

COLONIAL PROMENADE

WINTER HAVEN, FL



SIZE

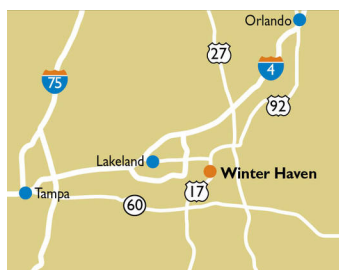
280,228 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
7,952	51,098	109,927
Households		
3,137	20,086	42,604
Median HH Income (\$)		
50,521	52,300	52,804

MAJOR TENANT(S)

Walmart
Sally Beauty Supply
Fantastic Sams



LOCATION

303-399 Cypress Gardens Boulevard | Winter Haven, FL 33880

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter, the number two grocer by market share in the Central Florida area
- Additional national tenants include Five Guys, Dollar General and CiCi's Pizza
- Located in Winter Haven, which is 35 miles southwest of Orlando, with a population exceeding 51,000 in a three-mile radius

LEASING CONTACT

Jamie Pearson
Mobile (770) 355-0954
jpearson@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

COLONIAL PROMENADE

303-399 Cypress Gardens Boulevard | Winter Haven, FL 33880

SPACE	TENANT	SQ. FT.
303	Mochinut	1,600 SF
305	China Wok	1,200 SF
307	Fantastic Sams	1,200 SF
309	Axiom Bank	1,550 SF
311	US Armed Forces Recruiting	1,750 SF
313	CarePlus	6,000 SF
319	Vapor World	1,500 SF
321	Sally Beauty Supply	1,200 SF
323	Colonial Threading	970 SF
325	CosmoProf	1,830 SF
327	Advance America	1,200 SF
329	Dental Associates of Winter Haven	3,900 SF
333	OneMain Financial	1,500 SF
335	Once Upon A Child	3,450 SF
341	America's Best Contacts & Eyeglasses	4,050 SF
345	Wish Upon An Ice Cream Cone	1,550 SF
347	Cici's Pizza	3,700 SF
355	Walmart	223,038 SF
371	A-I Resource	1,500 SF
373	Lovely Nails	1,200 SF
375	COMING AVAILABLE	6,840 SF
385	Florida Blue	6,800 SF
397	AVAILABLE	2,700 SF
TOTAL SQ. FT.		280,228

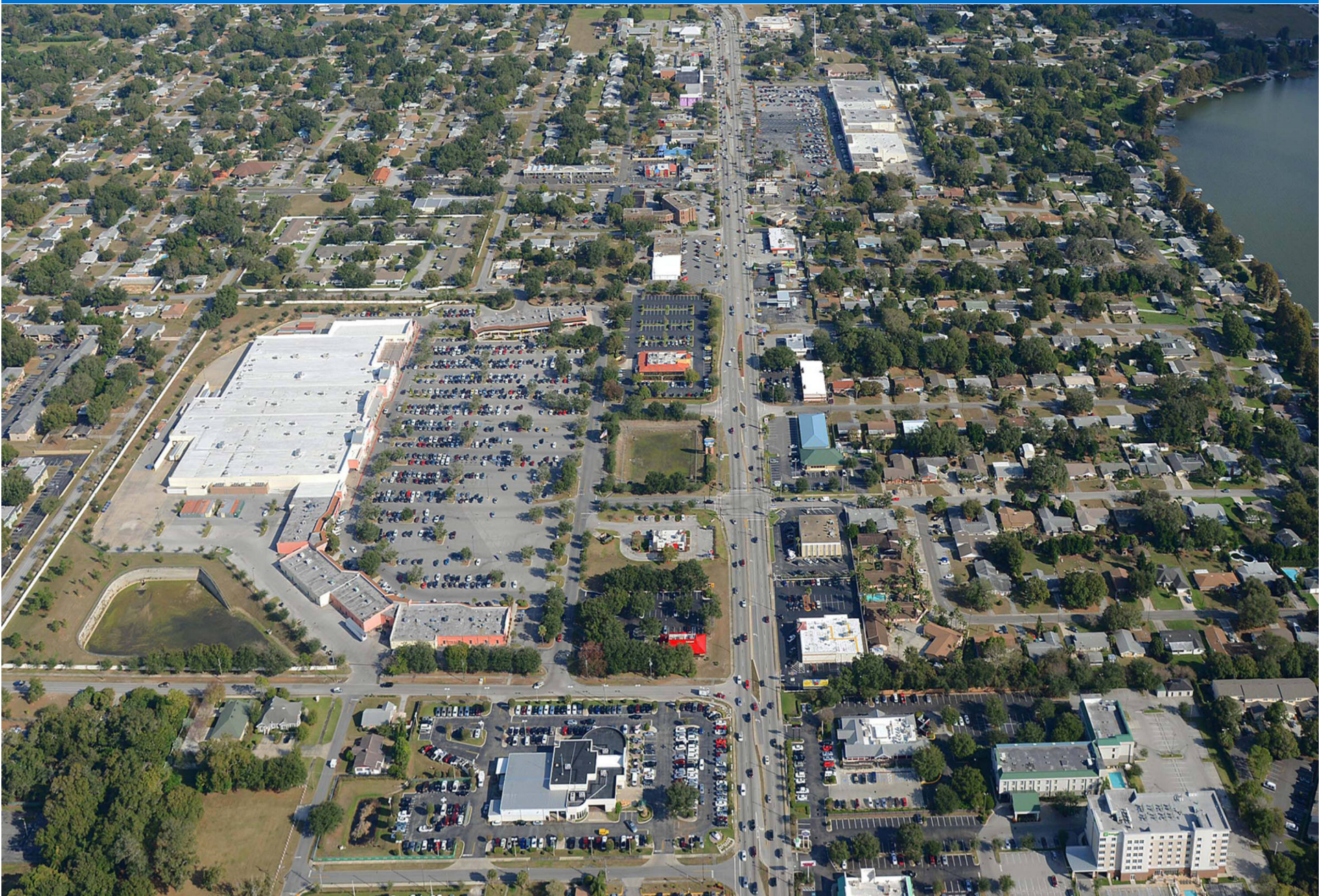
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



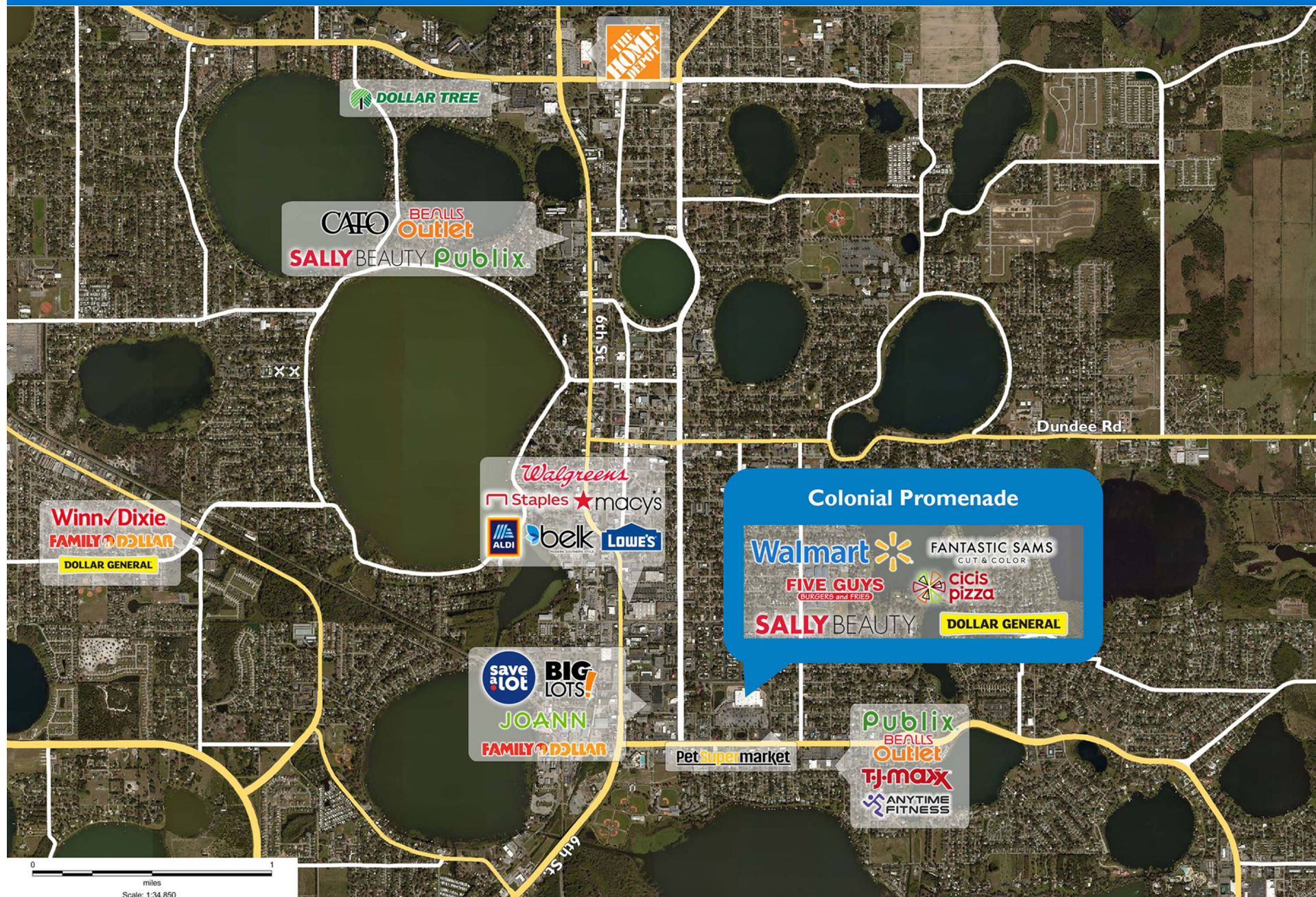
COLONIAL PROMENADE

303-399 Cypress Gardens Boulevard | Winter Haven, FL 33880



COLONIAL PROMENADE

303-399 Cypress Gardens Boulevard | Winter Haven, FL 33880



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Colonial Promenade Winter Haven, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	7,952	51,098	109,927
	2027 Projected Population	7,956	52,323	113,153
	2010 Census Population	6,998	42,678	90,374
	2000 Census Population	6,991	41,801	79,350
	1990 Census Population	6,969	39,773	71,713
	Historical Annual Growth 1990 to 2000	0.03%	0.50%	1.02%
	Historical Annual Growth 2000 to 2010	0.01%	0.21%	1.31%
	Estimated Annual Growth 2010 to 2022	1.01%	1.42%	1.55%
	Projected Annual Growth 2022 to 2027	0.01%	0.47%	0.58%
	Median Age	38.7	40.7	40.9
Households	Q2 2022 Estimated Households	3,137	20,086	42,604
	2027 Projected Households	3,137	20,588	43,889
	2010 Census Households	2,753	16,717	34,965
	2000 Census Households	3,073	17,257	31,748
	1990 Census Households	2,960	16,300	28,863
	Historical Annual Growth 1990 to 2000	0.37%	0.57%	0.96%
	Historical Annual Growth 2000 to 2010	-1.09%	-0.32%	0.97%
	Estimated Annual Growth 2010 to 2022	1.03%	1.45%	1.56%
	Projected Annual Growth 2022 to 2027	0.00%	0.49%	0.60%
	Population per Household	2.48	2.52	2.56
Population by Race	White	58.3%	55.3%	56.4%
	Black or African American	18.1%	21.9%	18.9%
	Asian & Pacific Islander	2.2%	1.4%	1.6%
	Other Races	3.3%	2.6%	2.4%
	Hispanic Population	18.1%	18.9%	20.6%
Income	Average Household Income	\$74,992	\$73,488	\$71,614
	Median Household Income	\$50,521	\$52,300	\$52,804
	Per Capita Income	\$30,359	\$29,194	\$27,921
Education (Age 25+)	Elementary	4.5%	6.2%	6.8%
	Some High School	9.6%	10.2%	9.9%
	High School Graduate	35.2%	34.0%	33.6%
	Some College	22.4%	22.1%	22.3%
	Associates Degree Only	9.5%	9.3%	9.4%
	Bachelors Degree Only	12.3%	11.9%	12.2%
	Graduate Degree	6.4%	6.3%	5.6%
Business	Number of Businesses	381	1,376	2,152
	Total Number of Employees	5,748	20,477	30,787
	Employees per Business	15.07	14.89	14.31
	Residential Population per Business	20.85	37.15	51.08

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.