

# EXECUTIVE SUMMARY

SUITES ON CENTRAL | 331 W. CENTRAL AVENUE, WINTER HAVEN, FL



## OFFERING SUMMARY

Lease Rate:	\$750.00 per month (Gross)
Building Size:	12,278 SF
Available SF:	275 SF
Lot Size:	
Renovated:	2012

## PROPERTY OVERVIEW

Located on the corner of Central Avenue and 4th Street NW in the heart of downtown Winter Haven, Suites on Central is the perfect hub for your small business or branch location. The office building provides modern, beautifully-finished professional space, with conference room access, and other shared amenities including a kitchen/breakroom, ADA restrooms, and a mail center. Suites on Central is designed to meet the daily work needs of small business owners.

## PROPERTY HIGHLIGHTS

- Executive office suites within walking distance of many great restaurants, coffee shops, retail stores, and government offices
- All-inclusive rent
- Access to shared conference room, kitchen/break area, ADA restrooms
- Private mail box included

# LEASE SPACES

SUITES ON CENTRAL | 331 W. CENTRAL AVENUE



## LEASE INFORMATION

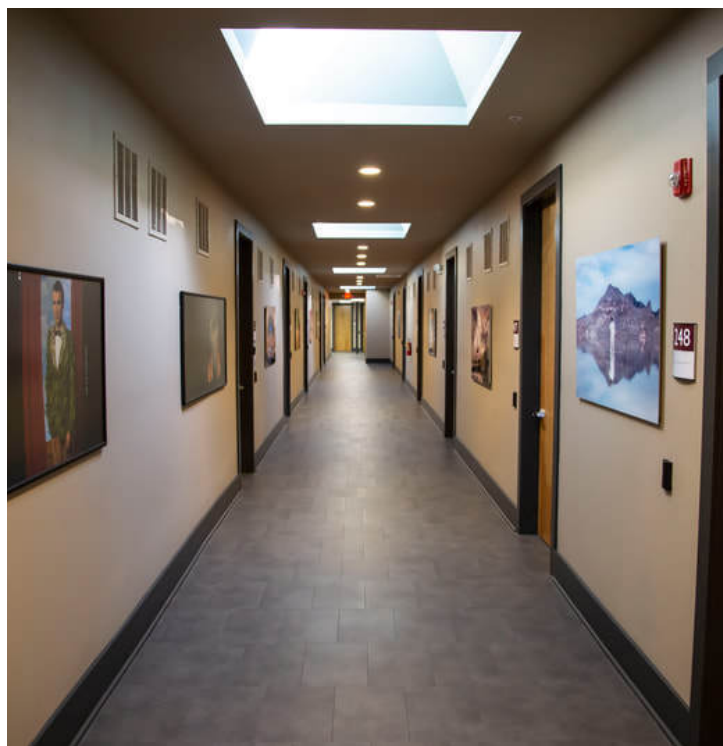
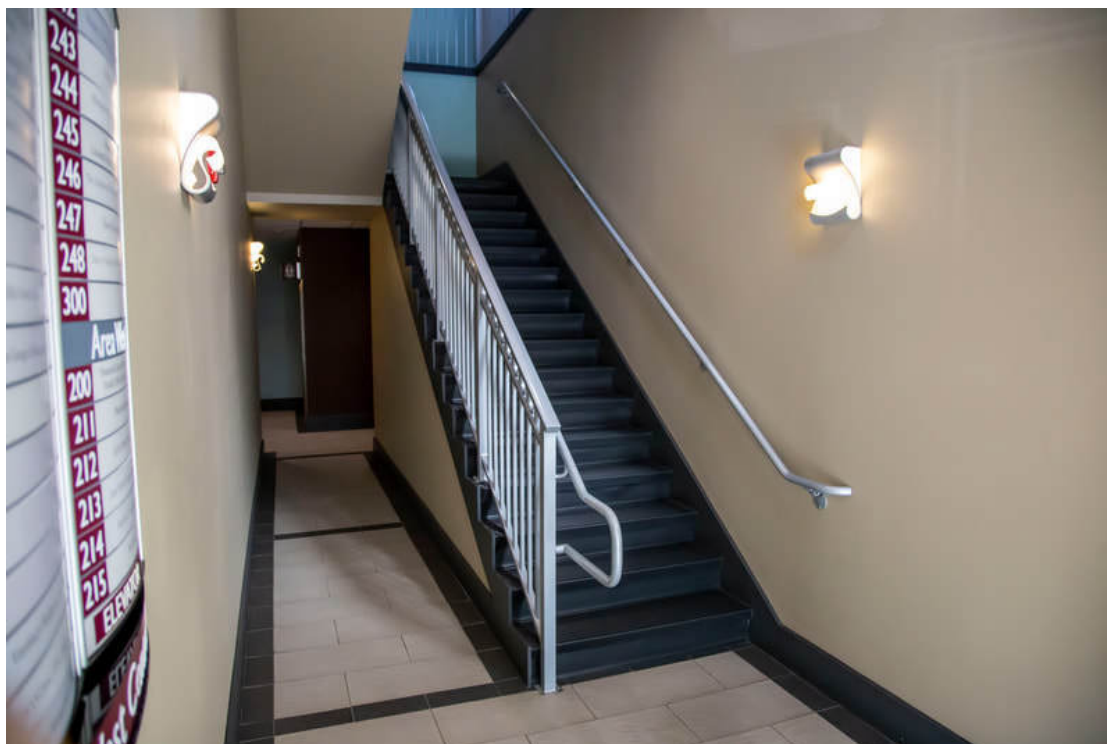
Lease Type:	Gross	Lease Term:	12 months
Total Space:	275 SF	Lease Rate:	\$750.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 243	-	300 SF	Gross	\$675 per month	-
Suite 222	-	200 SF	Gross	\$500 per month	-
Suite 221	-	200 SF	Gross	\$500 per month	-
Suite 211	Available	275 SF	Gross	\$750 per month	-
Suite 246	-	225 SF	Gross	\$525 per month	-

# ADDITIONAL PHOTOS

SUITES ON CENTRAL | 331 W. CENTRAL AVENUE



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**six/ten** LLC

# ADDITIONAL PHOTOS

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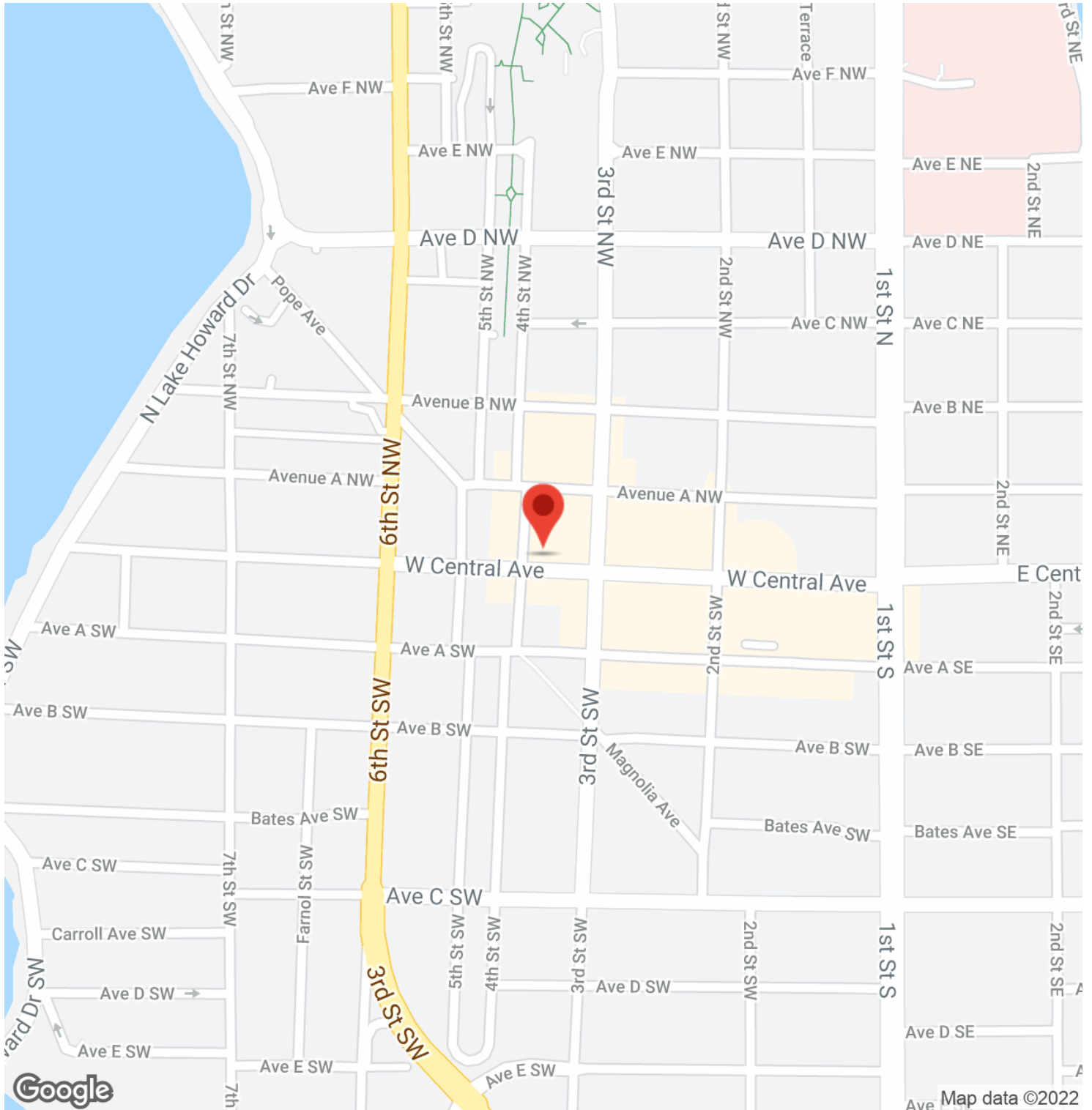


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# LOCATION MAPS

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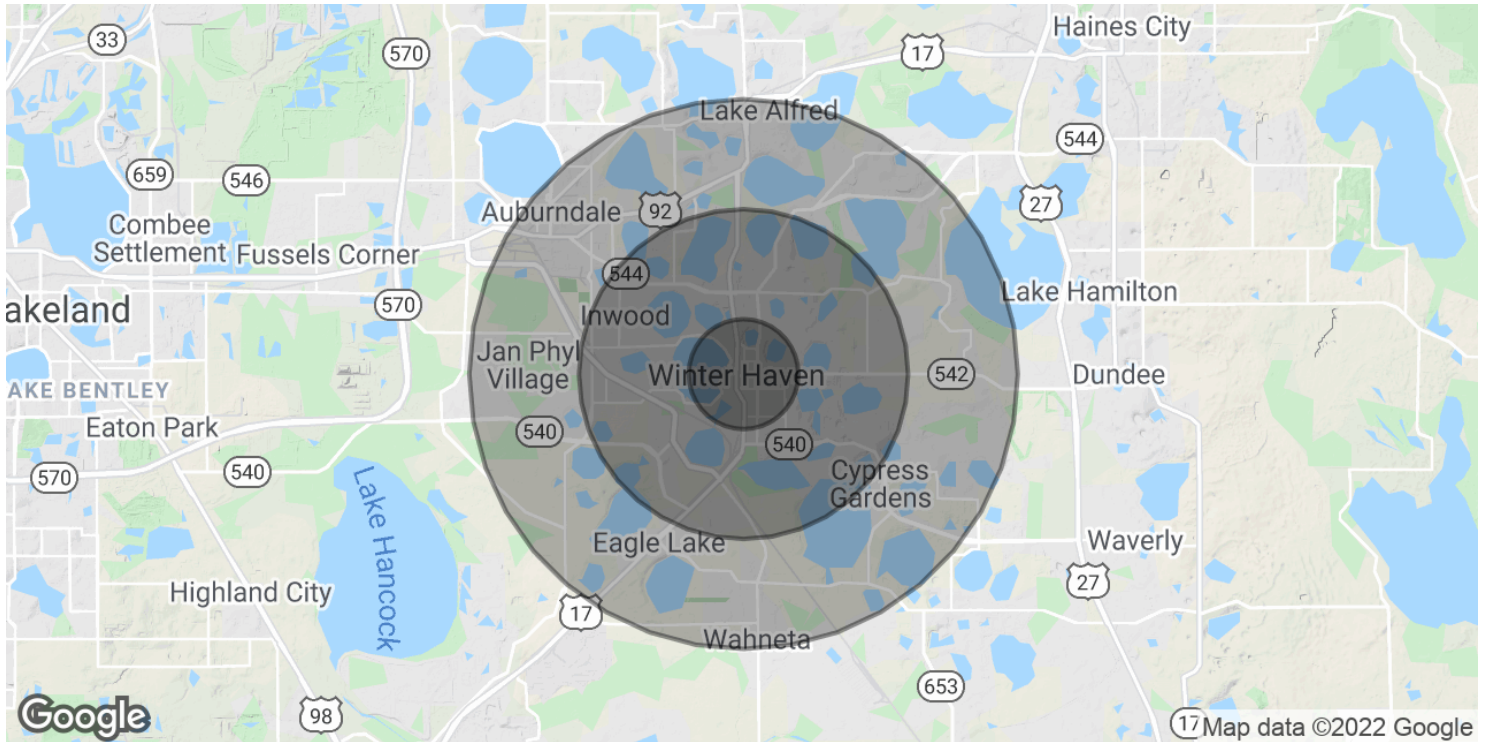


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# DEMOGRAPHICS MAP & REPORT

SUITES ON CENTRAL | 331 W. CENTRAL AVENUE



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,595	44,265	89,483
Average age	38.8	37.5	39.4
Average age (Male)	39.2	37.3	38.8
Average age (Female)	40.6	38.4	40.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,118	17,679	35,054
# of persons per HH	2.1	2.5	2.6
Average HH income	\$41,635	\$49,347	\$52,343
Average house value	\$165,707	\$176,280	\$172,455

\* Demographic data derived from 2010 US Census