



Imagery Date: July 2025

Outparcels Available Adjacent to 7-ELEVEN
SWC Thompson Nursery Rd & Coon Lake Rd, Winter Haven FL
New Publix Under Construction to the North East

SITE DETAILS

MARKET HIGHLIGHTS

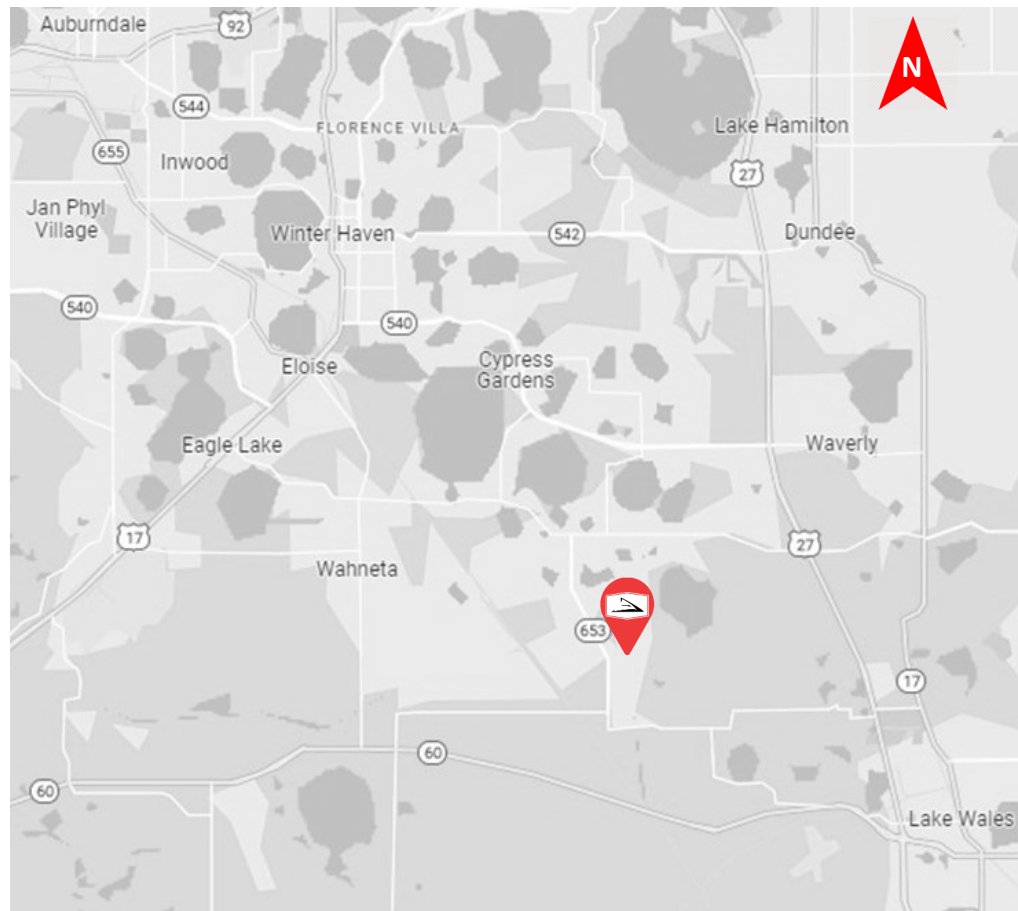
- Located in Polk County, which was the fastest growing County in all of Florida in 2022 and 4th fastest growing County in the Country.
- This location is at the heart of a growing corridor with daily drivers that include a new Publix anchored shopping center under construction across the street and two elementary schools close by 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.

PROPERTY HIGHLIGHTS

- 5.09 acres situated at the hard corner signalized intersection adjacent to a Publix. 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.

SWC Thompson Nursery Rd & Coon Lake Rd Winter Haven, FL

LOCATION MAP

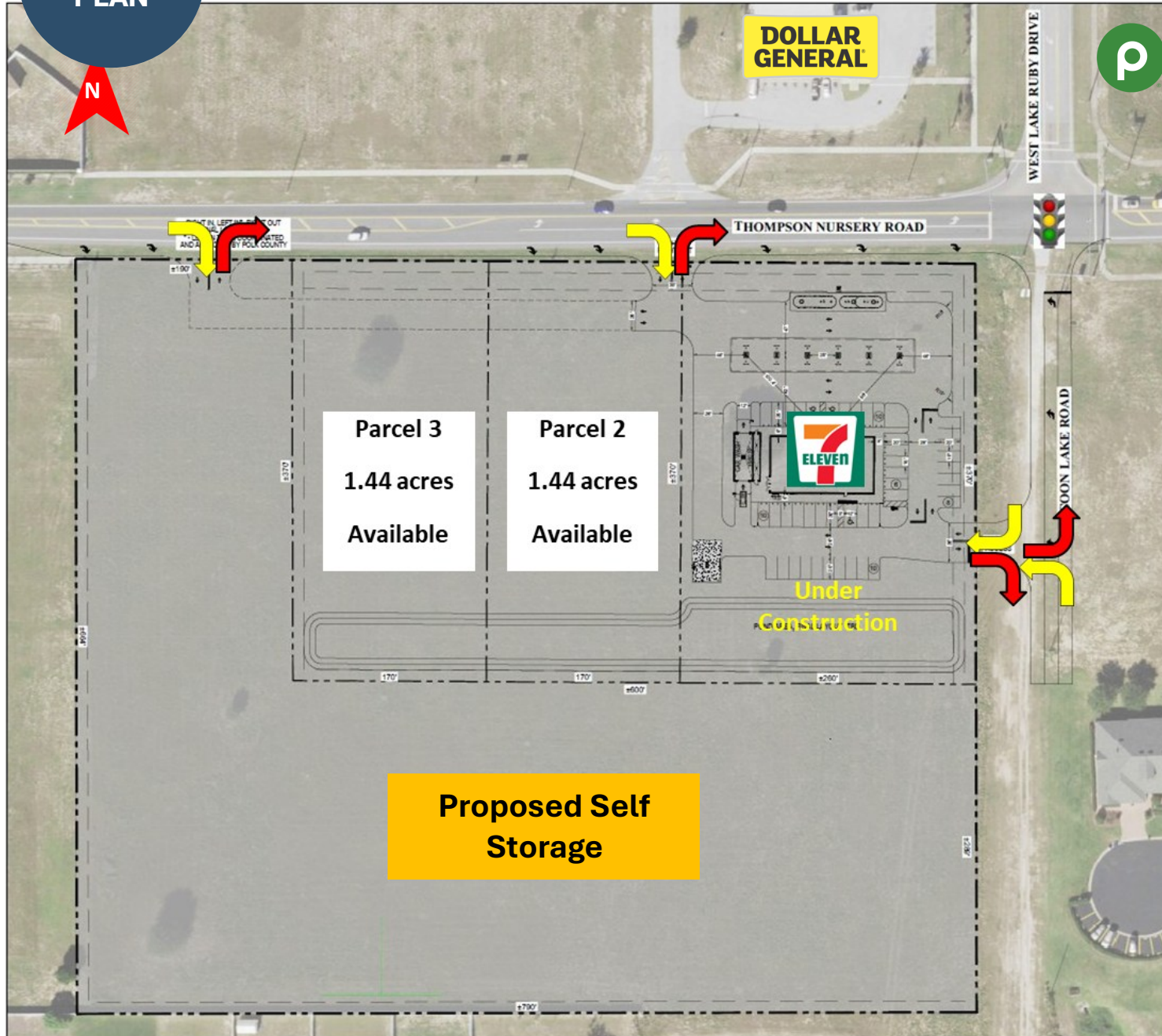


202 DEMOGRAPHICS

	2 Mile	3 Mile	10 Min Drive Time
Population	21,370	32,083	217,960
Households	9,116	13,539	85,423
Average HH Income	\$93,222	\$95,188	\$87,547

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SITE PLAN



SITE DATA TABLE			
PROJECT NAME	CONVENIENCE STORE WITH GAS AND HIGH SPEED DIESEL		
PROJECT ADDRESS	S.W. OF U.S. 17 & COON LAKE ROAD, POLK COUNTY, FLORIDA		
PROJECT DESCRIPTION	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL ISLANDS CONSISTING OF A 400 SF CONVENIENCE STORE AND A FUEL CANOPY WITH 10 FILL PUMPS. THE CONVENIENCE STORE WILL BE OPEN 24 HOURS A DAY. THE FUEL CANOPY WILL BE OPEN 24 HOURS A DAY.		
PROPOSED AREA	3.21 ACROSS		
PROPOSED LANDSCAPE BUFFERS	20' ALONG U.S. HIGHWAY 17 AND 20' ALONG COON LAKE ROAD		
ALONG R.O.W.	0		
BACKYARD	0		
PROPOSED SETBACKS			
ALONG R.O.W.	100'		
REAR YARD	0		
PAVING PROVIDED			
STANDARD SPACES (10' X 20')	41		
ACCESSIBLE PARKING (10' X 20')	3		
TOTAL PROPOSED SPACES	44		

Item	Minimum Standard	2 Hours Recommended	None
1. Location of building in center of block	40'	40'	40'
2. Location of building to edge of front yard setback	40'	40'	40'
3. Location of building to edge of rear yard setback	40'	40'	40'
4. Side of building to side yard setback	40'	40'	40'
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GENERAL SITE NOTES:

1. BEARS REQUIRE A SEPARATE PERMIT.
2. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
3. PAVING WILL BE PAVED.
4. THERE SHALL BE NO CONSTRUCTION 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 THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
9. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. ACCESSORY NOT PLANNED THAT WHAT IS SHOWN IS ASSOCIATE TO MEET ALL APPLICABLE REQUIREMENTS.
10. NO SET-POINTS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
11. THIS DRAWING IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.



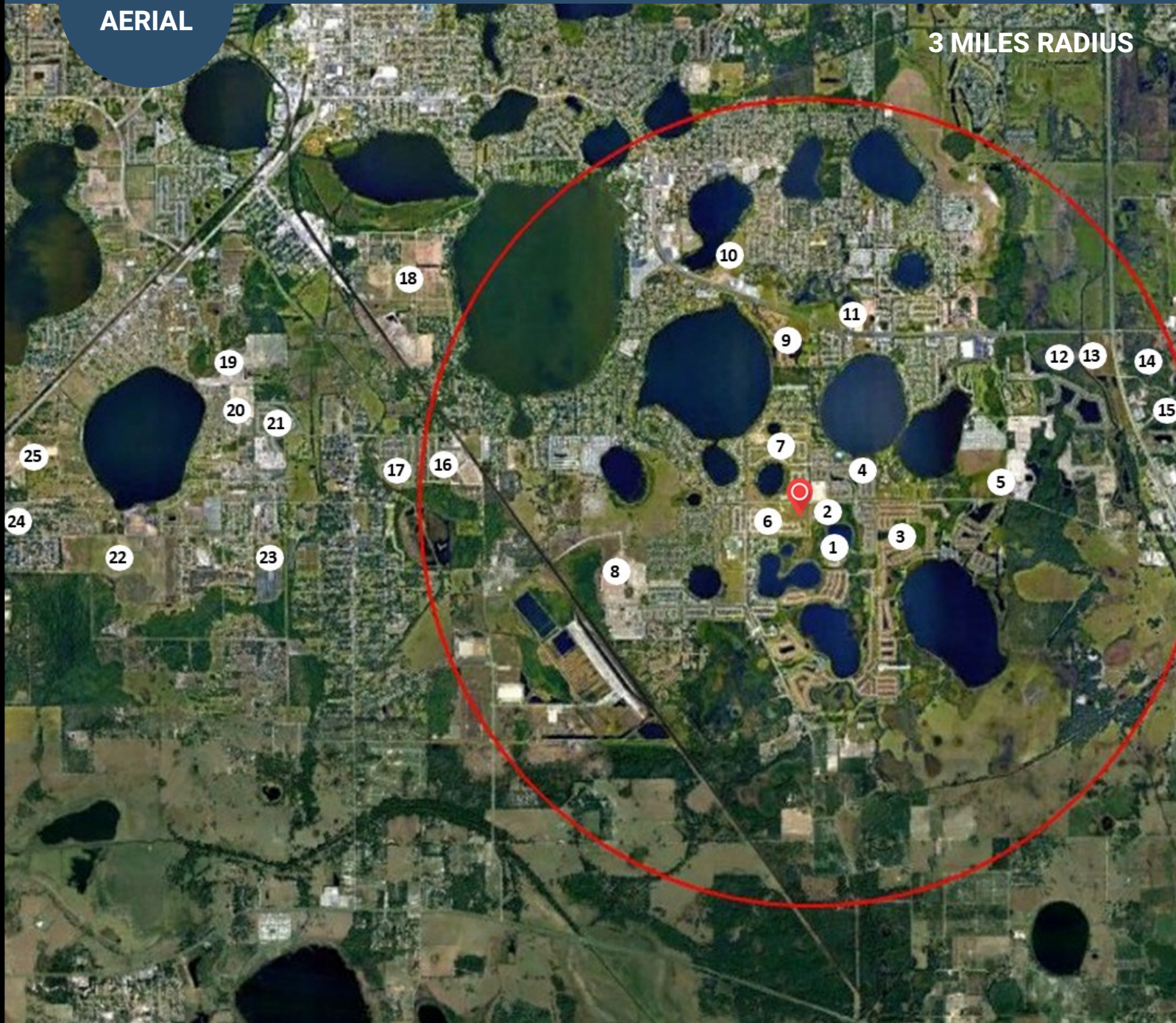
MARKET AERIAL



**MARKET
AERIAL**

**SWC Thompson Nursery Rd & Coon Lake Rd
Winter Haven, FL**

3 MILES RADIUS



#	Development	Units
1	Traditions	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 Apts	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



SWC Thompson Nursery Rd & Coon Lake Rd Winter Haven, FL

New **Publix** Under Construction across the street

Outparcels Available Adjacent to **7-ELEVEN**

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