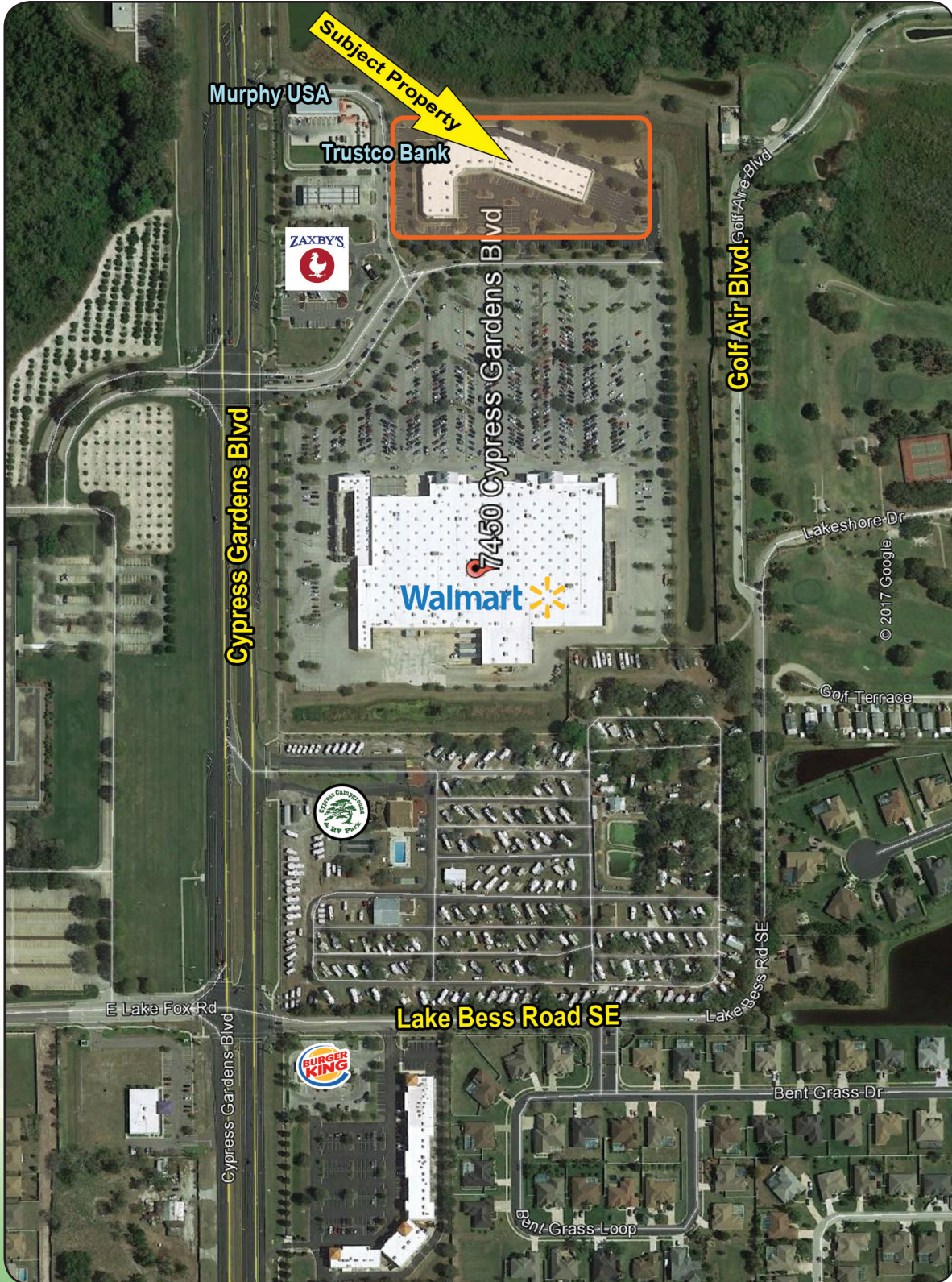
**7450 Cypress Gardens Blvd.  
Winter Haven, FL 33884  
Suites 7514**



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.



**7450 Cypress Gardens Blvd.  
Winter Haven, FL 33884**



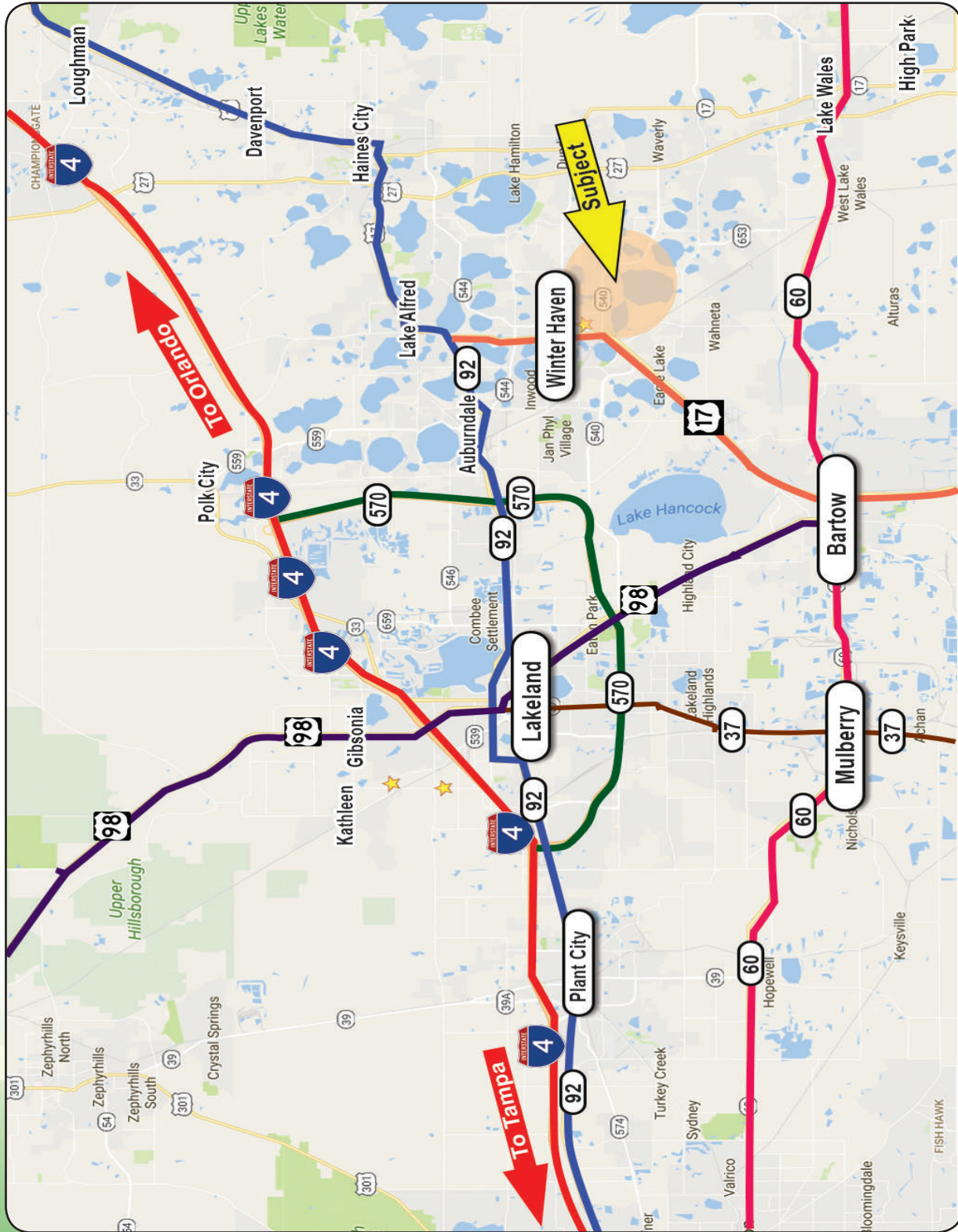
DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ 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.

**7450 Cypress Gardens Blvd.  
 Winter Haven, FL 33884**



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.

**7450 Cypress Gardens Blvd.  
 Winter Haven, FL 33884**



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

The Chain of Lakes City

# A Gem in the Heart of Florida's Super Region

### Prime Location:

- Strategically located in the heart of Florida - the 9th largest regional economy in the United States.
- More than 9 million residents and 4.1 million jobs within a 100-mile radius and \$300 billion in economic activity generated a year.
- Ideally located between two major metro areas, Tampa and Orlando.
- Convenient access to I-4, I-75, US 27 and SR 60 and the Florida Turnpike System.
- Easy access to Tampa International Airport, Orlando International Airport.



### Key Industries:

- **Logistics and Distribution:** Unparalleled Transportation and technology connectivity with the newest and most advanced rail terminal in the world. Primed to receive, produce and distribute goods both regionally and globally.
- Other booming industries include agriculture, tourism, technology, medical and professional services.
- **Home to the largest LEGOLAND park in the world.**
- Polk State College, State Farm Insurance, CSX Transportation and Tampa Electric are just a few of the big businesses thriving in Winter Haven.



### Talented Workforce:

- Polk County boasts six colleges/universities and seven technical schools educating a skilled and diverse workforce.
- Florida Polytechnic University, Southeastern University, Webber International University, Warner University, Keiser University, Polk State College & Florida Southern College.



### Attractive Incentives:

- No State personal income tax
- 10.5% lower cost of living than the national average
- Business-friendly legislation
- Incentive & exemptions for qualifying companies

### Lakefront Paradise:

- Known as the "Chain of Lakes City" for its 50 lakes within the city limits, 25 of them connected by navigable canals. Boat, fish, water ski, paddleboard, kayak or swim!
- Several public boating ramps, parks and restaurants line the shores of the lakes allowing all residents to enjoy the fabulous lakefront lifestyle



### Exceptional Lifestyle:

- Uniquely wonderful place with rich character, a historic downtown, friendly faces and walkable neighborhoods.
- Beautiful beaches, Disney World, Sea World, Universal and Numerous other vacation destinations are only a short drive away

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.