



# FOR SALE SPECIAL PURPOSE SPACE \$2,200,000

EXCEPTIONAL WATERFRONT COMMERCIAL PROPERTY  
WITH FLEXIBLE ZONING

**1505 LAKE SHIP DR S, WINTER HAVEN, FL 33880**



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## OFFERING SUMMARY

<b>Listing Price</b>	\$2,200,000
<b>Acres</b>	1.79 Acres
<b>Price Per Acre</b>	\$1,229,050
<b>County</b>	Polk
<b>Zoning</b>	CE
<b>Utilities</b>	Polk County Water Septic Tank Duke Energy
<b>Parcel IDs</b>	262832648010000060
<b>Coordinates</b>	27.9974812, -81.7429353
<b>Road Frontage</b>	405 ft
<b>Water Frontage</b>	430 ft
<b>Traffic Counts</b>	14,000 AADT
<b>Real Estate Taxes</b>	\$10,354.68

## PROPERTY OVERVIEW

Discover a rare and versatile investment opportunity with this 9,125 SF Showroom/Warehouse, fully renovated in 2023 and ideally located on Winter Haven's coveted Chain-Of-Lakes. Future Land Use of Commercial Enclave (CE) allows for a diverse range of uses including marinas, dry rack storage and related facilities, community centers, lodges and retreats, nightclubs, restaurants, retail, office, leisure and special interest schools, hotels/motels, water ski schools, and recreation and amusement venues.

1.79 Acres of lakefront property with 430 feet of shoreline on Lake Shipp, this high traffic location offers unmatched potential for special-purpose or marina-focused development. 405 feet of road frontage on Lake Shipp Drive ensures excellent visibility and access.

Whether you're envisioning a waterfront restaurant, boutique hotel, or recreational facility, this site offers the zoning, location, and infrastructure to bring your vision to life. Don't miss the opportunity to capitalize on this unique and highly flexible commercial real estate asset.

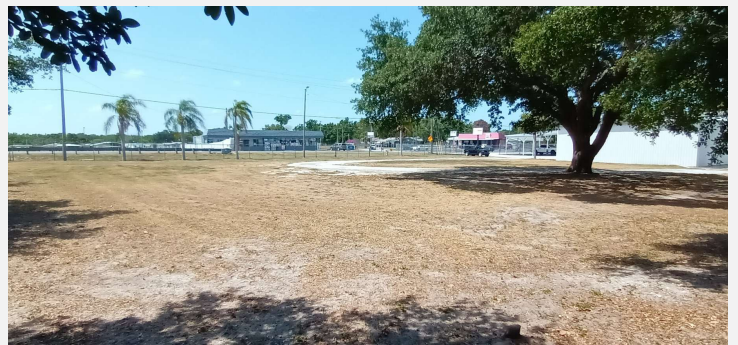
## PROPERTY HIGHLIGHTS

- Over 10,000 SF of improvements
- Over 2,400 SF Under A/C, 4 bathrooms
- CE Land Use allows variety of Commercial Uses
- 1.79 AC Fenced Land on Lake Shipp, Chain-Of-Lakes
- Renovated 2023, New Boat Ramp, Dock and Seawall

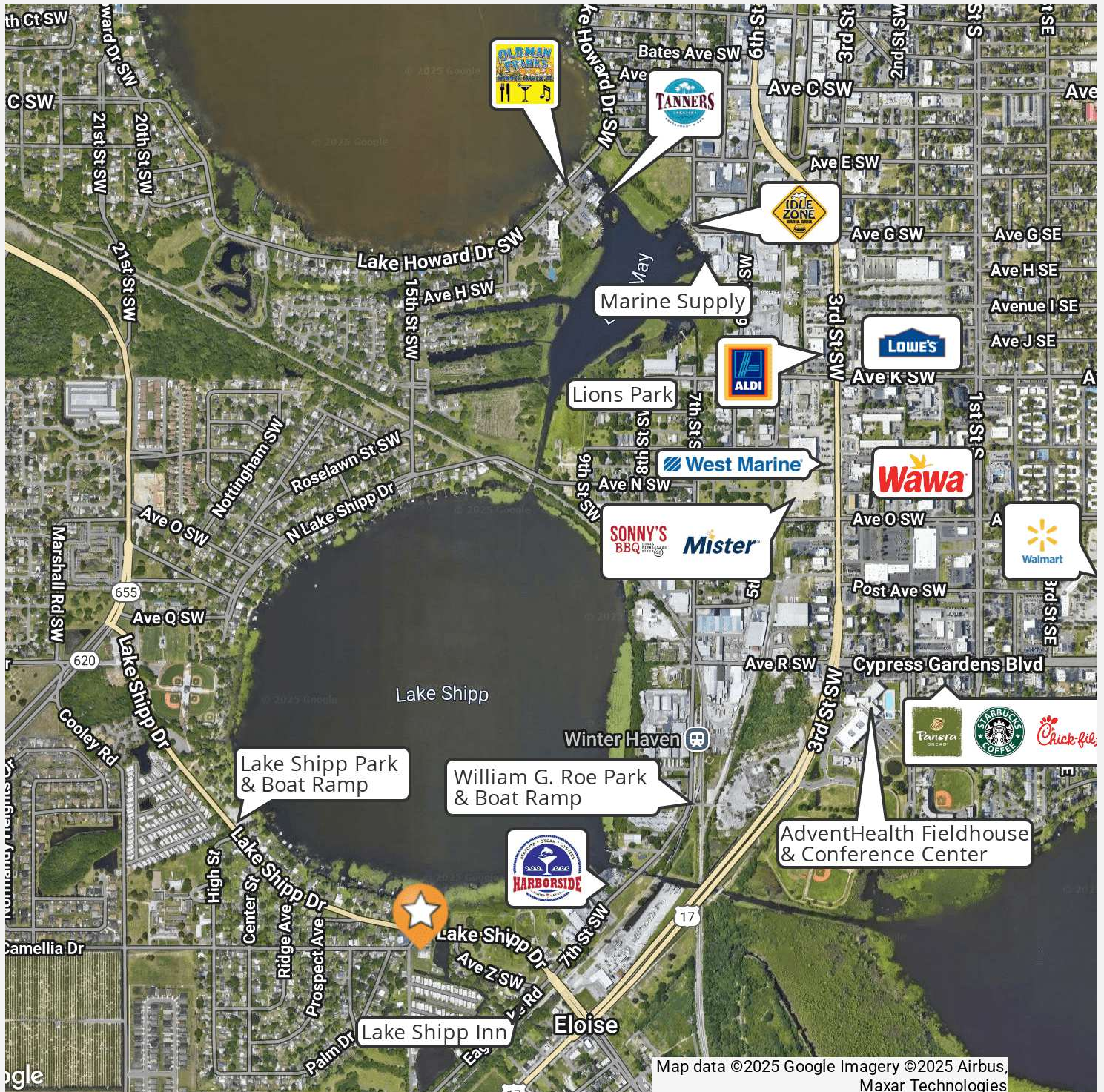


Additional Photos

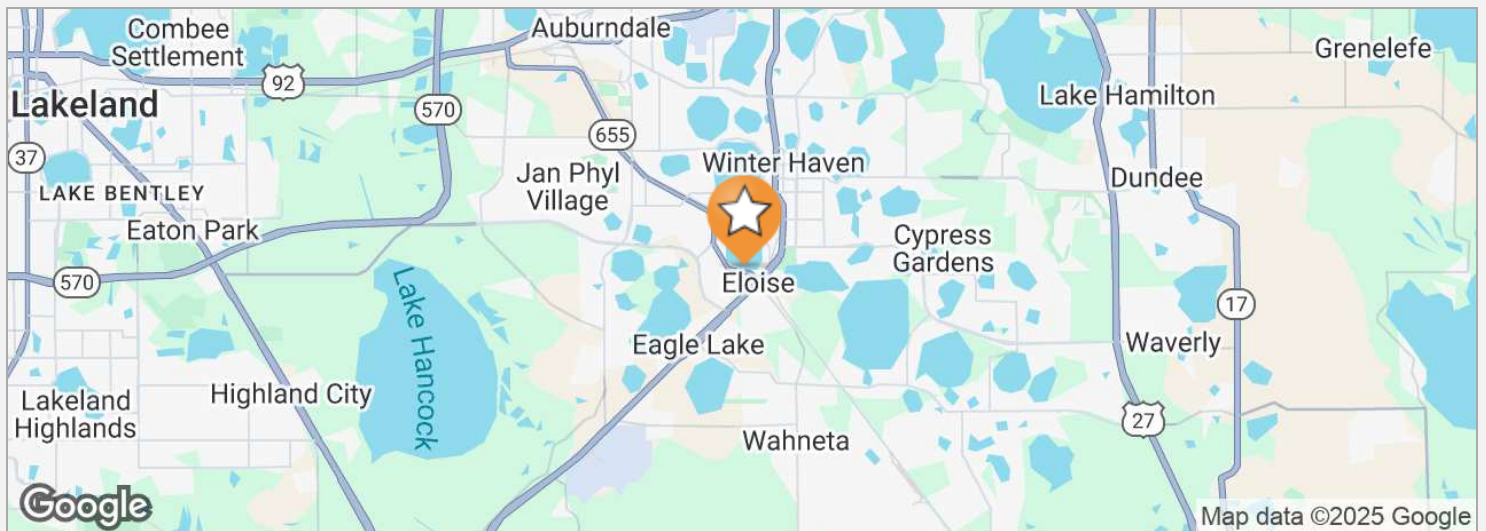
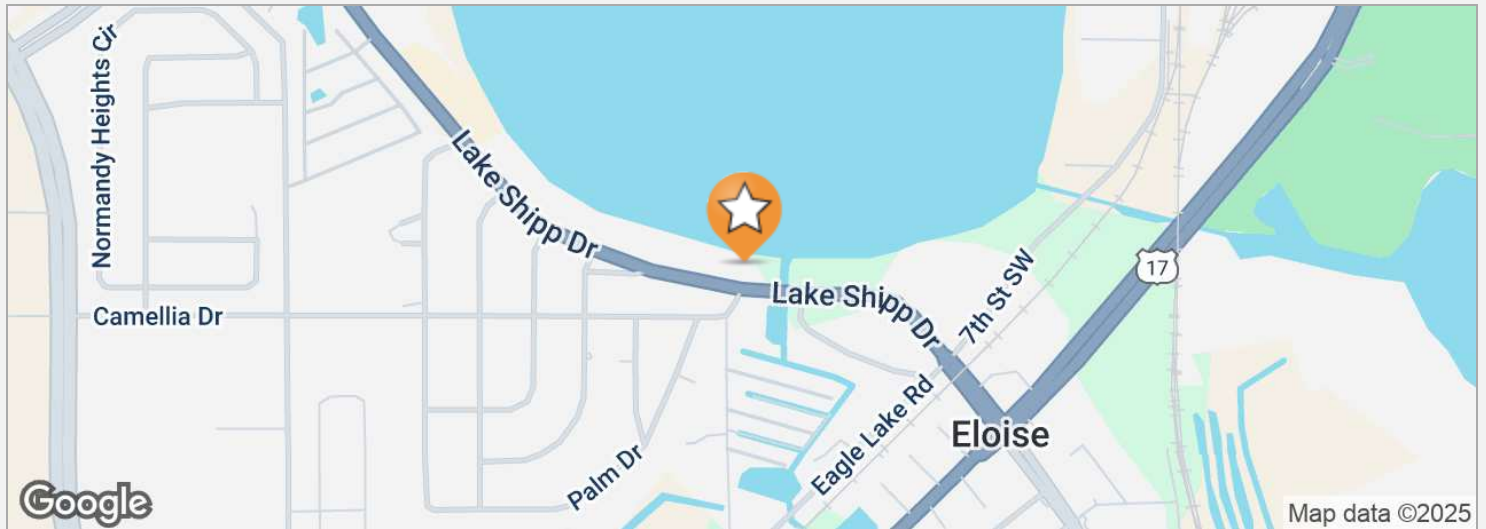
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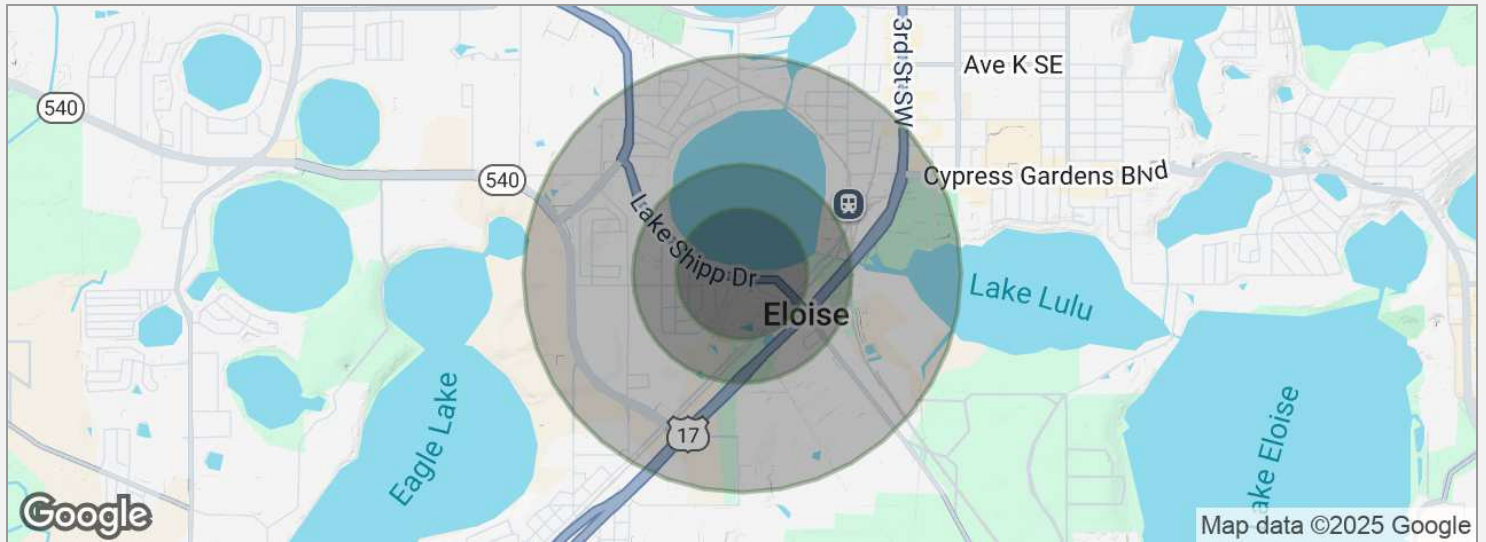
### DRIVE TIMES

3 minutes to US 17  
3 minutes to AdventHealth Fieldhouse  
7 minutes Downtown Winter Haven  
1 hour to Disney World

### DRIVING DIRECTIONS

Demographics Map

6



**POPULATION**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total population	490	1,434	5,943
Median age	40	40	39
Median age (male)	39	39	38
Median age (Female)	41	41	40

**HOUSEHOLDS & INCOME**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total households	191	551	2,292
# of persons per HH	2.6	2.6	2.6
Average HH income	\$61,114	\$62,903	\$66,669
Average house value	\$187,375	\$202,296	\$218,996

\* Demographic data derived from 2020 ACS - US Census