

OUTPARCELS AVAILABLE - JOIN 7-ELEVEN®

Outparcels at Signalized Intersection on High Traffic Corridor SWC Thompson Nursery Rd & Coon Lake Rd, Winter Haven FL

MARKET HIGHLIGHTS

- Located in Polk County, which was the fastest growing County in all of Florida in 2022 and 4th fastest growing County in the Country.
- This location is at the heart of a growing corridor with daily drivers that include a proposed Grocery anchored location, Dollar General, and two elementary schools with nearly 2,000 students.
- Situated along Thompson Nursery Road, which is being expanded by the County into a 4-lane divided, 45 mph collector roadway, with a capacity to carry 36,800 AADT.
- Large neighborhoods within the trade area include Villa Mar (811 units), Preserve at Lake Ashton (896 units), Carlton at Lake Dexter (561+ units), and Lake Ashton (572 units).
- Immediately adjacent the site is the Traditions at Winter Haven project, consisting of 414 multifamily units and 167 single family units.
- Daily drivers are those traveling from both roads to access US-27 to the east or Cypress Gardens Blvd. to the north., to access the shopping at this intersection, students and school staff as well as the surrounding residents as this location is surrounded by residential.
- Located just south of LEGOLAND, that sees around 3.1 Million visitors annually.

SITE HIGHLIGHTS

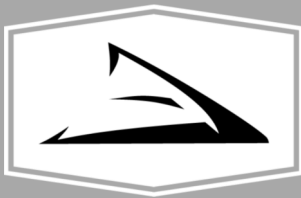
- 5.09 acres situated at the hard corner signalized intersection adjacent to a national proposed grocer. Outparcels available for ground lease or BTS.
- This center features over 600' of frontage on Thompson Nursery Rd and 370' on Coon Lake Rd with multiple points of access.

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Market Data



POPULATION '22

1-Mile	6,311
2-Mile	18,244
3-Mile	28,558



HOUSEHOLDS '22

1-Mile	2,496
2-Mile	7,754
3-Mile	11,909



AVER. HH INCOME '22

1-Mile	\$63,847
2-Mile	\$61,825
3-Mile	\$61,988



MEDIAN AGE '22

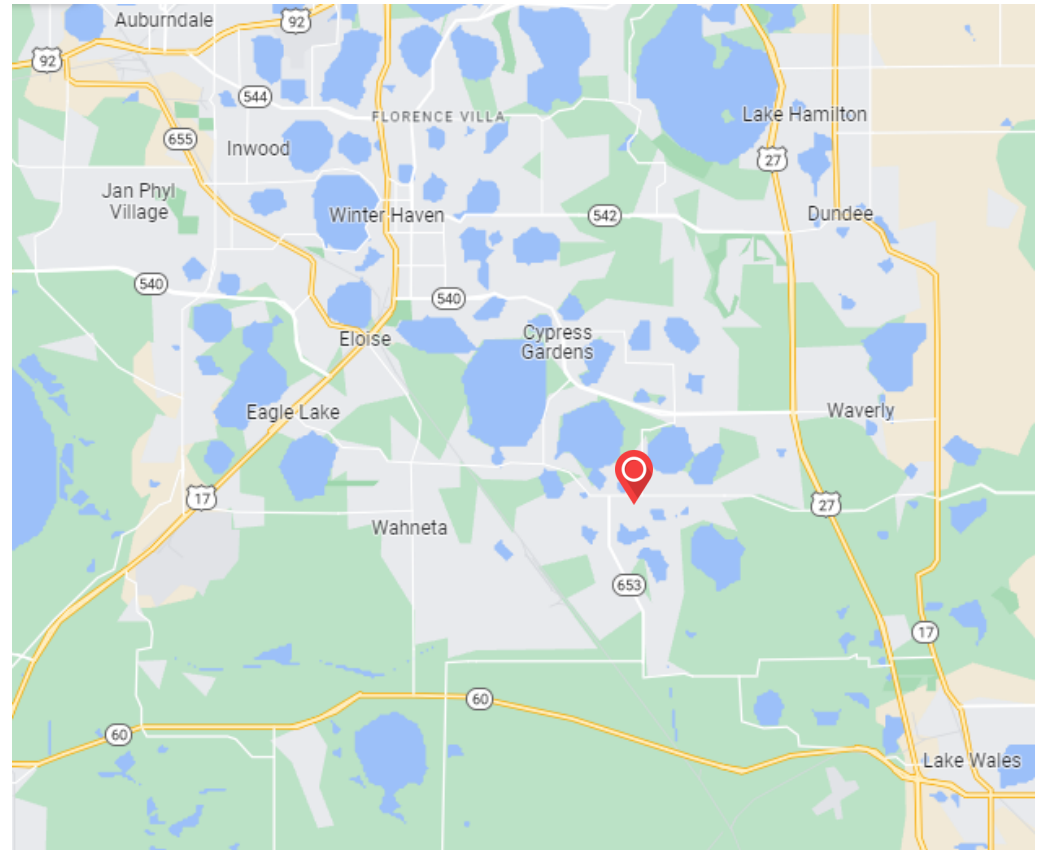
1-Mile	49.8
2-Mile	48.2
3-Mile	47.2



TRAFFIC COUNTS '22

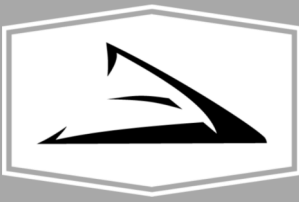
Thompson Nursery	11,200
W Lake Ruby	7,900

Location Map



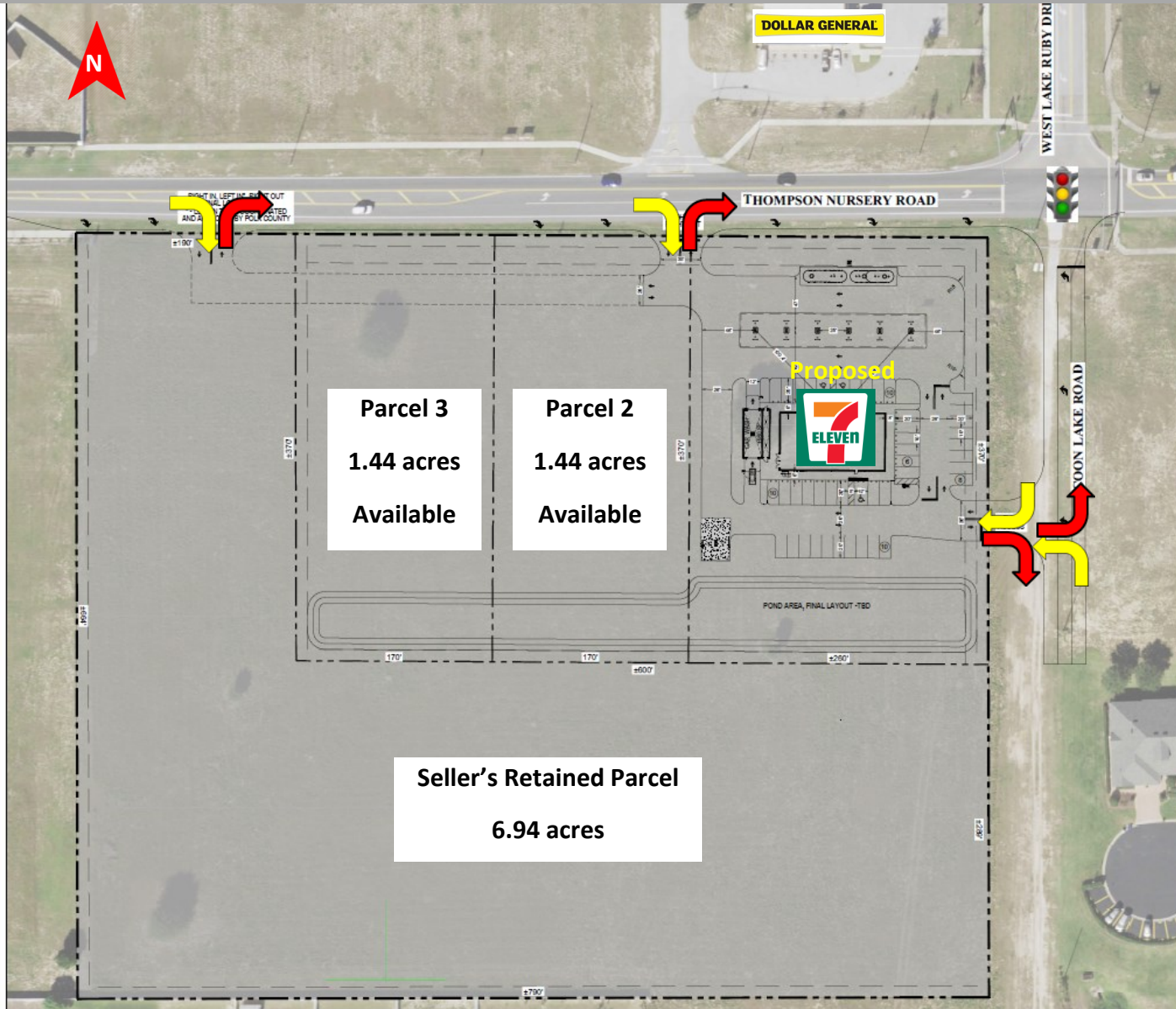
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Site Plan

SITE DATA TABLE		
PROJECT NAME	CONVENIENCE STORE WITH GAS AND HIGH SPEED DIESEL	
PROJECT ADDRESS	8965/US 17 & COON LAKE ROAD, POLK COUNTY, FLORIDA	
PROJECT DESCRIPTION	PROPOSAL FOR A HIGH CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 4,800 SF CONVENIENCE STORE AND A FUEL CANOPY WITH 16 FUEL PUMPS. THE CONVENIENCE STORE WILL BE AN A-1000 FOR OFF-SITE CONSUMPTION. THE FACILITY WILL OPERATE 24 HOURS.	
PARCELSITE AREA	3.27 ACRES	
PROVIDED LANDSCAPE BUFFERS	20' ALONG U.S. HIGHWAY 17 AND 20' ALONG COON LAKE ROAD	
ALONG R.O.W.	0	
PROVIDED SETBACKS	0	
ALONG R.O.W.	-100'	
ALONG R.O.W.	-40'	
PARKING PROVIDED	41	
STANDARD SPACES (9'x20')	5	
ACCESSIBLE PARKING (2'x12')	3	
TOTAL PROPOSED SPACES	44	
Item	Minimum Element	Minimum Recommended
A	Center of building to center of driveway	10'
B	Center of driveway to edge of front yard setback	47'
C	Center of driveway to edge of front yard setback	30'
D	Edge of driveway to side yard setback	34'
E	Edge of driveway to side yard setback	34'
F	Center of driveway to face of adjacent (existing) building	34'
G	Center of driveway to face of adjacent (existing) building	34'
H	Center of driveway to face of adjacent (existing) building	34'
I	Center of driveway to face of adjacent (existing) building	34'
J	Center of driveway to face of adjacent (existing) building	34'
K	Center of driveway to face of adjacent (existing) building	34'
L	Center of driveway to face of adjacent (existing) building	34'
M	Center of driveway to face of adjacent (existing) building	34'
N	Center of driveway to face of adjacent (existing) building	34'
O	Center of driveway to face of adjacent (existing) building	34'
P	Center of driveway to face of adjacent (existing) building	34'
Q	Center of driveway to face of adjacent (existing) building	34'
R	Center of driveway to face of adjacent (existing) building	34'
S	Center of driveway to face of adjacent (existing) building	34'
T	Center of driveway to face of adjacent (existing) building	34'
U	Center of driveway to face of adjacent (existing) building	34'
V	Center of driveway to face of adjacent (existing) building	34'
W	Center of driveway to face of adjacent (existing) building	34'
X	Center of driveway to face of adjacent (existing) building	34'
Y	Center of driveway to face of adjacent (existing) building	34'
Z	Center of driveway to face of adjacent (existing) building	34'

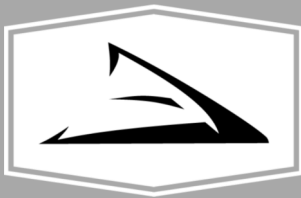
GENERAL SITE NOTES:

1. SIGNS REQUIRE A SEPARATE PERMIT.
2. SIGNPOSTS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
3. PARKING WILL BE PAVED.
4. THERE SHALL BE NO OBSTRUCTION OF SITE STORAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
5. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
6. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
7. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
8. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THE SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A LIFE PLAN THAT MEETS LOCAL JURISDICTION CODES.
9. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND BE SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BECDOES NOT PURPORT THAT WHAT IS SHOWN IS ACCURATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
10. NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREIN.
11. THE SHEET IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANY WAY TO BE USED FOR CONSTRUCTION PURPOSES.



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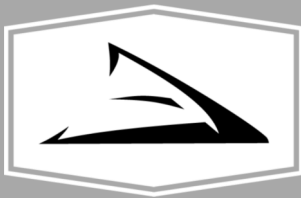
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Thompson Nursery Rd Extension

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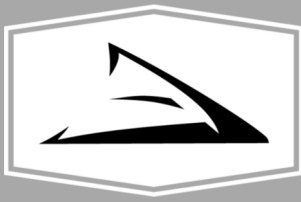
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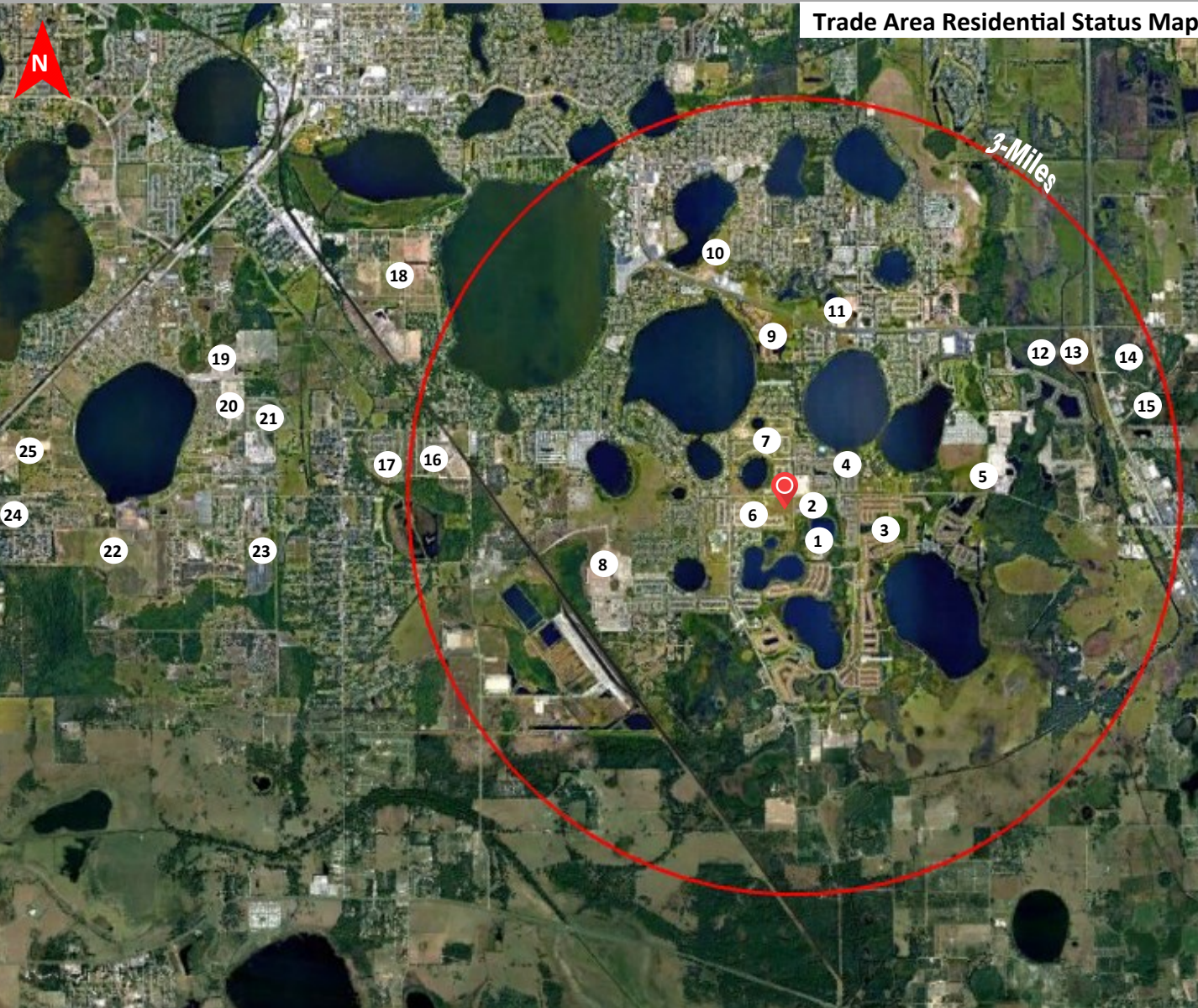
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Trade Area Residential Status Map

Map #	Name of Development	Units
1	Traditions at Winter Haven	574
2	Verandahs	39
3	Lake Ashton	572
4	Traditions Winter Haven	552
5	Preserve at Lake Ashton	896
6	Savanna Pointe	176
7	Mandolin	225
8	Villa Mar	811
9	Prose Winter Haven	324
10	Carlton at Lake Dexter	561
11	Village at Cypress Gardens	264
12	Lake Ashton North	500
13	Cypress Pointe	312
14	Parc at Lake Wales	480
15	Hillpointe Apartments	552
16	Lake Eloise	103
17	Eagle Landing	164
18	Harmony on Lake Eloise	1500
19	Eagle Hammock	263
20	Sutton Preserve	102
21	Squires Grove	357
22	Ranches at Lake McLeod	1160
23	Weber Trust	240
24	Liberty Ridge	185
25	Windsor Reserve	125

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