

# COMMERCIAL/RETAIL SPACE

# FOR LEASE



1101 Sixth Street, N.W., Winter Haven, FL

NRT



This pristine, recently renovated space is located on the main north-south highway coming into downtown Winter Haven. The building has a two story profile and catches the eye of passers-by. It is just south of the Northgate Shopping Center. US Highway 17 (6th Street, N.W.) is a 4 lane road with no median, so access to the property is unimpeded.

Ready for immediate occupancy!

**SPACE:** 3,795 +/- SF

**LEASE RATE:** \$4,225 per month, plus S.T., NNN

**FEATURES:**

- Shared Parking
- High Visibility
- 28,000 Daily Traffic Count (Avg.)

**DESCRIPTION:** This recently refurbished retail and commercial space was occupied by the prior owner and operated as a medical supply company.

## FOR MORE DETAILS CONTACT:

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1101 Sixth Street, N.W., Winter Haven, FL

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## Retail/Commercial Space for Lease on US Highway 17, Winter Haven, Florida

<b>DESCRIPTION:</b>	This space (3,795 SF) is ready for immediate occupancy and is in pristine condition. The building has a two story profile and catches the eye of passers-by. It is just south of the Northgate Shopping Center.
<b>LOCATION:</b>	U.S. Highway 17 (1101 Sixth Street, NW), Winter Haven, Florida. This is the main north-south thoroughfare in Winter Haven. This property is surrounded by commercial, multi-family, churches and retail.
<b>INGRESS &amp; EGRESS:</b>	Excellent access from US Highway 17 (6th Street, N.W.) and from Avenue K, N.W.). US Highway 17 (6th Street, N.W.) is a 4 lane road with no median, so access to the property is unimpeded. (has dedicated center turn lane).
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>ZONING:</b>	City of Winter Haven - Commercial Highway Zoning.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>LEASE RATE:</b>	<b>\$4,225 per month, plus sales tax - Triple Net</b>



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