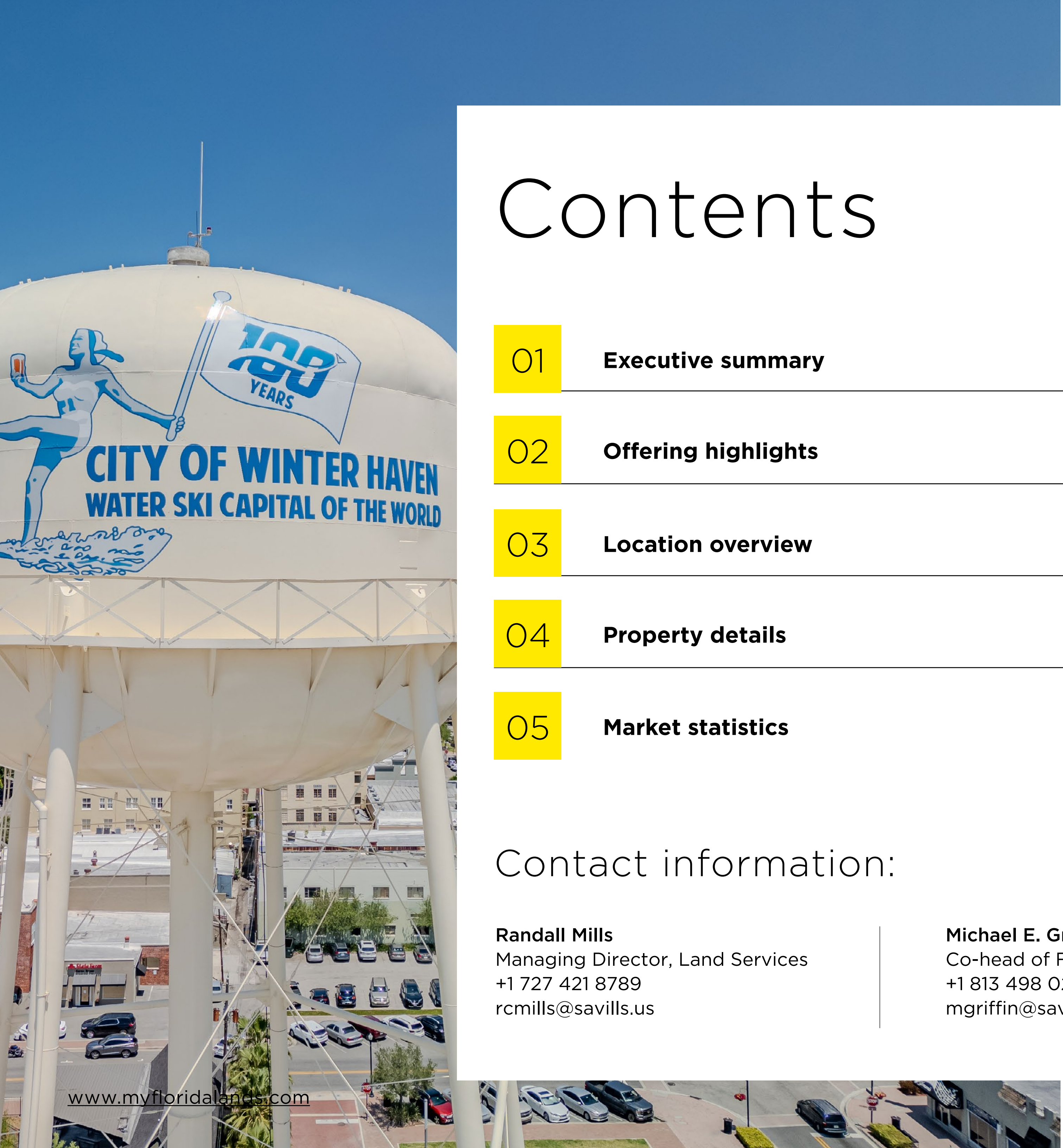
For **sale**

Lakefront Office Opportunity – Now Available

24,331± SF with Stunning Lake Howard Views | 500 Lake Howard Drive NW, Winter Haven, FL 33881

For more information please visit **www.myfloridalands.com**

savills



Contents

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Executive **summary**

Savills, the exclusive real estate advisor to the Florida Department of Commerce, is pleased to present an exceptional opportunity to acquire **500 Lake Howard Drive NW**, a four-story ±24,331 square foot office building on ±1.68 acres along the scenic shores of **Lake Howard** in Winter Haven, Florida.

The property offers expansive lake views, abundant natural light from floor-to-ceiling glazing on the western elevation, and ample on-site parking. Functional floor plates and multiple office suites make it ideal for professional, medical, or service-based users. Zoned **C-3 Commercial-Highway**, the site accommodates a broad range of commercial uses seeking a highly visible and accessible location.

Located less than a mile from Downtown Winter Haven, the property is surrounded by restaurants, retail, civic amenities, and a thriving business community. Winter Haven's central location between Tampa and Orlando provides direct access to major transportation routes, including I-4, US 17, and US 27. The city is also renowned for its natural beauty and quality of life, anchored by the Chain of Lakes—a series of interconnected waterways that enhance both recreation and tourism.

The property's prominent lakefront setting not only elevates its aesthetic appeal but also offers a distinctive advantage in attracting tenants seeking a prestigious business address.

The property is offered "as is, where is." Interested parties should submit a Letter of Intent to **rcmills@savills.us**. At closing, the buyer shall be responsible for **ALL closing costs**, pursuant to state government regulations, including survey, advertising, appraisal, title insurance, documentary stamp tax on the quitclaim deed, recording costs, brokerage fees, and any other costs incurred.

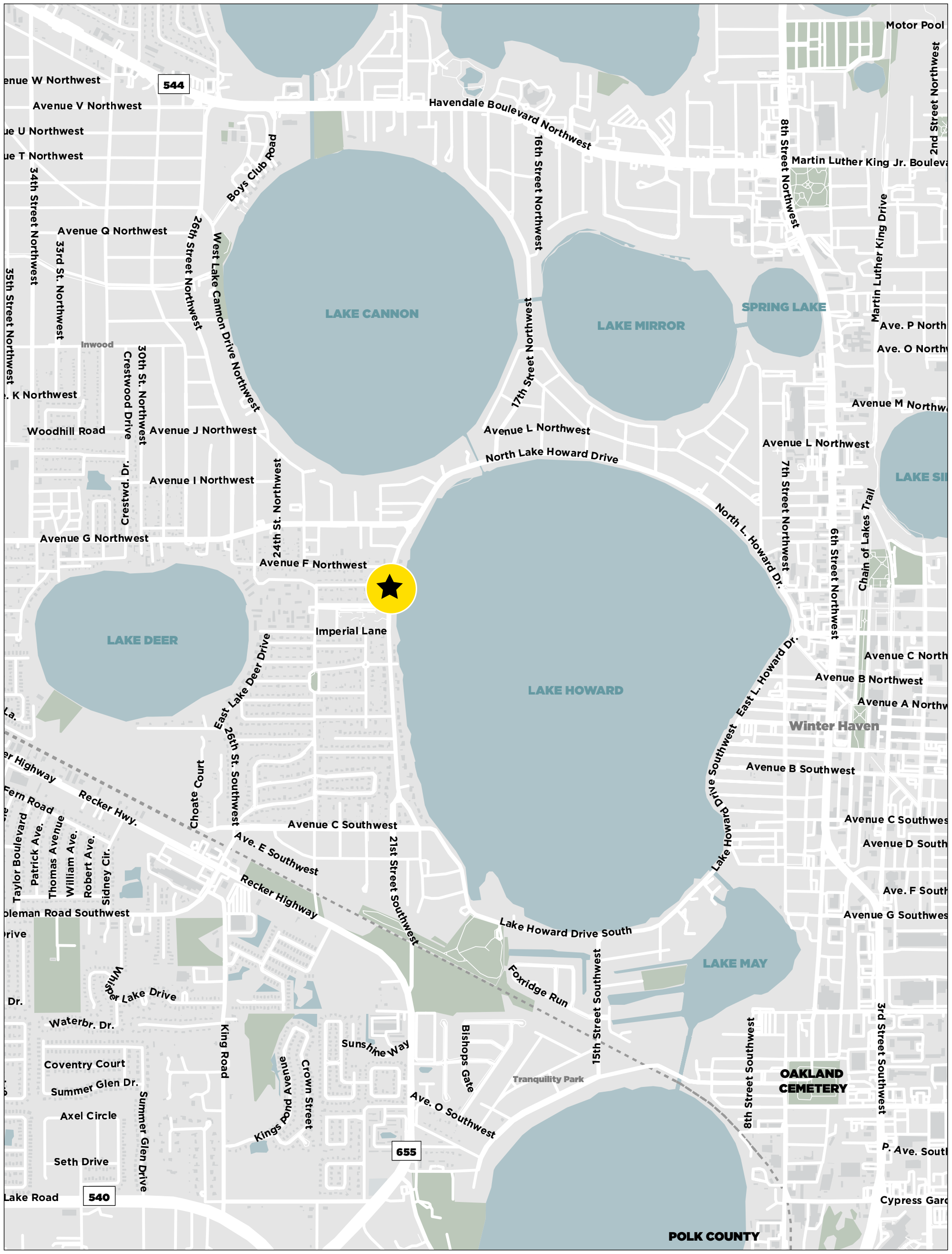
www.myfloridalands.com

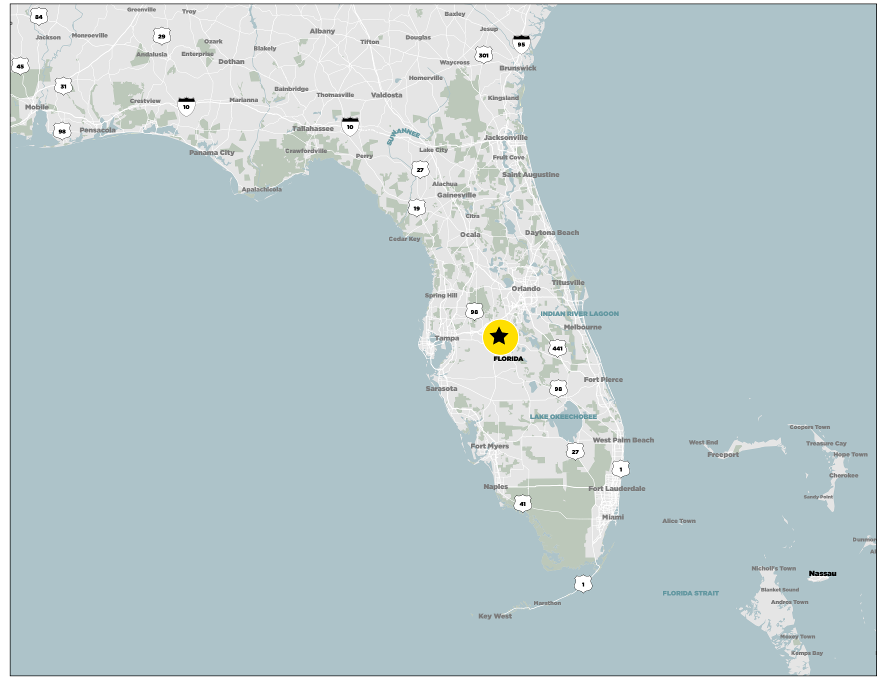
For more information, please contact:
Randall C. Mills (727) 421-8789

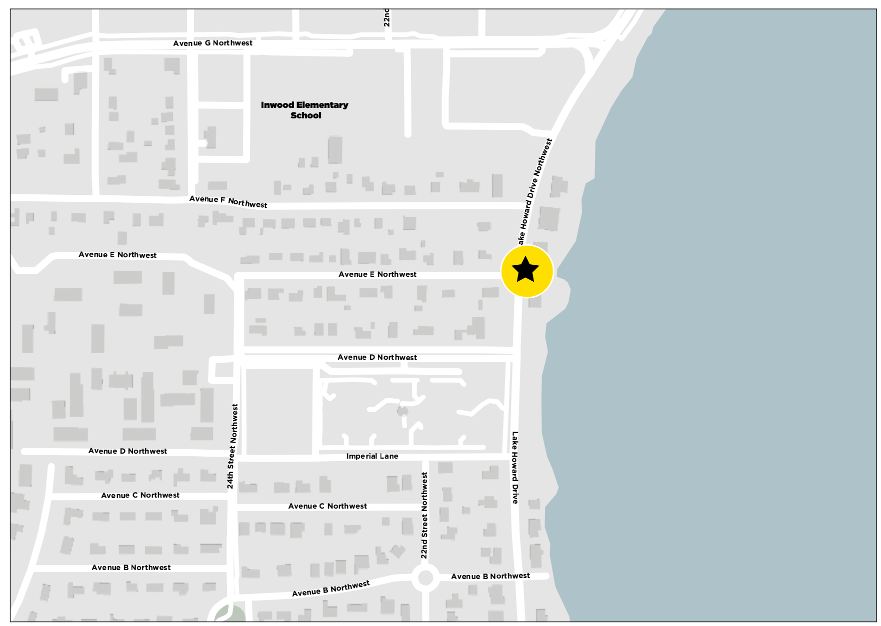
Offering / highlights

Location	500 Lake Howard Drive NW, Winter Haven, FL 33881
Tax District	City of Winter Haven | Polk County
Parcel ID	26-28-20-566000-001103
Building Area	±24,331 SF | 4 stories | One (1) Elevator
Year Built	1953 | Actual Age: 71 | Effective Age: 20 | Useful Life: 35
Construction	Brick facade over block
Ceiling Height	9 feet
Roof	Flat with rolled roofing (replaced in 2008 / 17 years old)
Windows	Single-hung aluminum frame & plate glass in metal frames
Doors	Plate glass in mental frames
Interior Walls	Drywall over wood framing, painted finish
Utilities	All available (public or individual systems)
Parking	84 surface spaces| 3.45 spaces per 1,000 SF
Land Area	±1.68 acres (±73,180 SF)
Zoning	C-3 (Commercial-Highway)
Future Land Use	Commercial
F.A.R.	1.0
Flood Zone	X (area of min risk)
CRA	No
Opportunity Zone	Yes
Asking Price	**$3,155,000 ($129.67 PSF)**

Location / **maps**







Location **overview**

City of Winter Haven **overview**

POLK COUNTY

Spanning over 2,000 square miles, Polk County is one of Florida's fastest-growing regions and a key driver of the state's economic expansion. The county's population now exceeds 750,000, with recent reports ranking it as the #1 county in the United States for net domestic migration in 2023. This remarkable growth reflects the area's affordability, business-friendly environment, and proximity to major Florida markets.

Polk County's economy is diverse, with strengths in logistics, advanced manufacturing, agriculture, healthcare, and tourism. Its central location in the Florida peninsula provides direct connectivity to more than 10 million residents within a 100-mile radius. The county also boasts abundant recreational assets, including more than 550 lakes, extensive parks, and nature preserves, all of which contribute to its exceptional quality of life. Supported by robust infrastructure, a skilled workforce, and pro-growth policies, Polk County continues to attract both corporate investment and new residents seeking opportunity in the heart of Florida.

CITY OF WINTER HAVEN

Nestled in the heart of Central Florida's Chain of Lakes, Winter Haven is a thriving city celebrated for its scenic beauty, recreational amenities, and strong economic growth. Known as "The Water Ski Capital of the World" and home to the internationally recognized LEGOLAND® Florida Resort, the city blends a rich heritage with a modern, forward-looking community spirit. Winter Haven's vibrant downtown offers an array of dining, retail, and cultural attractions, while its extensive parks and waterfront access promote an active outdoor lifestyle.

With a population exceeding 53,000 and rapid growth in recent years, Winter Haven has become a hub for both residents and businesses seeking a high quality of life. Its strategic location between Tampa and Orlando provides direct access to major transportation corridors, including I-4, US 17, and US 27, making it an ideal base for commerce and travel. The city's ongoing investment in infrastructure, economic development, and community programming reinforces its position as a premier destination for both leisure and business in Central Florida.

Why Winter Haven?

#1 County in the U.S. for Net Migration

Polk County ranked first in the nation for net domestic migration in 2023, signaling strong population growth and housing demand.

Central Florida Location

Equidistant between Tampa and Orlando, providing access to two major metro areas, international airports, and more than 10 million residents within a 100-mile radius.

Transportation Connectivity

Direct access to I-4, US 17, US 27, and the Polk Parkway; nearby CSX Intermodal Terminal enhances logistics opportunities.

Business-Friendly Environment

Low tax structure, pro-growth economic policies, and streamlined permitting processes.

Diverse Economy

Key industries include healthcare, logistics, manufacturing, agriculture, and tourism.

Tourism & Lifestyle Hub

Home to LEGOLAND® Florida Resort, Bok Tower Gardens, and the Chain of Lakes, supporting a thriving tourism sector and quality of life.

Waterfront Community

More than 50 interconnected lakes provide unique residential, recreational, and commercial opportunities.

Growing Workforce

Strong talent pipeline supported by Polk State College, Florida Polytechnic University, and proximity to the University of Central Florida and University of South Florida.

Affordable Cost of Living

Competitive housing costs and business expenses compared to surrounding metro markets.

Vibrant Downtown

Ongoing investment in restaurants, shops, cultural venues, and mixed-use developments is fueling an active, walkable urban center.


Farm Fresh MARKET
POLK STATE COLLEGE
ST JOSEPH CATHOLIC SCHOOL
LAKE MARTHA
LAKE SILVER
Winter Haven Hospital
BayCare Health System
Wendy's
LAKE SILVER AMPHITHEATER
MARTIN LUTHER KING JR PARK
Ave F NW
1st ST NE
Lipson Pain Institute
TRAILHEAD PARK
City of Winter Haven Parks, Recreation & Culture
Ave E NW
HEARTLAND CHURCH
Ave C NW
500
LAKE HOWARD DRIVE
6th St NW
CVS pharmacy
3rd St NW
WELLS FARGO
Ave D NW
N Lake Howard Drive
McDonald's
GREATER Winter Haven Chamber of Commerce
City of Winter Haven Public Library
Ave B NW
Ave A NW
LAKE HOWARD PARK
PEDIATRIC ASSOCIATES
LAKE HOWARD
N

Property details

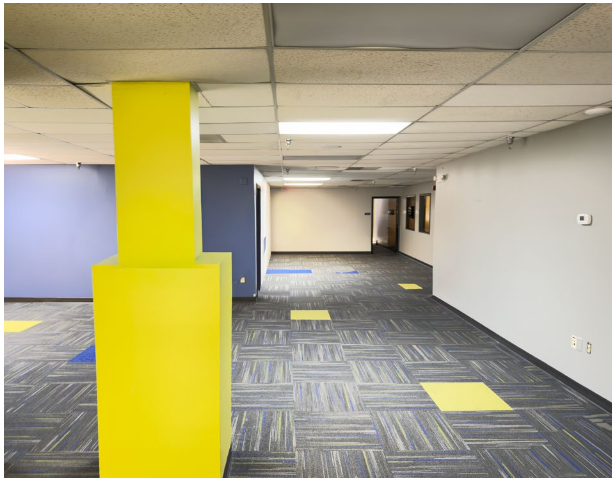
Property **details**

BUILDING DESCRIPTION:

500 Lake Howard Drive NW is a four-story, ±24,331-square-foot office building situated on ±1.68 acres along the scenic shores of Lake Howard in Winter Haven, Florida. Constructed with a brick facade over block in 1953 and effectively aged to 20 years through ongoing upkeep, the property offers functional floor plates served by one elevator and multiple office suites. Interior finishes include drywall partitions, acoustic tile ceilings, carpet flooring, and average-quality lighting and HVAC systems, providing a comfortable and efficient workspace. The building's west-facing elevation features abundant glazing, delivering natural light and expansive lake views. Site improvements include 84 surface parking spaces (3.45 spaces per 1,000 SF) and concrete walkways. Overall, the property is in average condition, with no substantial deferred maintenance, and benefits from its C-3 Commercial-Highway zoning, allowing a variety of professional, medical, and service-based uses.

PROPERTY HIGHLIGHTS:

Parcel ID:	26-28-20-566000-001103
Land Size:	±1.68 acres (±73,180 SF)
Zoning:	C-3 (Commercial-Highway)
Future Land Use:	Commercial
Floor Area Ratio (F.A.R.):	1.0
Gross Building Area:	±24,331 SF
Year Built / Effective Age:	1953 | 20 years
Construction:	Brick facade over block
Ceiling Height:	9 feet
Parking:	84 surface spaces| 3.45 spaces per 1,000 SF
Roof:	Flat with rolled roofing (replaced in 2008 / 17 years old)
Flood Zone:	X (area of minimal risk)
CRA:	No
Opportunity Zone:	Yes
Asking Price:	**$3,155,000 ($129.67 PSF)**



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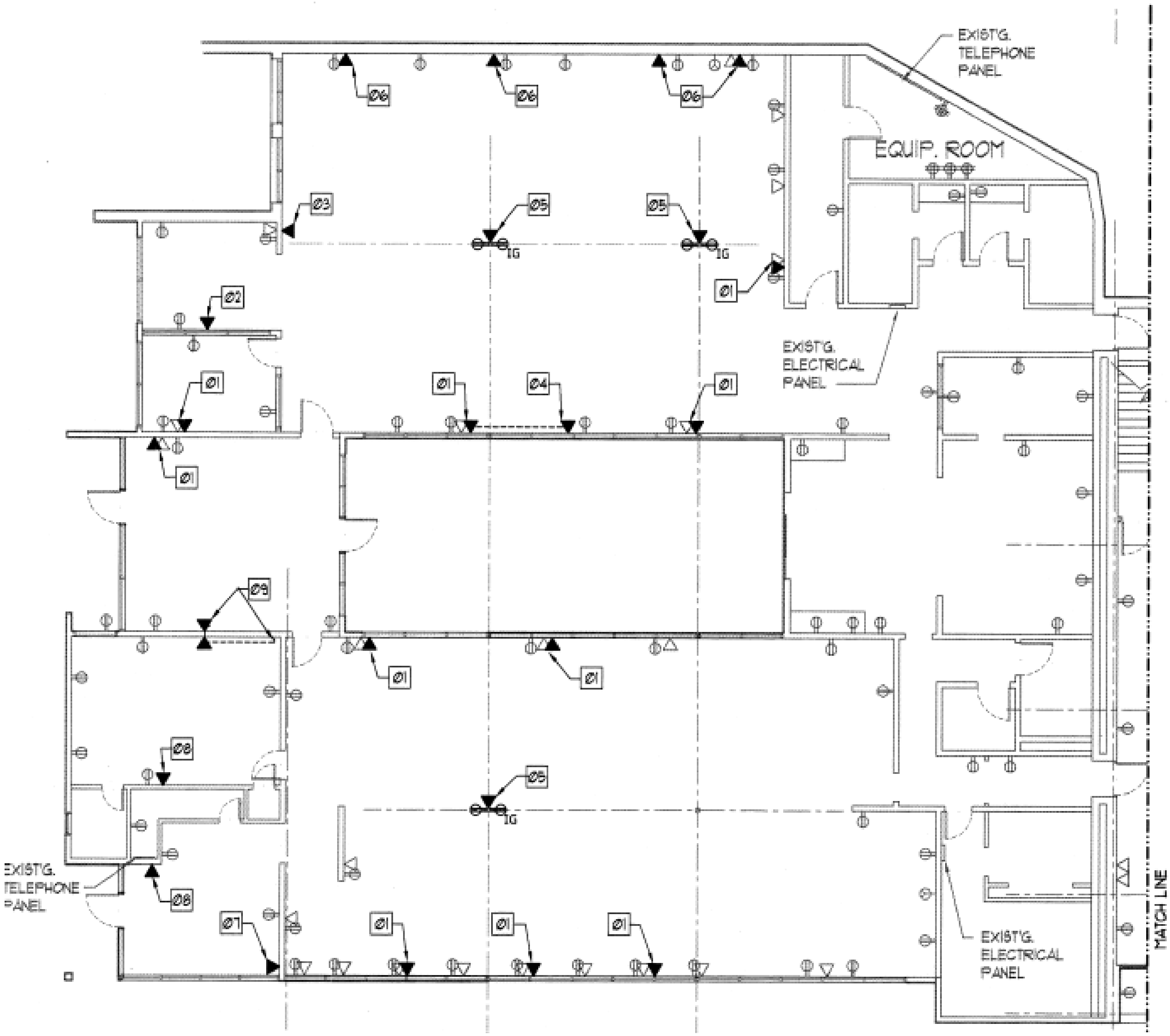
AED

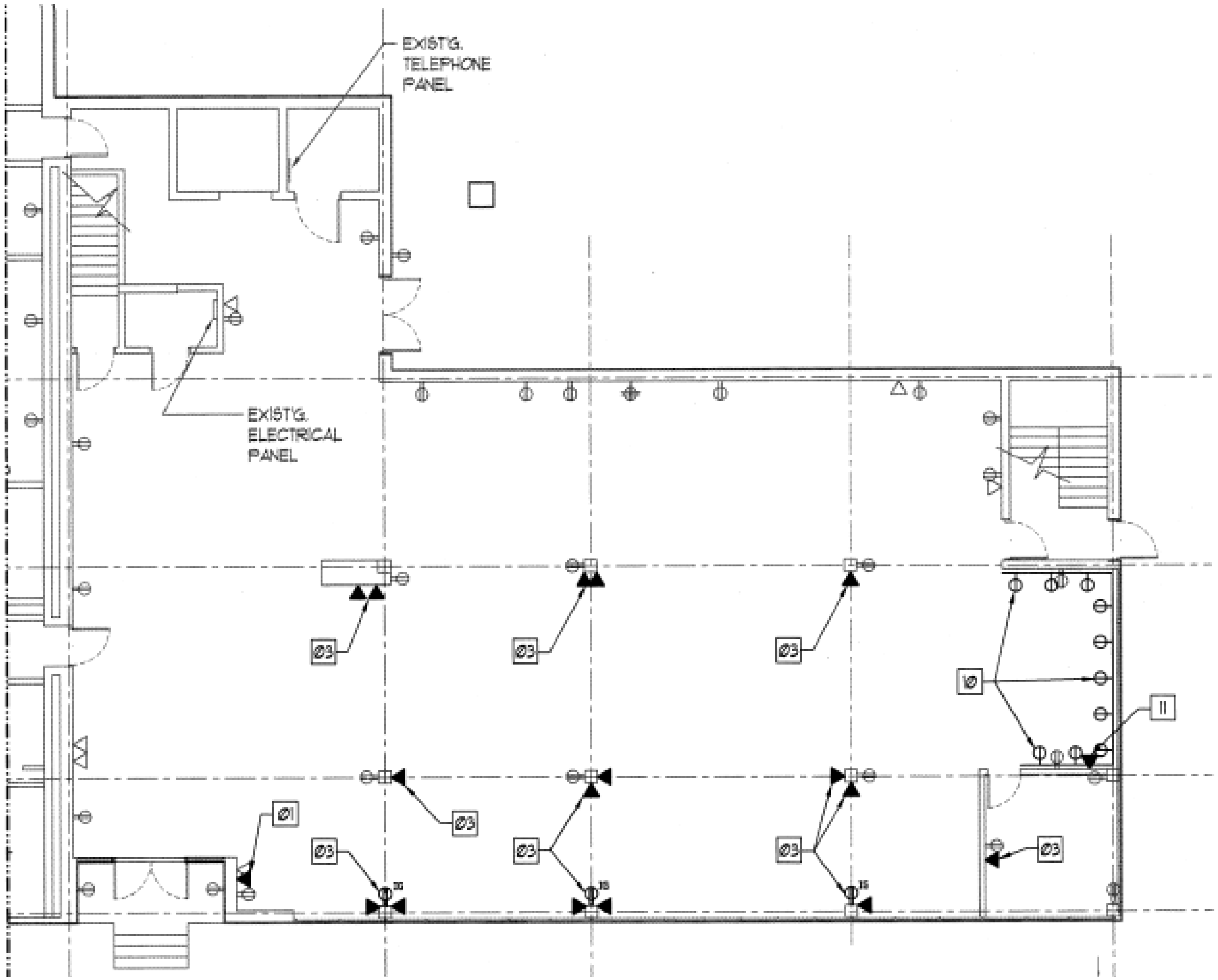

PLEASE
SIGN IN
AT FRONT
DESK


Vocational Rehabilitation
Services
EXIT

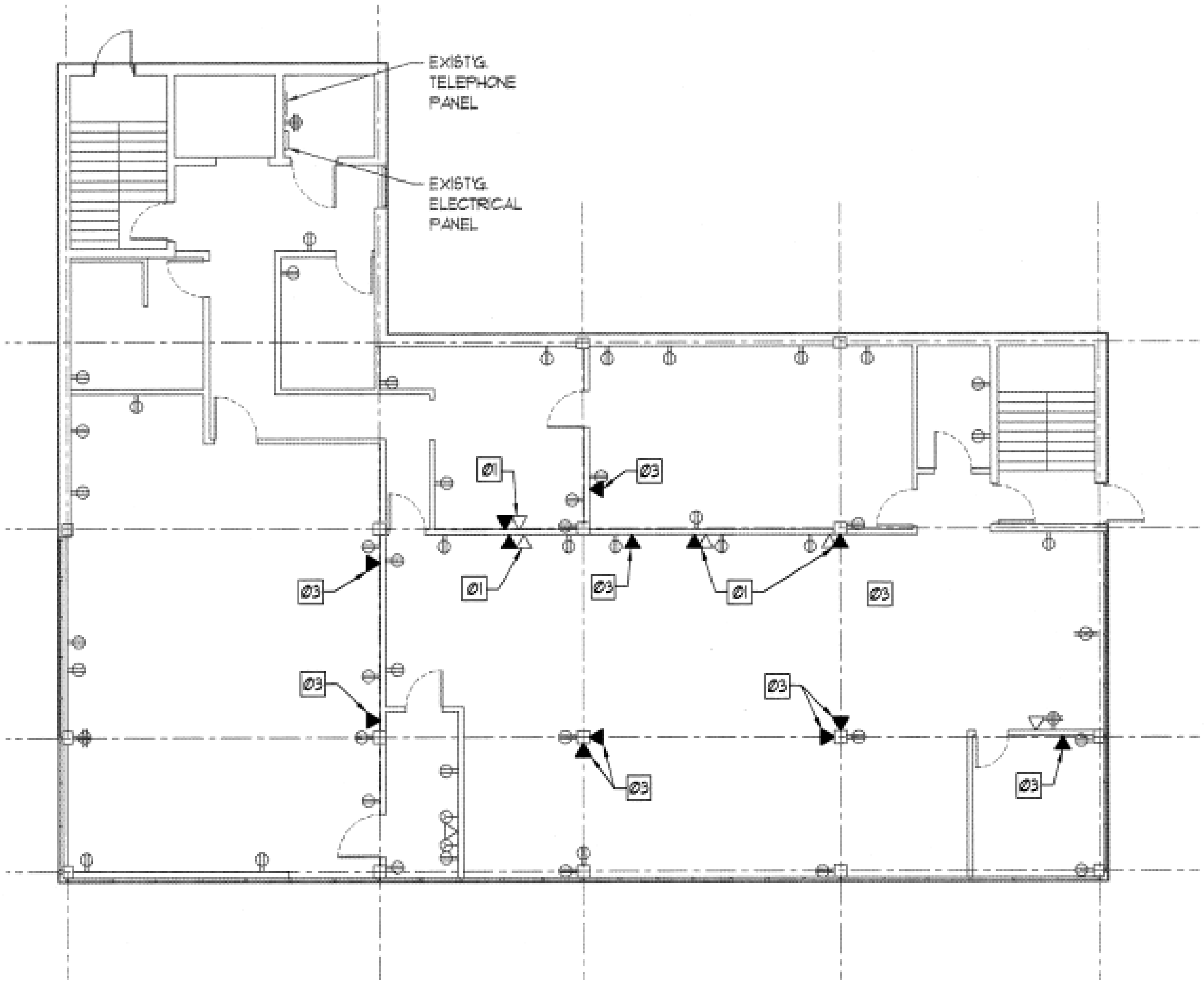
Ground floor plan north



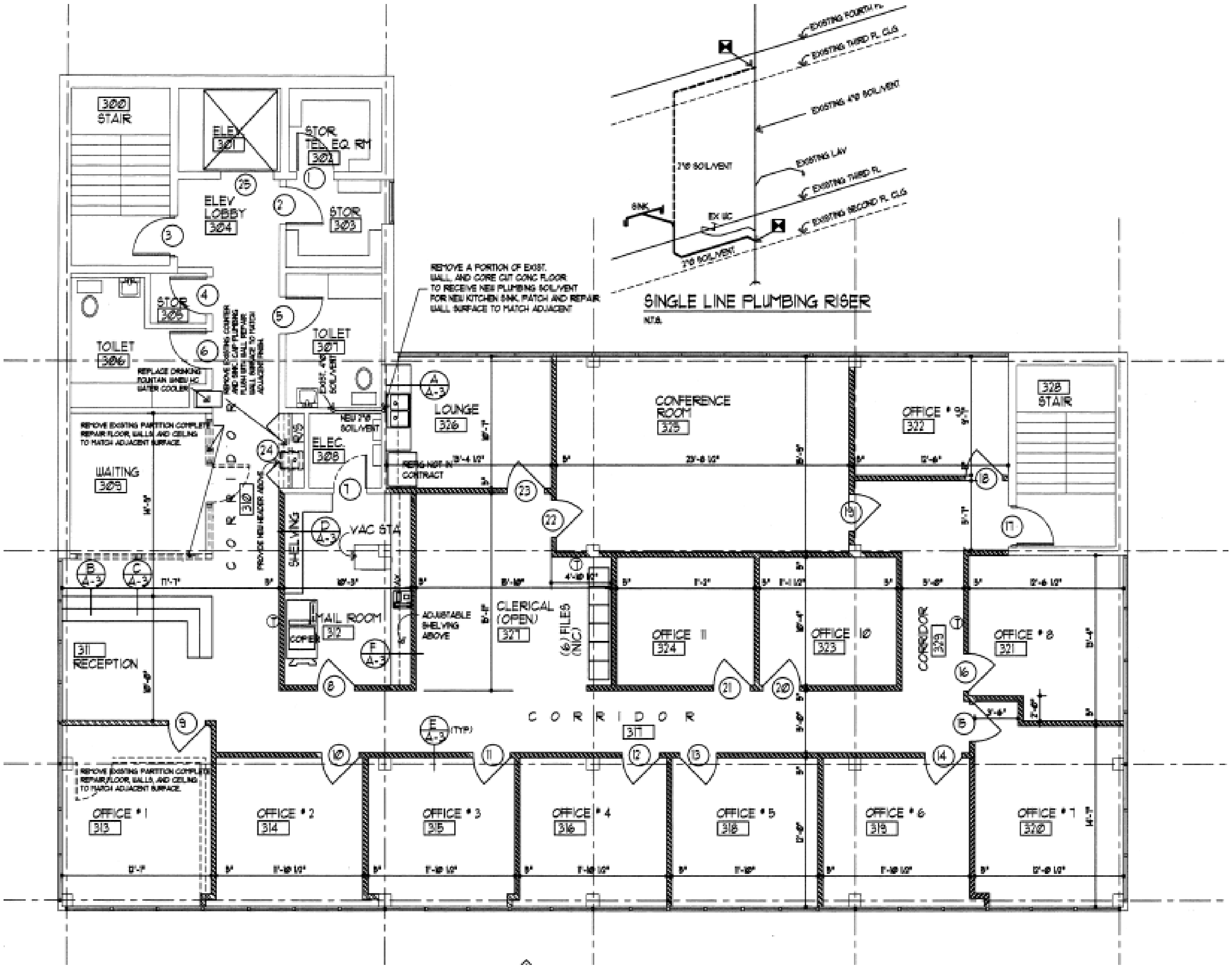
Ground floor plan south



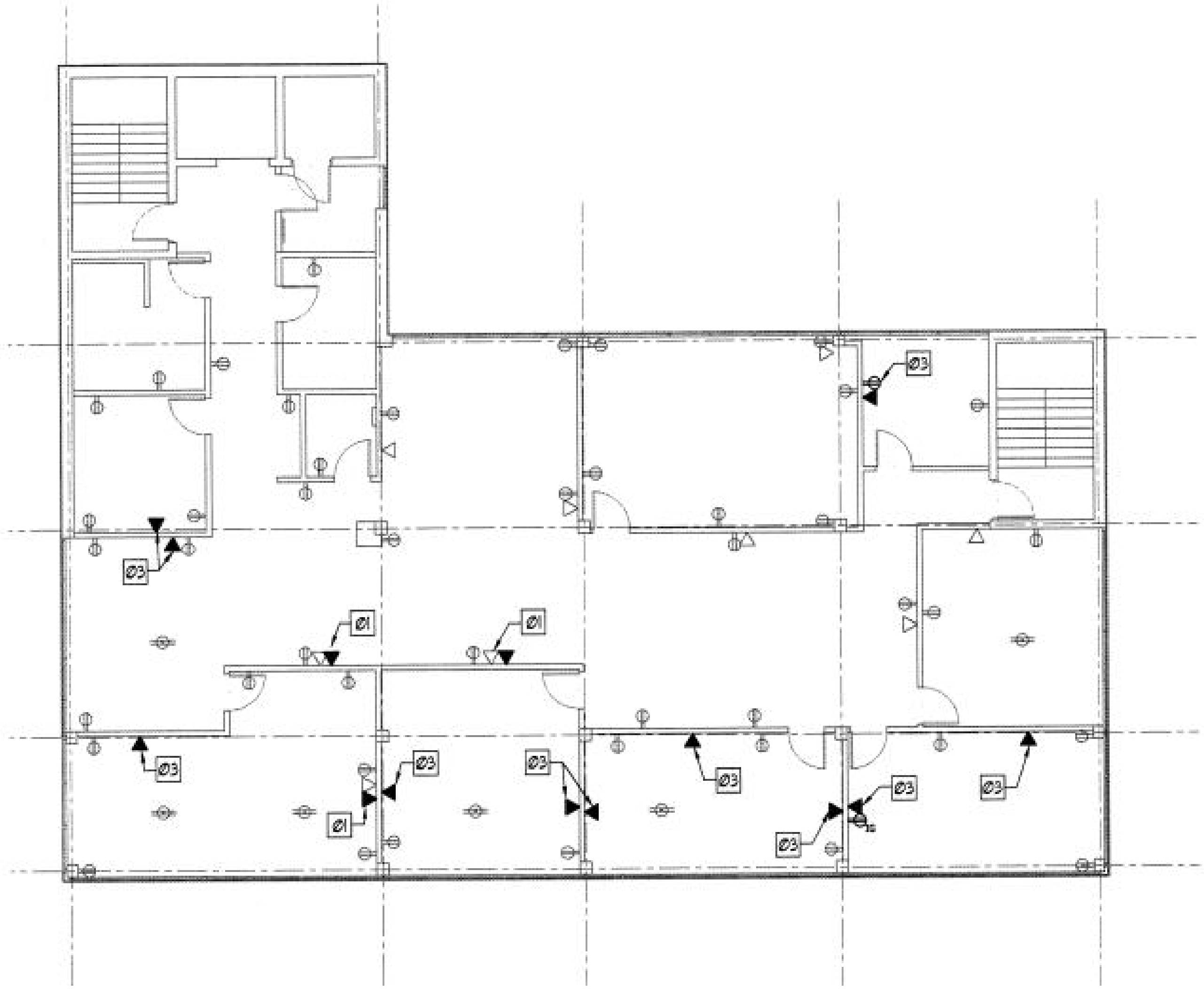
Second floor plan



Third floor plan



Fourth floor plan



Market **statistics**

WINTER HAVEN OFFICE MARKET

The Winter Haven commercial real estate market offers a balanced mix of office, retail, industrial, and service-oriented properties, with an estimated 1.15 million square feet of total inventory. The office sector represents approximately 329,619 square feet across 14 buildings, underscoring a relatively limited supply of dedicated office space in the city. As of early 2025, there are roughly 12 office listings available for lease, totaling about 112,358 square feet. Asking rental rates range from $10 to $36.90 per square foot annually, reflecting a spectrum from older, functional Class C spaces to upgraded, higher-quality Class A offerings.

Winter Haven's office market is characterized by tight supply, stable rental rates, and competitive demand for well-located, high-quality buildings. Properties that offer modern layouts, ample parking, and desirable amenities are particularly attractive to tenants seeking professional, medical, or service-based space. Market conditions suggest that well-positioned assets—especially those with unique features such as waterfront views, proximity to downtown, or flexible floor plates—are well-suited for value-add or repositioning strategies.

Looking ahead, the 2025 outlook for the Winter Haven office market is cautiously optimistic. With interest rates expected to moderate and continued population and business growth across Polk County, the city is positioned to see steady leasing activity and investor interest. Secondary markets like Winter Haven, which offer competitive operating costs and access to major metro areas such as Tampa and Orlando, are increasingly appealing to both tenants and investors seeking stability and growth potential.

Existing Breakdown

1.15M
square feet
of total inventory

329,619sf
available across

14
office buildings

As of Q1 2025

12 = 112,358 sf
office listing available

$10.00-$36.90
asking rate (psf)

Demographic **summary**

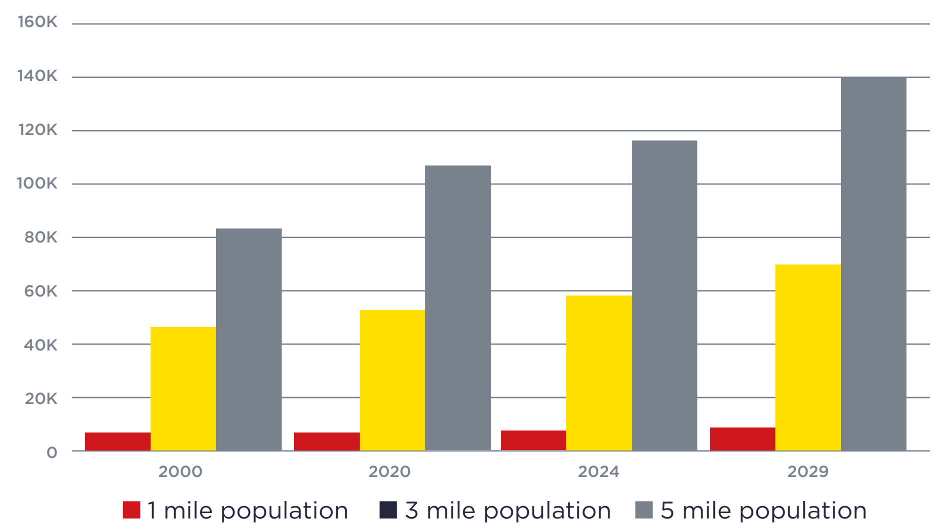
Households	1 mile	3 mile	5 mile
2020 Households	2,699	20,593	41,021
2024 Households	2,877	22m665	44,731
2029 Household Projection	3,444	27,247	53,709
Annual Growth 2020-2024	1.1%	2.6%	2.2%
Annual Growth 2024-2029	3.9%	4.0%	4.0%
Owner Occupied Households	1,191	15,529	35,060
Renter Occupied Households	2,253	11,718	18,648
Avg. Household Size	2.1	2	2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending	$60.9M	$574.1M	$1.2B

Income	1 mile	3 mile	5 mile
Average Household Income	$56,413	$66,545	$72,260
Median Household Income	$32,469	$48,420	$53,882
<$25,000	1,330	6,634	11,208
$25,000 - $50,000	532	4,926	9,729
$50,000 - $75,000	355	4,645	8,898
$75,000 - $100,000	258	2,341	5,225
$100,000 - $125,000	135	1,418	3,579
$125,000 - $150,000	64	844	1,841
$150,000 - $200,000	53	783	1,952
$200,000+	151	1,076	2,300

Source: CoStar

Housing	1 mile	3 mile	5 mile
Median Home Value	$169,452	$187,519	$194,957
Median Year Built	1970	1976	1981

Population	1 mile	3 mile	5 mile
2020 Population	6,017	52,396	106,173
2024 Population	6,472	57,562	115,824
2029 Population Projection	7,760	69,227	139,171
Annual Growth 2020-2024	1.9%	2.5%	2.3%
Annual Growth 2024-2029	4.0%	4.1%	4.0%
Median Age	42	39.2	40
Bachelor's Degree or Higher	16%	15%	16%
U.S. Armed Forces	3	14	31



Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which many arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and my not be consistent with the views or assumptions held by other professionals.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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