

# Retail FOR SALE



Vacant Retail Building on Main Thoroughfare  
1105 6th Street NW, Winter Haven, FL 33881



# PROPERTY SUMMARY

1105 6TH STREET NORTHWEST

## Property Summary

Price:	\$540,000
Building SF:	2,426 SF
Price / SF:	\$222/SF
Occupancy:	Vacant
Available SF:	2,426 SF
Lot Size:	6,672 SF
Frontage:	57 FT
Signage:	Pylon signage
Parking:	6
Parking Ratio:	2.5/1,000
Year Built:	1964
Renovated:	1994

## Property Overview

Prime Winter Haven Location: Unleash your vision at 1105 6th NW! Dominate Winter Haven's bustling main street with this versatile, C-3 zoned property at 1105 6th NW. Imagine your dream business thriving in this high-traffic location, steps away from a Publix-anchored plaza and Chase Bank.

Unleash your entrepreneurial spirit:

- C-3 Zoning: Endless possibilities - retail shops, restaurants, offices, salons, medical services, and more!
- Direct Frontage on 6th Street: Capture the attention of thousands of daily commuters and local residents, with an average daily vehicle count of 33,000 vehicles per day!
- High-Visibility Corner Location: Stand out from the crowd with maximum exposure to foot and vehicle traffic.
- Adjacent to Publix-Anchored Plaza and Chase Bank: Benefit from established foot traffic and brand recognition.
- Ample Parking: Accommodate your customers with convenient on-site parking.
- Move-in Ready: Start your business quickly and capitalize on the thriving Winter Haven market.

This is your chance to own a piece of Winter Haven's vibrant future. Don't miss out on this prime location! Contact us today to schedule a viewing and unlock the potential of 1105 6th NW.

This building features some unique features, such as:

- Large storefront windows for eye-catching displays
- Spacious interior for flexible layouts
- Modern amenities and utilities
- Potential for outdoor seating or patio space

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# WINTER HAVEN OVERVIEW AND NEW PROJECTS

1105 6TH STREET NORTHWEST

## Location Overview

Nestled between Orlando and Tampa, it's quietly becoming a powerhouse for both real estate and business growth. Here's why you should consider Winter Haven for your next strategic move:

**Explosive Population Growth:** Winter Haven's population is surging, projected to increase by 5% annually over the next few years. This influx of new residents fuels demand for housing, driving real estate values steadily upwards. The median home price is currently 15% below the national average, making it an ideal market for investors and first-time buyers alike.


**Thriving Business Landscape:** Beyond residential charm, Winter Haven boasts a flourishing business environment. Major investments in infrastructure, including the Central Florida Intermodal Logistics Center and the expansion of Legoland, have attracted prominent brands like Amazon and Publix. This increased commercial activity creates exciting opportunities for entrepreneurs, and established businesses in diverse sectors like logistics, healthcare, technology, and tourism.

**Targeted Industries for Strategic Advantage:** Winter Haven actively supports its target industries, offering tailored incentives and resources to businesses within key sectors like agribusiness, healthcare, technology, and freight transportation. This commitment to specific industries fosters synergy and growth, creating a supportive ecosystem for businesses to thrive.

This mixed-use project (highlighted on the article on the right) strategically positioned within a 1.5-mile radius of the subject property offers a unique avenue for businesses to cater to the burgeoning community residing in the 600-unit multifamily complex. This prime location not only presents an opportunity for seamless access to a burgeoning customer base but also underscores the potential for heightened visibility and increased patronage. Furthermore, the integrated commercial development significantly enhances the overall appeal of the area, amplifying its allure and augmenting the intrinsic value of the surrounding real estate landscape.

BUSINESS > REAL ESTATE

### Winter Haven approves rezoning of church property for apartments



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The Champions Church property sits on 22.3 acres along Lake Hartridge in Winter Haven. (City of Winter Haven)

By TYLER WILLIAMS | Newsroom@GrowthSpotter.com  
PUBLISHED: December 14, 2023 at 3:48 p.m. | UPDATED: December 15, 2023 at 3:23 p.m.

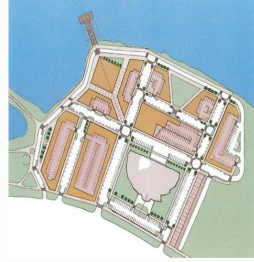
Listen to this article

The City of Winter Haven recently paved the way for a potential mixed-use development on a church-owned site off Lake Hartridge.

The site, spanning 22.3 acres, is located at 1801 Havendale Blvd. Other than the church, most of the site is currently vacant land, although there is also a 135-foot communication tower and a temporary fire station.

In a 3-1 vote on Monday, the Winter Haven City Commission voted to approve Champions Church, Inc.'s request to amend the existing Planned Unit Development (PUD) Ordinance and Commercial-Highway (C-3) zoning to a uniform PUD zoning district. Previously, 3.8 acres fronting Havendale Blvd was zoned as C-3.

The newly adopted PUD zoning district allows for a maximum of 600 multi-family units in buildings of up to 7 floors, in addition to the existing 18,000-square-foot church. Champions Church requested a total of 91,240 square feet of retail, including 40,000 square feet of restaurant/banquet space and 51,240 square feet of retail/commercial space. However, the newly adopted PUD only allows for up to 55,755 square feet of commercial, as is directed by the currently adopted Winter Haven 2035 Future Land Uses comprehensive plan.



The PUD amendment reduces the maximum density on the site project from 724 residential units to 600. The apartment buildings can be 7 stories high. (Concept plan by GAV Associates)

The prior zoning designation allowed for up to 724 multi-family units and 55,757 square feet of commercial space. The church engaged Atwell Group's Orlando office to assist with the entitlements and site planning.

By amending the PUD, the city commission created a uniform zoning designation for the entirety of the property and paved the way for a potential future development, of which there is already a conceptual plan from Michigan-based architect GAV & Associates.

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# PROPERTY PHOTOS

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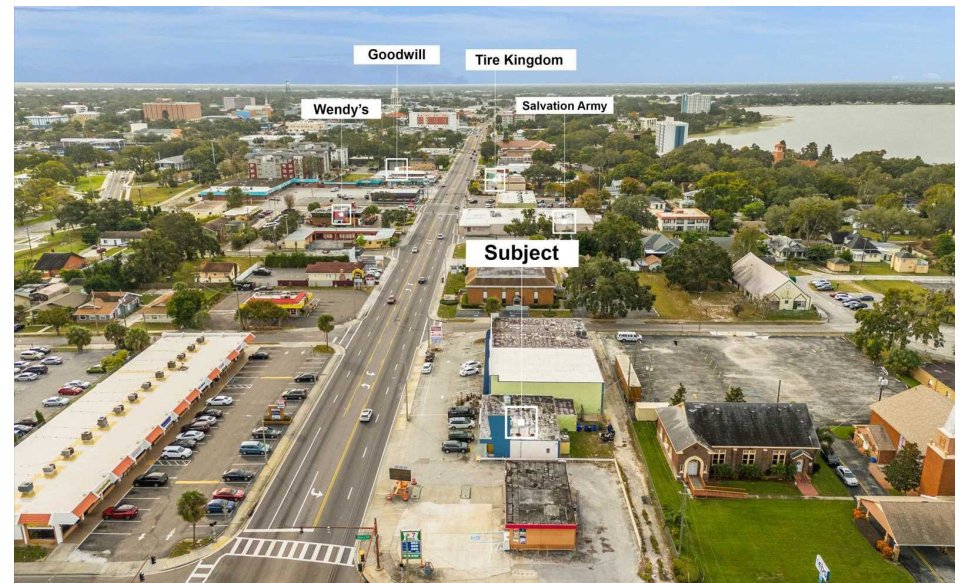
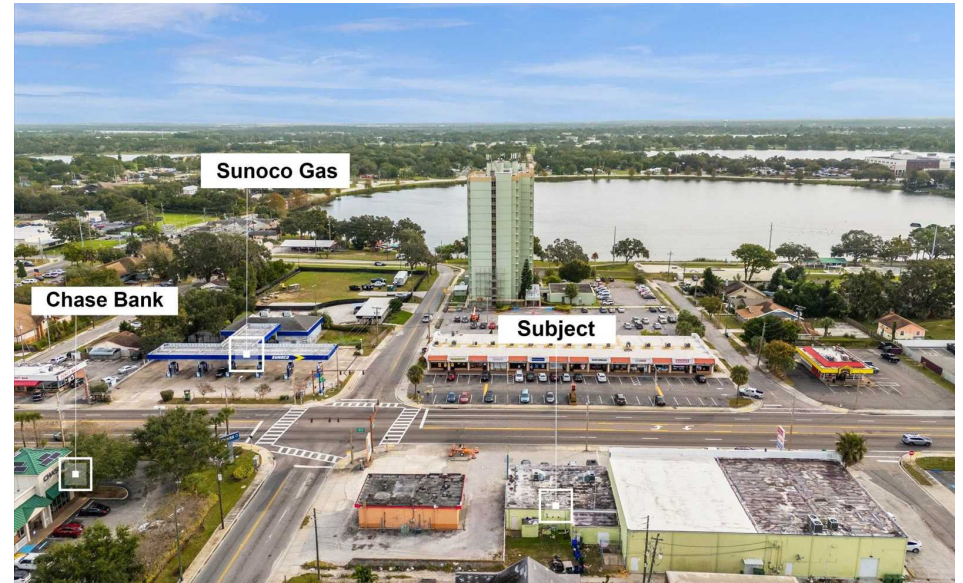
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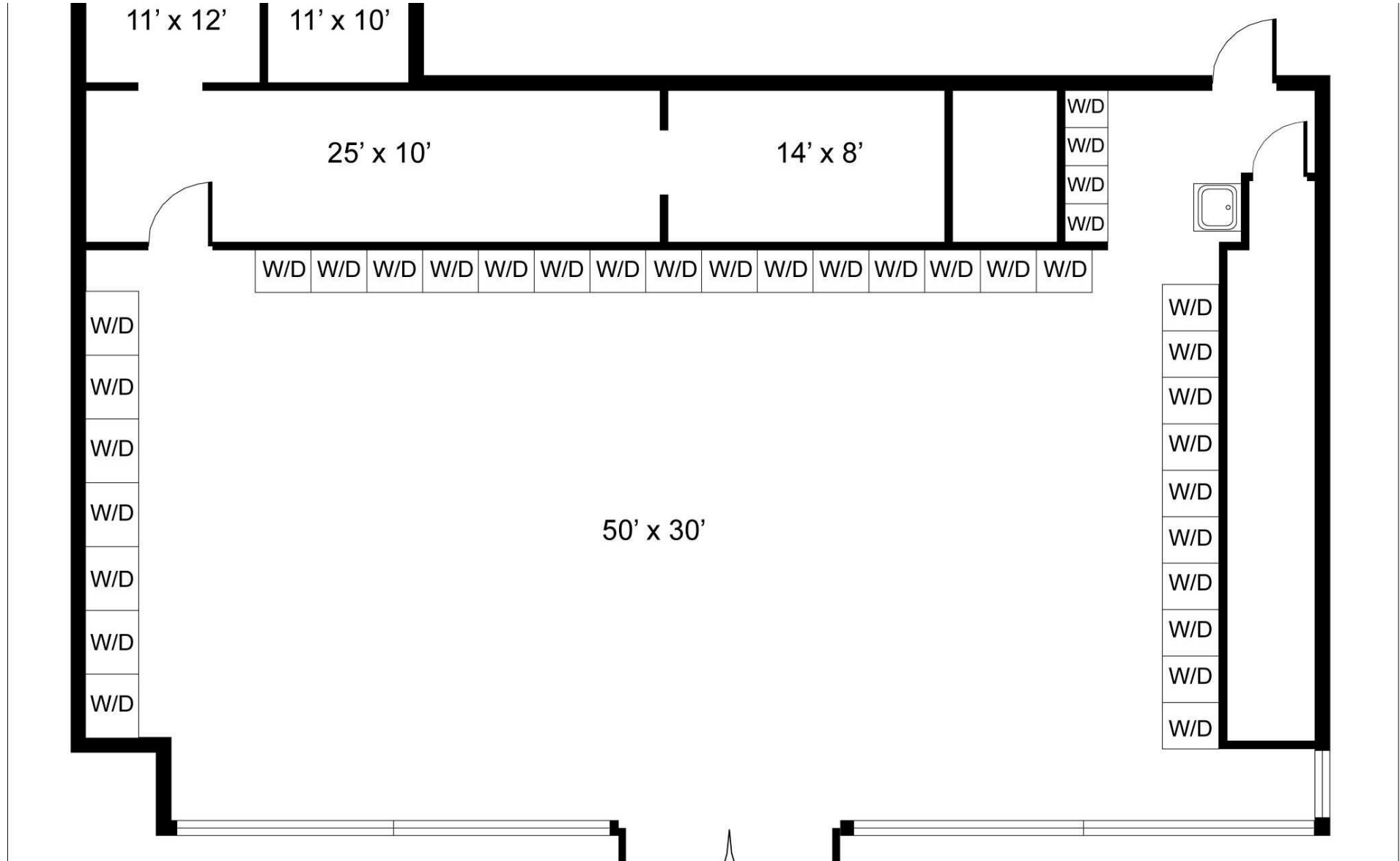
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# FLOOR PLAN

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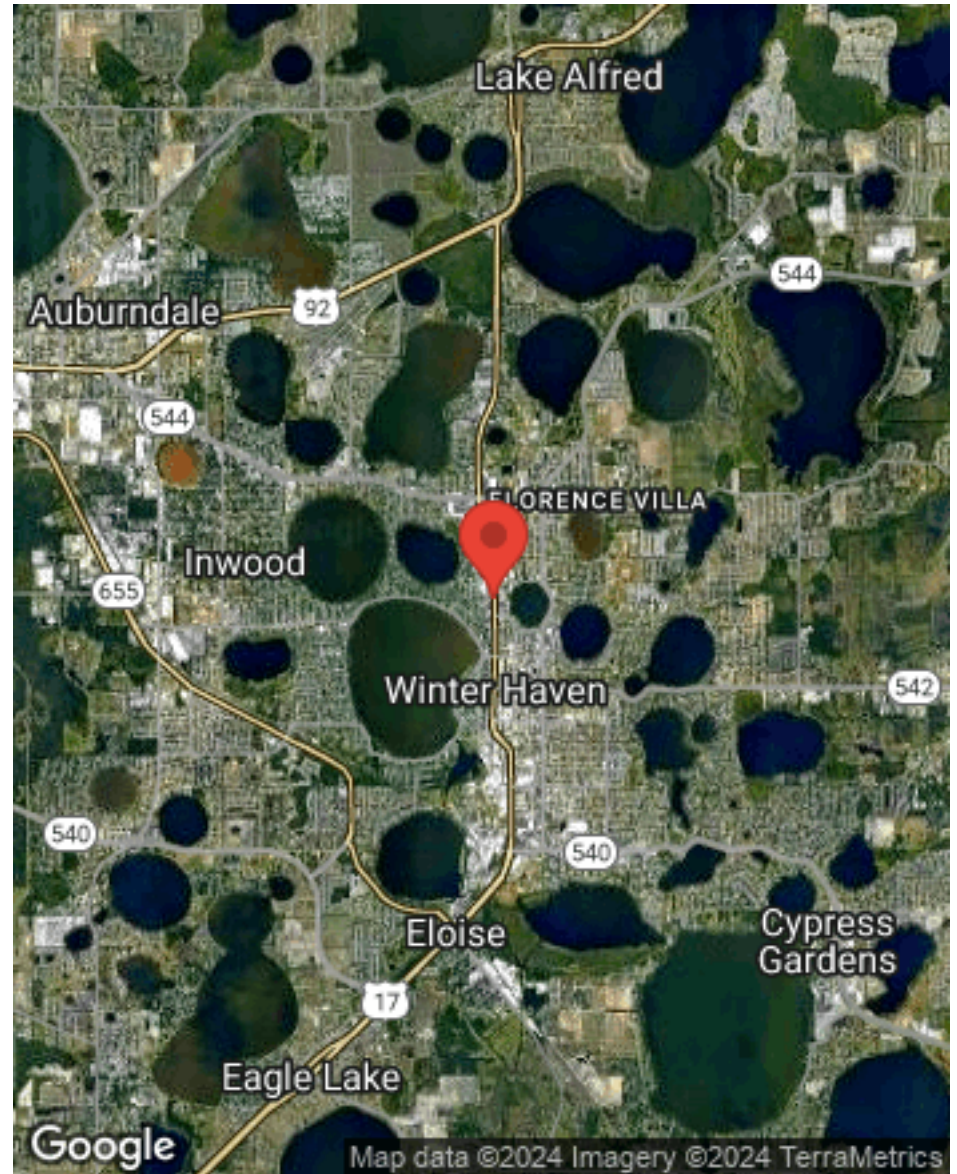
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# LOCATION MAPS

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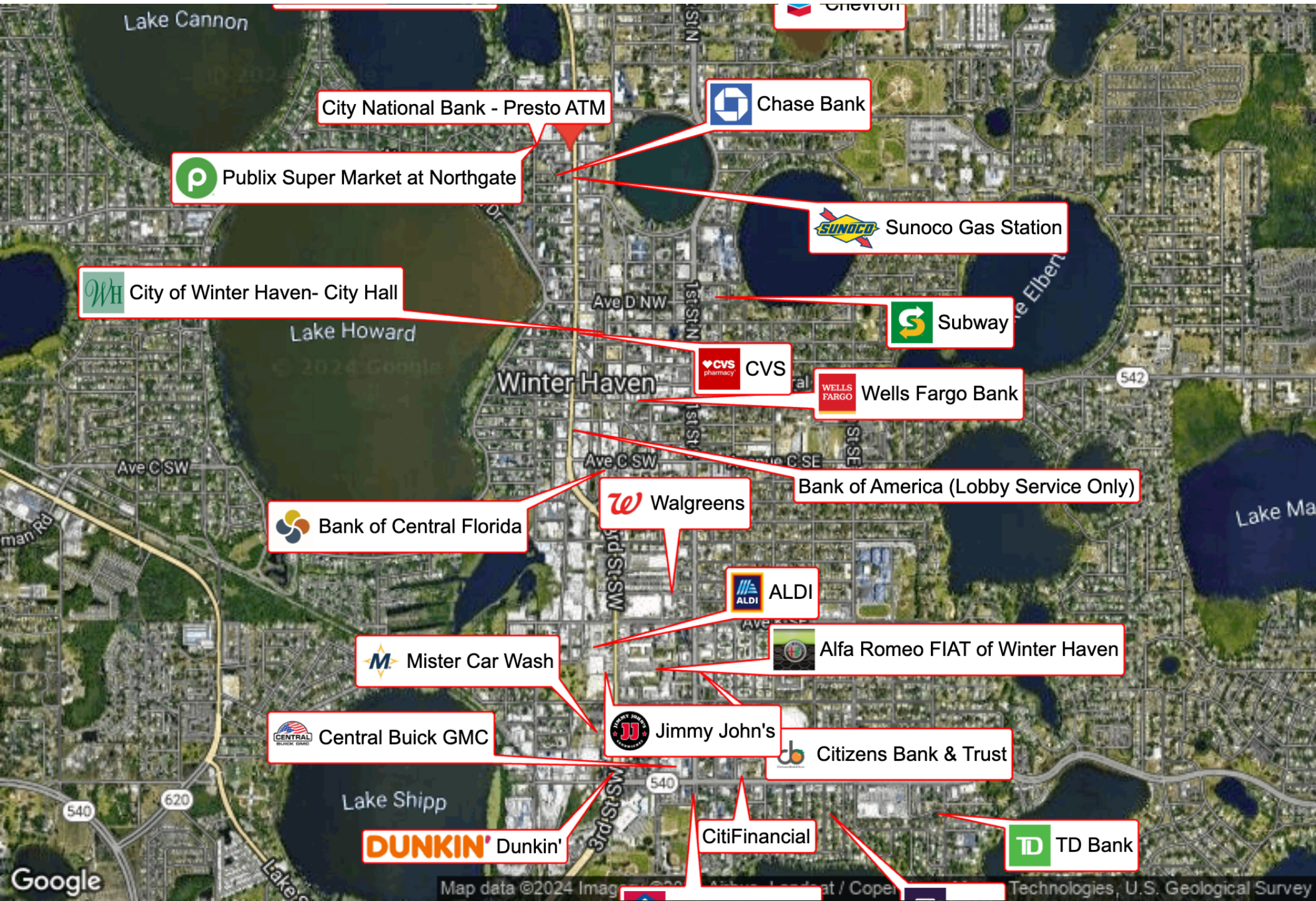
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# BUSINESS MAP

1105 6TH STREET NORTHWEST



City National Bank - Presto ATM

Chase Bank

Publix Super Market at Northgate

SUNOCO Sunoco Gas Station

City of Winter Haven- City Hall

Subway

CVS

Wells Fargo Bank

Bank of Central Florida

Walgreens

Bank of America (Lobby Service Only)

ALDI

Mister Car Wash

Alfa Romeo FIAT of Winter Haven

Central Buick GMC

Jimmy John's

Citizens Bank & Trust

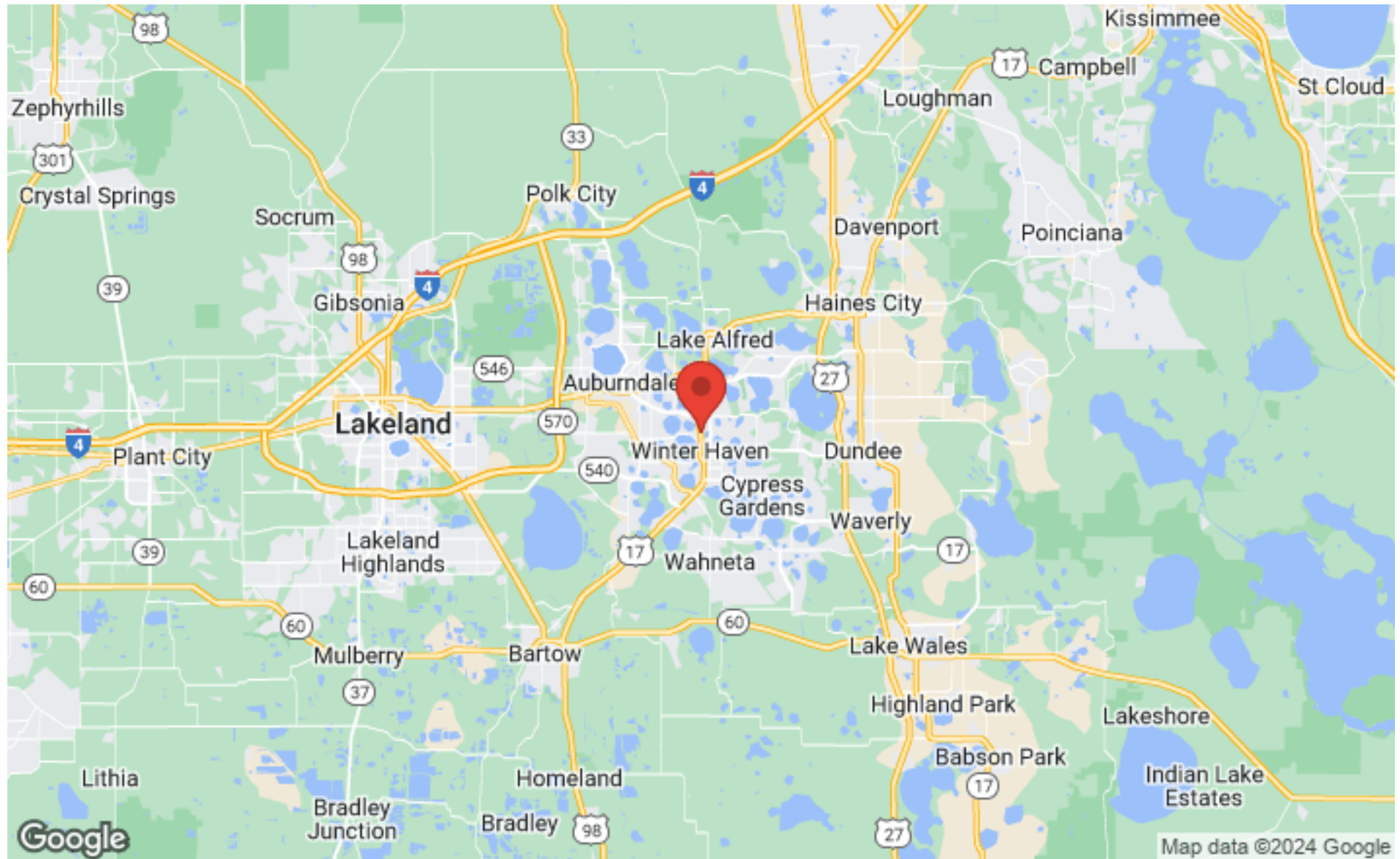
DUNKIN' Dunkin'

CitiFinancial

TD Bank

# REGIONAL MAP

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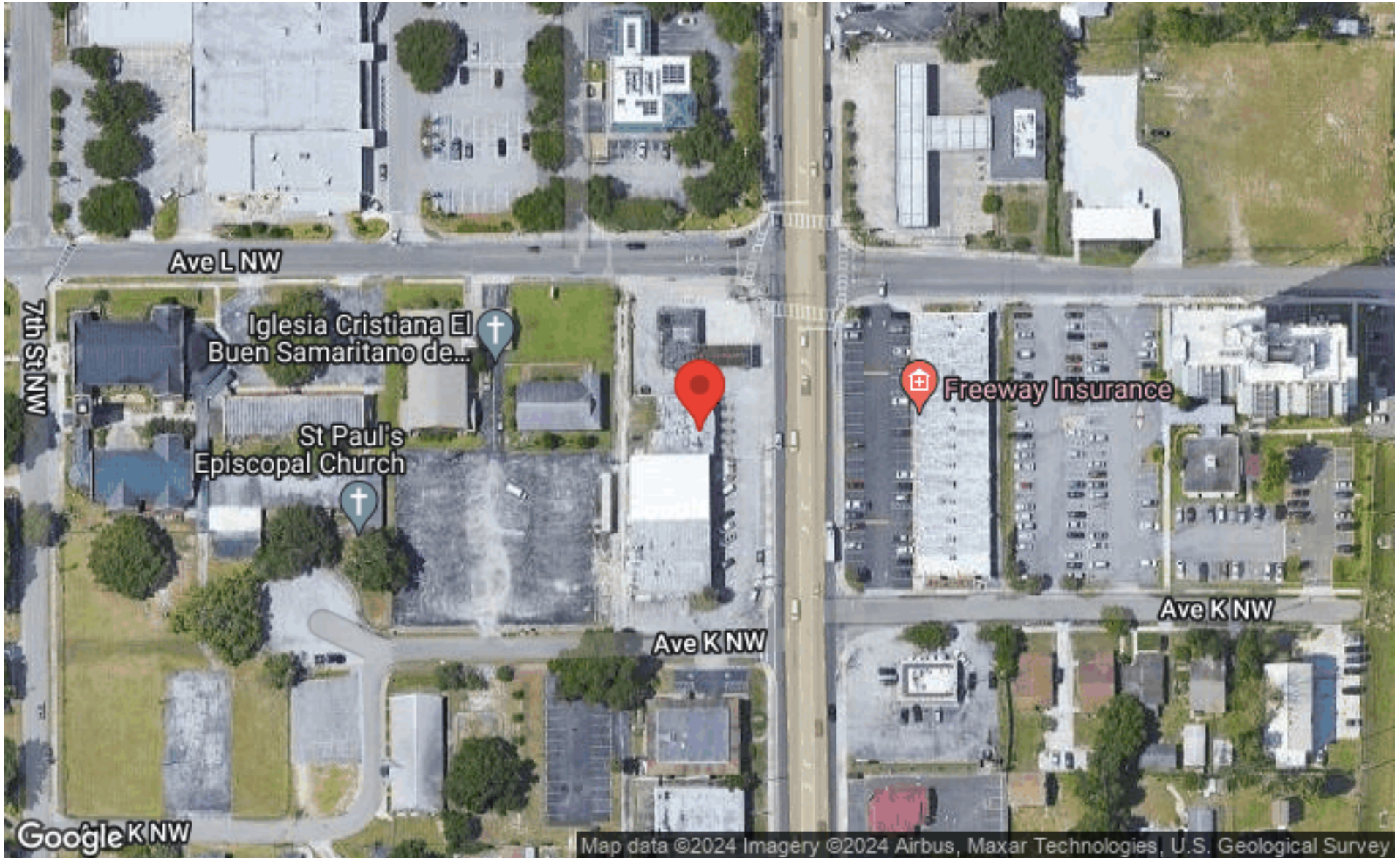
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# AERIAL MAP

1105 6TH STREET NORTHWEST



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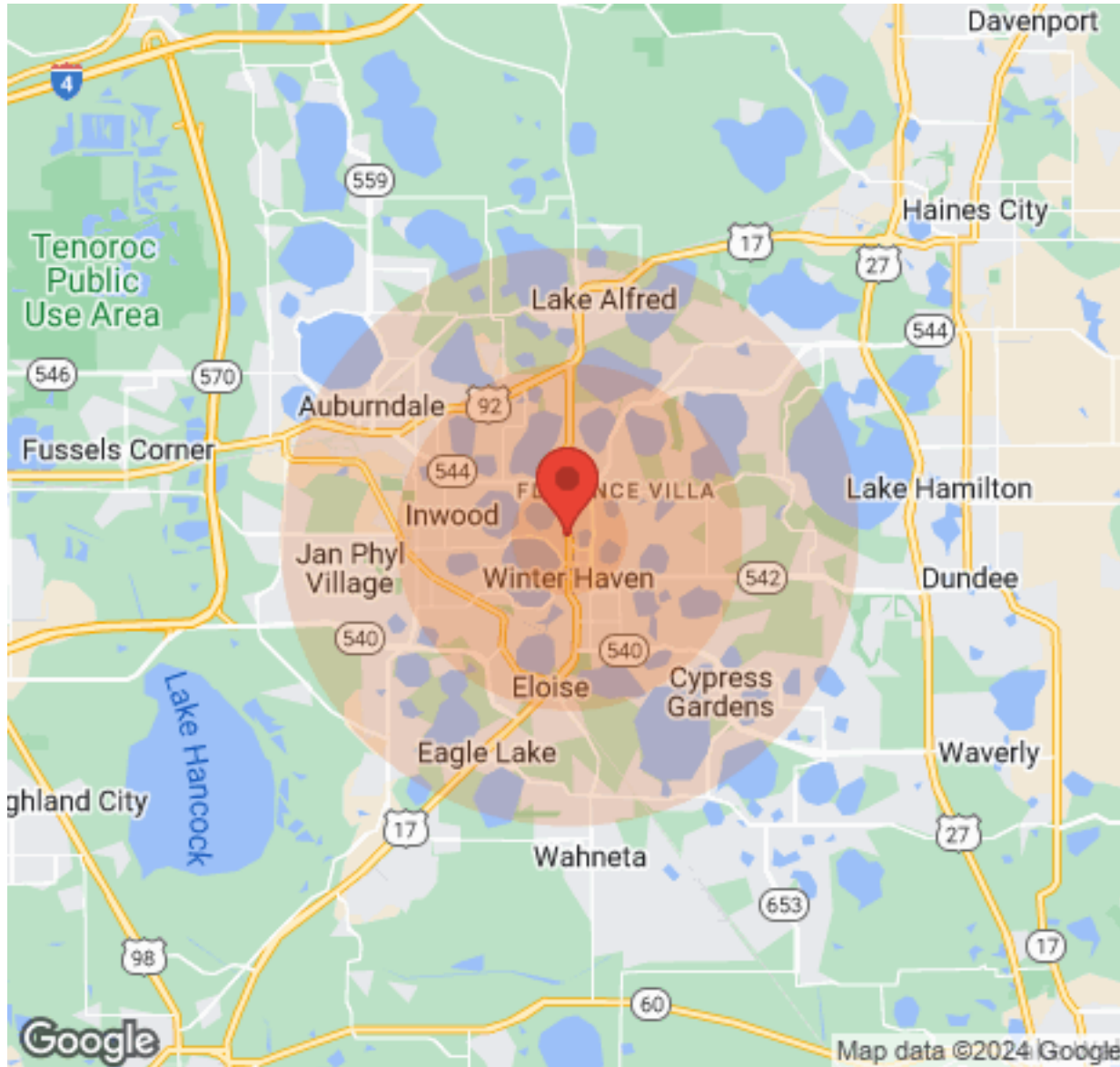
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# DEMOGRAPHICS

1105 6TH STREET NORTHWEST



Population	1 Mile	3 Miles	5 Miles
Male	2,508	20,977	44,371
Female	2,809	22,958	49,303
Total Population	5,317	43,935	93,674

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	952	9,436	19,066
Ages 15-24	556	5,860	11,962
Ages 25-54	2,008	15,309	31,561
Ages 55-64	605	4,738	10,321
Ages 65+	1,196	8,592	20,764

Race	1 Mile	3 Miles	5 Miles
White	2,896	28,340	69,690
Black	2,305	13,353	17,523
Am In/AK Nat	N/A	24	93
Hawaiian	N/A	5	5
Hispanic	284	4,649	12,296
Multi-Racial	228	3,842	11,070

Income	1 Mile	3 Miles	5 Miles
Median	\$22,255	\$32,637	\$41,982
< \$15,000	812	3,498	5,883
\$15,000-\$24,999	391	2,551	4,842
\$25,000-\$34,999	280	2,690	4,881
\$35,000-\$49,999	371	2,487	6,182
\$50,000-\$74,999	403	3,099	7,368
\$75,000-\$99,999	106	1,510	3,821
\$100,000-\$149,999	119	1,091	2,695
\$150,000-\$199,999	40	246	528
> \$200,000	15	184	584

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,385	21,639	46,020
Occupied	2,811	18,541	39,095
Owner Occupied	1,142	11,212	26,822
Renter Occupied	1,669	7,329	12,273
Vacant	574	3,098	6,925

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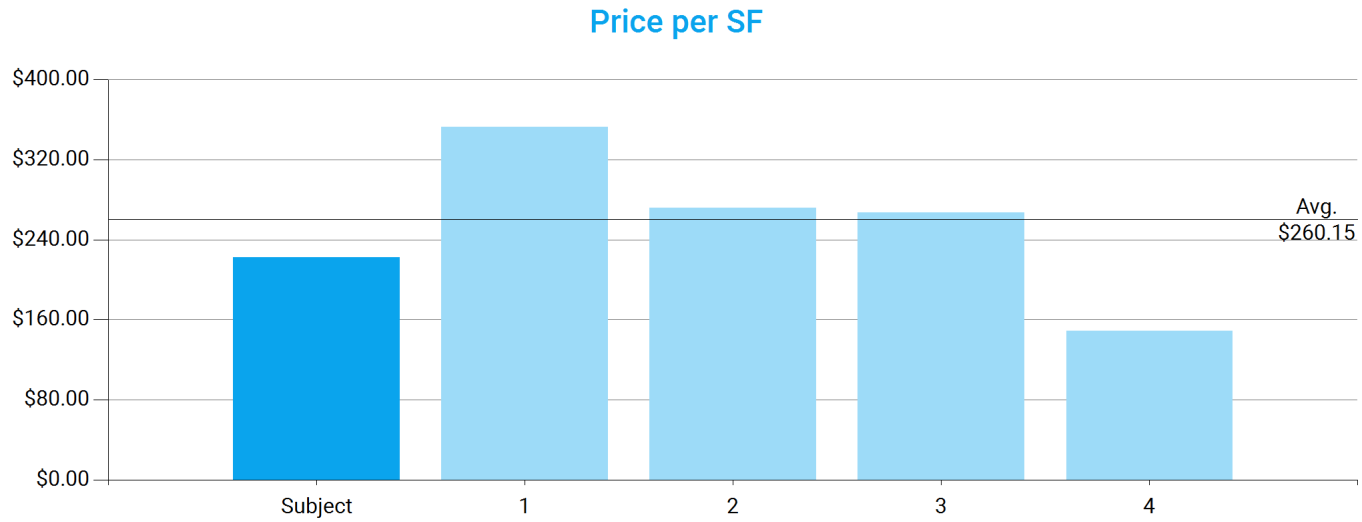
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# RECENT SALE COMPARABLES

1105 6TH STREET NORTHWEST



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1105 6TH STREET NORTHWEST

S



Sale Price	\$540,000
Spaces	1
Rentable SF	2,426
Price/SF	\$222.59
Lot Size	6,672
Year Built	1964

## Kleensuds Coin Laundry Winter Haven

1105 6th Street Northwest, Winter Haven, FL 33881

1



Sale Price	\$600,000
Rentable SF	1,700
Price/SF	\$352.94
Acres	0.540
Year Built	1988
Sale Date	1/4/2024

## 1510 6th St SE

1610 6th Street Southeast, Winter Haven, FL 33880

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# RECENT SALE COMPARABLES

1105 6TH STREET NORTHWEST

2



Sale Price	\$750,000
Rentable SF	2,760
Price/SF	\$271.74
Acres	0.660
Year Built	1993
Sale Date	3/20/2023

## 3074 Rifle Range Rd

3074 Rifle Range Road, Winter Haven, FL 33880

3



Sale Price	\$650,000
Rentable SF	2,436
Price/SF	\$266.83
Acres	0.490
Year Built	2002
Sale Date	6/23/2023

## 845 Spirit Lake

Spirit Lake Road, Winter Haven, FL 33880

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# RECENT SALE COMPARABLES

1105 6TH STREET NORTHWEST

4



Sale Price	\$267,500
Rentable SF	1,794
Price/SF	\$149.11
Year Built	1958
Sale Date	2/16/2023

## 1615 5th St SE

1615 5th Street Southeast, Winter Haven, FL 33880

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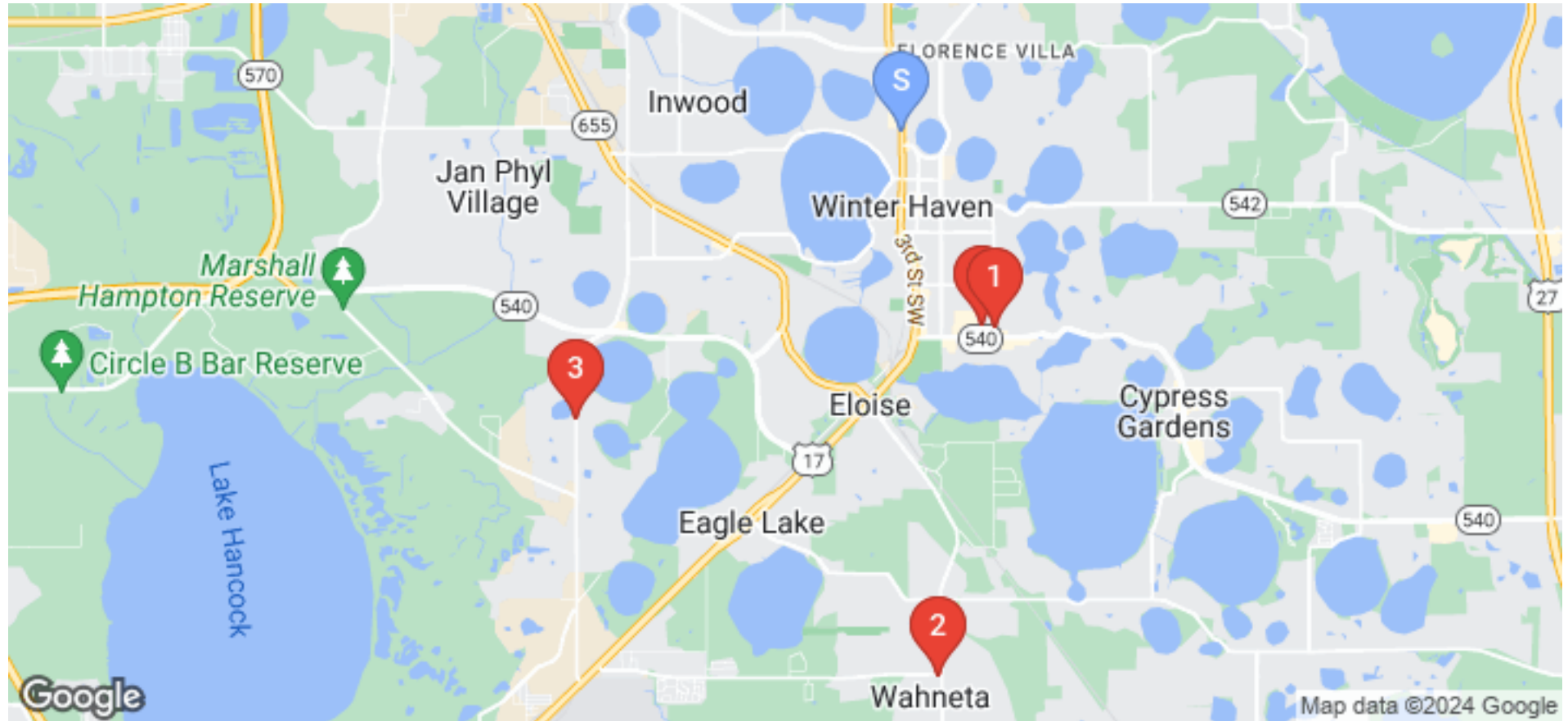
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# RECENT SALE COMPARABLES

1105 6TH STREET NORTHWEST



- S** Kleensuds Coin Laundry Winter  
1105 6th Street Northwest  
Winter Haven, FL, 33881  
\$540,000
- 1** 1510 6th St SE  
1610 6th Street Southeast  
Winter Haven, FL, 33880  
\$600,000
- 2** 3074 Rifle Range Rd  
3074 Rifle Range Road  
Winter Haven, FL, 33880  
\$750,000
- 3** 845 Spirit Lake  
Spirit Lake Road  
Winter Haven, FL, 33880  
\$650,000
- 4** 1615 5th St SE  
1615 5th Street Southeast  
Winter Haven, FL, 33880  
\$267,500

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# PROFESSIONAL BIO

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1105 6TH STREET NORTHWEST

## **RICHARD KURBAN, CCIM** Principal

Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.



Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$45 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.

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# DISCLAIMER

1105 6TH STREET NORTHWEST



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*PRESENTED BY:*

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