

# COLONIAL PROMENADE

WINTER HAVEN, FL



## SIZE

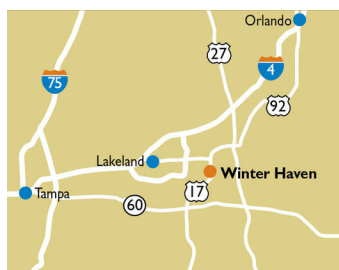
280,228 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile  |
|------------------------------|--------|---------|
| <b>Population</b>            |        |         |
| 7,602                        | 54,020 | 114,949 |
| <b>Households</b>            |        |         |
| 3,055                        | 21,205 | 44,586  |
| <b>Median HH Income (\$)</b> |        |         |
| 58,369                       | 58,590 | 58,880  |

## 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 54,000 in a three-mile radius

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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| 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

|                                                                                                                                                     |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied       |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary                                      |                                                                                                                                          |





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