



6650 SR 544 East (Lucerne Park Road)  
Winter Haven, FL 33881  
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Established 1955

**DEVELOPMENT OPPORTUNITY**  
**GROUND LEASE FOR 0.89 ACRE SITE**  
**CYPRESS GARDENS BLVD. & LK. RUBY DR. WEST**

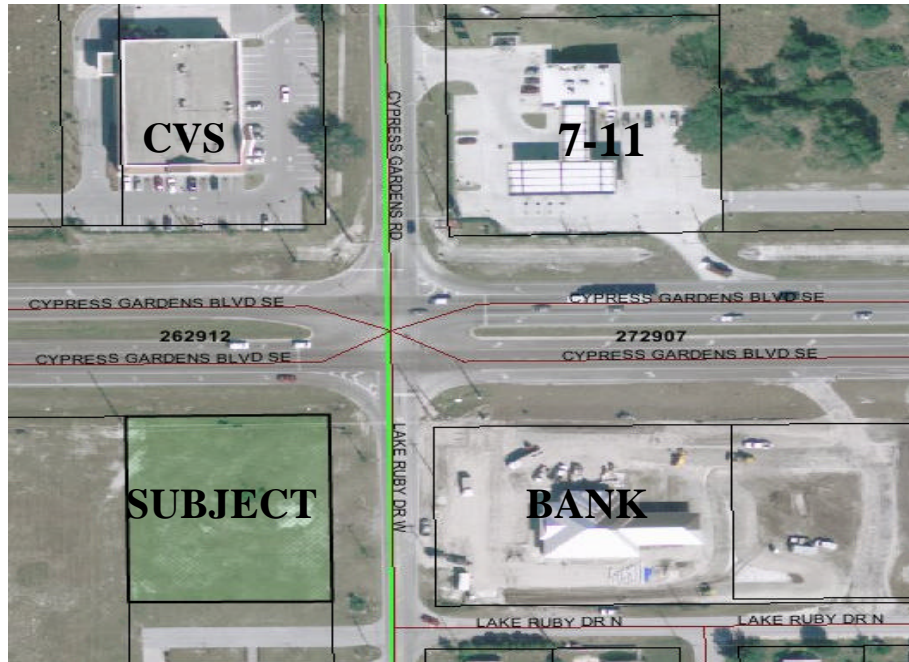
CITY OF WINTER HAVEN ZONED C-3 FOR :  
CONVENIENCE STORE / GAS, FAST FOOD, BANK, RETAIL  
AND MANY OTHER USES

WATER / SEWER & TRAFFIC LIGHT  
SURROUNDED BY NEW RESIDENTIAL DEVELOPMENT  
CVS, TUFFY, 7-11, WAL-MART, GOODYEAR IN THE AREA

**LAST CORNER AVAILABLE AT BUSY INTERSECTION**  
**EAST & SOUTH TURN LANES & SERVICE RD.**  
**COMPLETED**

**SWFWMD & DEP. PERMITS HAVE BEEN ISSUED**

**TRAFFIC COUNT 35,000 TO 40,000+**  
**US 27 LOCATED 1.8 MILES EAST**



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**Watson & Watson Inc., Realtors**

**6650 SR. 544 EAST WINTER HAVEN, FLORIDA 33881**

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