CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
OFFICE SPACE
$800,000

2,226 SF MEDICAL OFFICE | WINTER HAVEN MEDICAL CORRIDOR

399 AVENUE K SE, WINTER HAVEN, FL 33880

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

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399 Avenue K SE, Winter Haven, FL 33880

Property Summary

PROPERTY DESCRIPTION

Formerly home to a well-established dental practice, this well-maintained 2,226-square-foot medical office is ideally located within Winter Haven's established medical corridor.

The property offers a clean, professional interior that can accommodate a variety of healthcare uses, including a physician's office, dental practice, specialty clinic, therapy center, or other medical-related business. There is also an opportunity to expand the existing space through an additional buildout, providing greater square footage to accommodate the tenant's needs.

Positioned at the prominent corner of Avenue K SE and 4th Street SE, the property provides convenient access and excellent visibility. Avenue K experiences approximately 7,600 vehicles per day, offering valuable exposure for a medical practice.

This is an excellent opportunity for a doctor or healthcare provider seeking a professional office in a convenient and recognizable Winter Haven location.

OFFERING SUMMARY

Sale Price:	$800,000
Building Size:	2,226 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	256	954	2,637
Total Population	651	2,504	6,775
Average HH Income	$63,208	$70,232	$76,706

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Retailer Map

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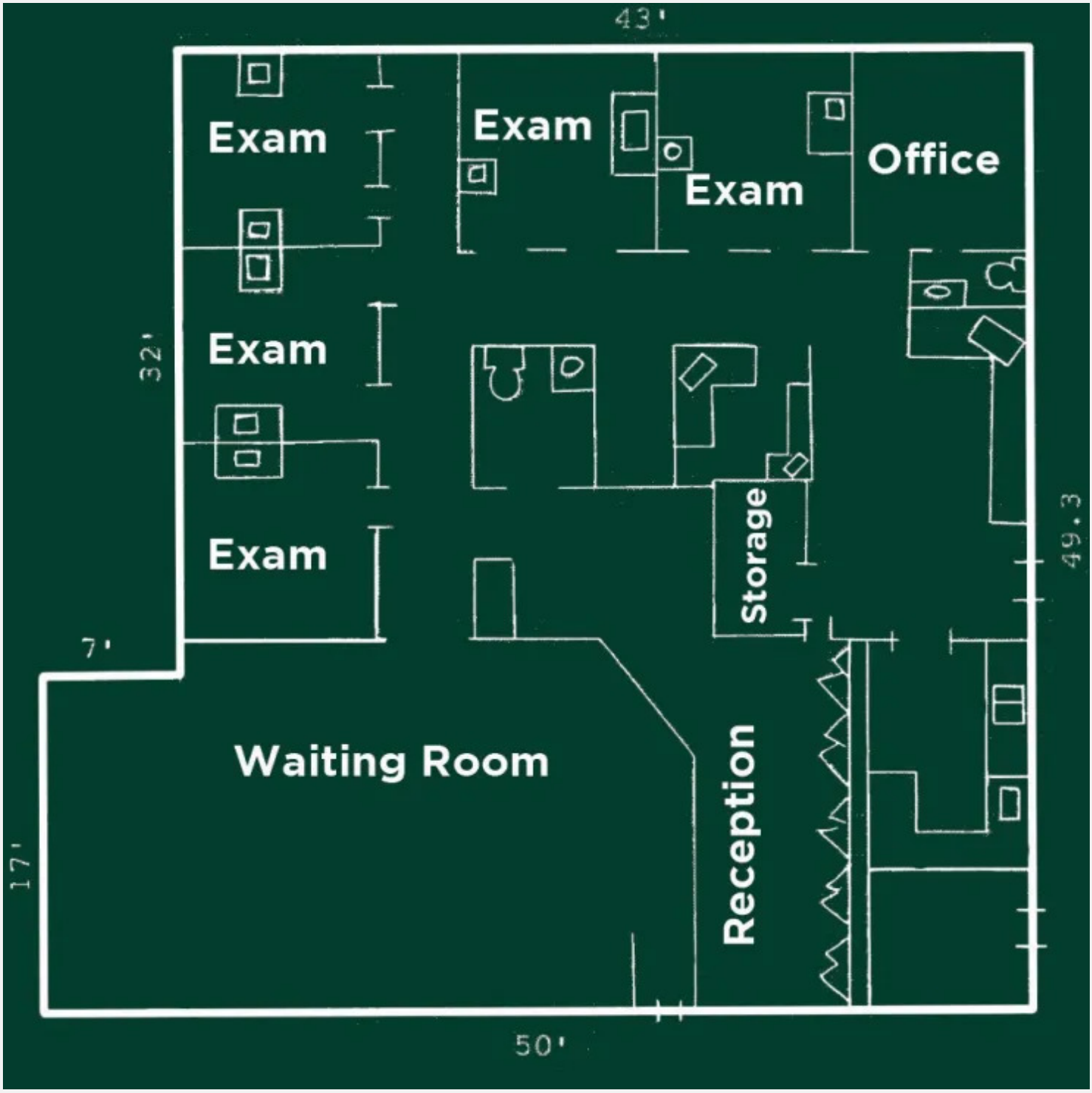
Additional Photos



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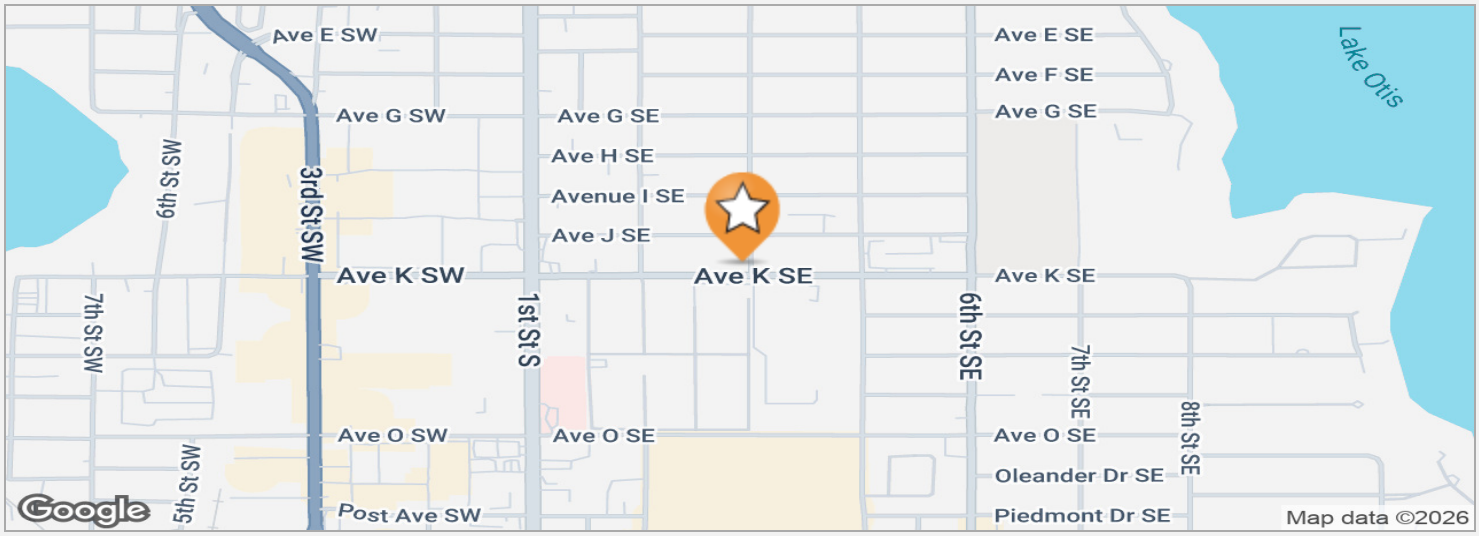
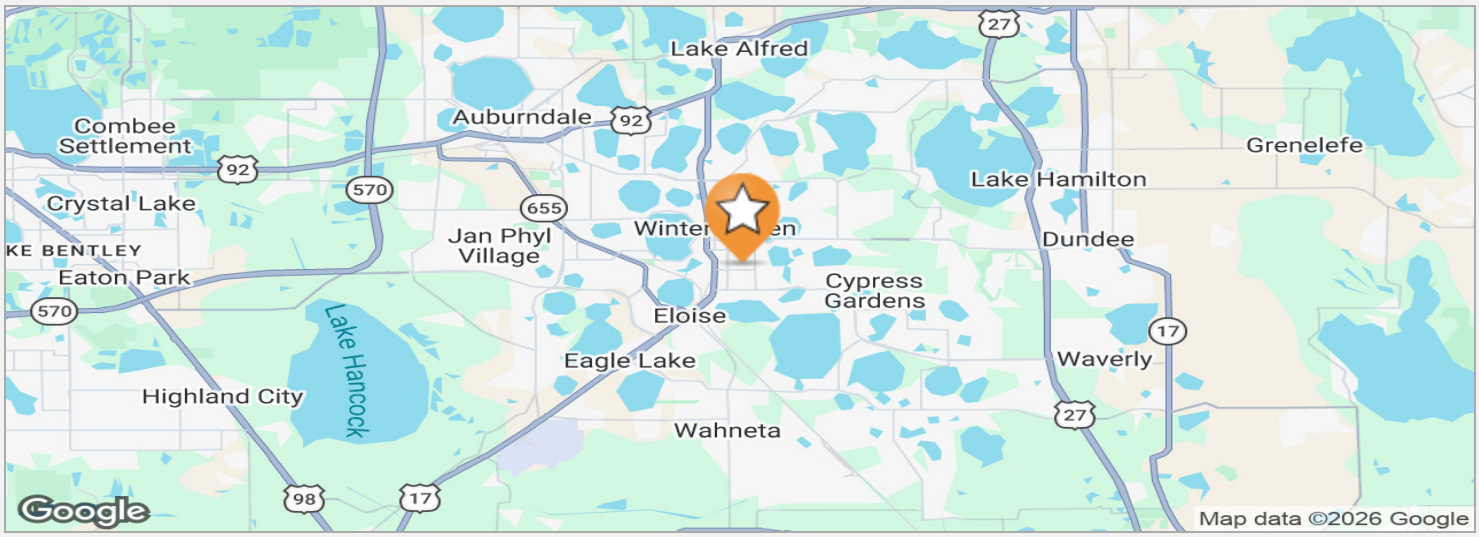
Location Maps 2





DRIVE TIMES

DRIVING DIRECTIONS

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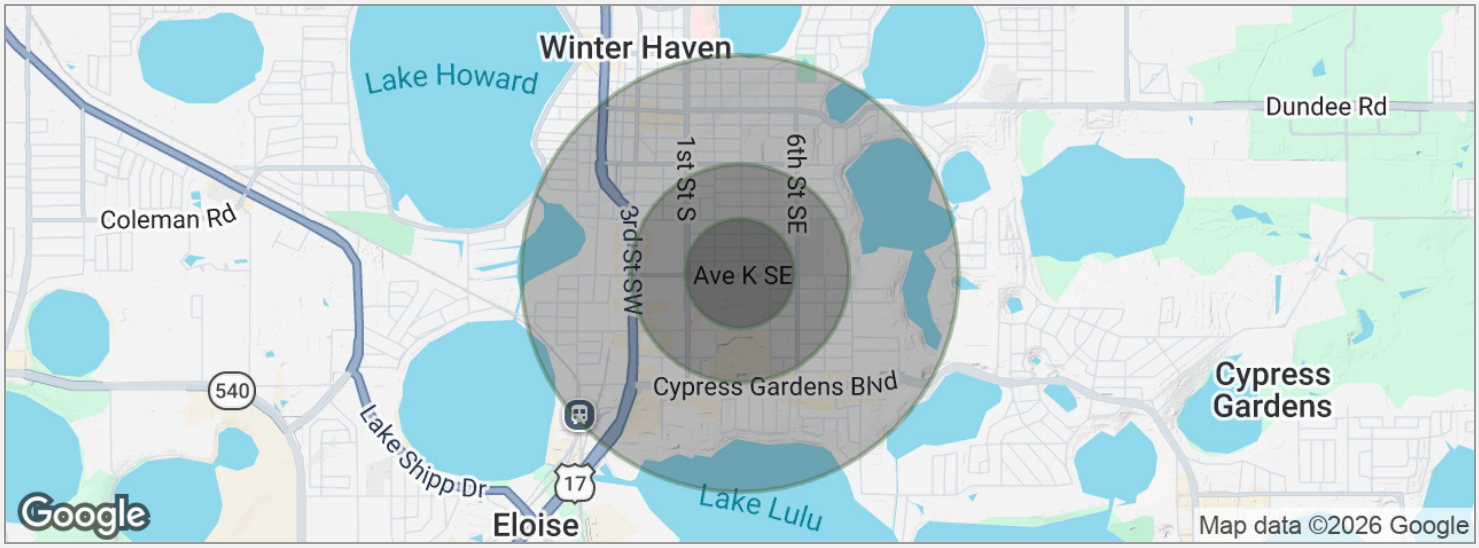
Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	651	2,504	6,775
Median age	29.3	31.6	37.0
Median age (male)	31.5	31.9	32.3
Median age (Female)	31.0	33.9	43.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	256	954	2,637
# of persons per HH	2.5	2.6	2.6
Average HH income	$63,208	$70,232	$76,706
Average house value	$112,628	$203,077	$262,801

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

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