

Lucerne Park Commerce Center

*Development opportunity
with entitlements*

*Over 120,000 SF
allowed with
parking*



Conceptual Plan

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Lucerne Park Commerce Center

The Lucerne Park Commerce Center allows up to 120,000 SF Commercial buildings. Located in Winter Haven this power center is planned for an anchor grocer, fast food, and various retail. Additional opportunities for business and mixed use developments.

Acreage: 26 +/- acres
Price: \$3,448,000
Location: 3010 Lucerne Park Road
Winter Haven, FL
Land Use: Retail
Frontage: 1,970 +/- ft. on Lucerne Park Rd
2,600 +/- ft. on Old Lucerne Park Rd
Uplands: 24 +/- acres
Utilities/Water: City of Winter Haven
Parcel #'s: 26 28 10 530500 002611
26 28 10 530500 002601
26 28 10 530500 002602
26 28 03 522500 002453
GPS (Google): 81.422458; 28.040223



Neighboring Areas



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021610A-CT/DH

The gateway to Lucerne Park, fronting on SR 544 in Northeast Winter Haven

2009 Demographic Information

	3 Miles	5 Miles
Population	24,921	70,518
Median Age	53.1	46.7
Avg. HH Income	\$52,690	\$54,425



Conceptual Plan

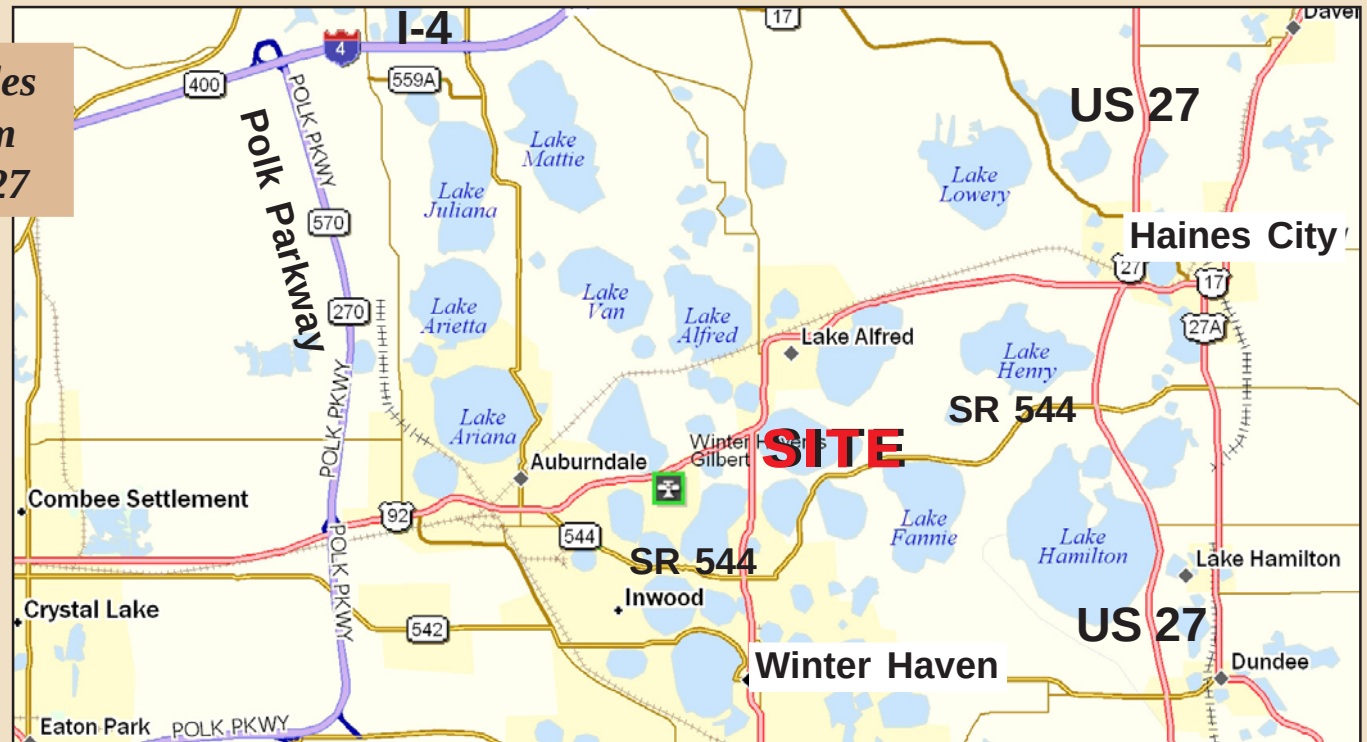


Entitlements include approved PUD with concurrency, utilities, traffic, drainage, environmental approvals and planning for intersection realignment with traffic light.

4 miles
from
US 27

Driving Directions:

- From US 27 take SR 544 heading west for 4 miles to property.



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**Approved
PUD**

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