



In Association with Scott Reid & ParaSell, Inc.
A Licensed Florida Broker #CQ1059597



Single-Tenant Auto Service Center

Winter Haven, Florida

- 15-Year Absolute NNN Lease
- High-Growth Central Florida Market
- Located on Corridor with 26,000+ Vehicles Per Day
- Strategic Location Adjacent to Legoland
- Established National Operator with 19+ Locations

3001 Cypress Gardens Road, Winter Haven, FL 33884

[View Map](#)

Offering Memorandum



Representative Photo*

Advisory Team

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Established Operator with Rapidly Growing National Presence

Operator has 19 locations open with plans to expand to 40+ locations





Representative Photo*



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Price	Cap Rate	NOI
\$1,444,444	6.75%	\$97,500

Investment Highlights

- New 15-Year Absolute NNN lease with 10% rent increases every 5 years
- Full renovation underway, significant tenant investment into property
- High Growth Market: Projected 2.9% annual population growth through 2030
- Established National Operator with 19+ Locations across 5 states

Location Highlights

- Direct frontage on Cypress Gardens Road
- Located along primary east-west retail corridor connecting Winter Haven to LEGOLAND Florida Resort
- Average household income of \$97,000+
- Located in one of the fastest growing counties in Florida, supported by strong tourism, healthcare, and logistics sectors.
- Limited auto glass competition within the immediate trade area
- National brands nearby including Walmart, Walgreens, Publix, Starbucks, and more.

Tenant Highlights

- Nations Auto Glass: established national auto glass operator with 19 stores open and operating across 5 states and 40+ in development pipeline
- Parent Company Auto Glass Brands has 35+ years of operating history



Lease Summary

Tenant	Auto Glass Brands, LLC (19 Unit Operator)
Increases	10% every 5 years
Options	(4), 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow (COE)
Lease End	15 Years from COE
Lease Term	15 Years

Physical Description

Address	3001 Cypress Gardens Rd, Winter Haven, FL 33884
Building Size	1,201 SF
Lot Size	0.52 Acres
APN	26-28-35-662630-002061
Parking Spaces	18
Year Built / Renovated:	1964 / 2026

Price

\$1,444,444

Cap Rate

6.75%

NOI

\$97,500

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$97,500	\$8,125	6.75%
Years 6 - 10	\$107,250	\$8,938	7.43%
Years 11 - 15	\$117,975	\$9,831	8.17%
Option 1	\$129,773	\$10,814	8.98%
Option 2	\$142,750	\$11,896	9.88%
Option 3	\$157,025	\$13,085	10.87%
Option 4	\$172,727	\$14,394	11.96%

Minutes from LEGOLAND Florida Resort

Top-ranked Central Florida family tourism destination drawing 1.5-2M annual visitors



Subject
Property



1816 S Harbor City Blvd, Melbourne, FL
32901

Price
\$2,141,000

Cap Rate
6.50%



4901 N Armenia Avenue, Tampa, FL 33603

Price
\$4,650,000

Cap Rate
6.45%



5421 N US Hwy 98, Lakeland, FL 33809

Price
\$2,693,152

Cap Rate
6.25%



12212 Ranch Road 620 N, Austin, TX 78750

Price
\$1,944,000

Cap Rate
6.25%



12190 Springfield Pike, Cincinnati, OH 45246

Price
\$1,770,000

Cap Rate
7.00%



309 NW US-19, Crystal River, FL 34428

Price
\$1,645,700

Cap Rate
7.00%



8512 N Florida Avenue, Tampa, FL 33604

Price
\$1,576,642

Cap Rate
6.85%



About Nations Auto Glass

Founded in 1989 in the vibrant Tampa Bay area of Florida, Nations Auto Glass is a rapidly growing automotive service provider offering expert windshield repair and replacement services and has quickly established itself as a best-in-class auto service operator, boasting highly trained technicians, clean, well-equipped facilities and a dedication to excellent customer service.

The company has grown to 19 stores across Florida, Georgia, Texas, Ohio and Wisconsin. With expansion plans in progress to more than double its footprint in the coming year, Nations Auto Glass is poised to become a prominent fixture as a significant auto services company with a national presence.



Established
National Footprint



35+ Years of
Operation



19 Locations
Open and Operating

About Winter Haven, Florida

Winter Haven, Florida is one of the fastest-growing mid-sized markets in the country, anchoring the Tampa-Orlando corridor in the heart of Polk County, which has consistently ranked among the top counties in the United States for population growth in recent U.S. Census releases. This sustained in-migration, combined with an expanding consumer base, drives steady demand for essential service retail, automotive services, and necessity-based tenants along established commercial corridors like Cypress Gardens Road.

Known as the "Chain of Lakes City" for its more than two dozen interconnected lakes, Winter Haven is the home of LEGOLAND Florida Resort, which draws an estimated 1.5-2 million annual visitors and is the city's largest single employer. The local economy is further anchored by Winter Haven Hospital (BayCare Health System), Polk State College's main campus, and the CSX Winter Haven Intermodal Terminal, a major rail-to-truck logistics hub that has driven significant industrial and distribution development across the surrounding submarket.

Direct connectivity via US-17, Cypress Gardens Boulevard, and Interstate 4 (approximately 12 miles north) places Winter Haven within roughly an hour of both Tampa and Orlando, making it a compelling alternative to coastal Florida markets for investors targeting demographic tailwinds and durable cash flow at a more accessible entry point.



Demographic Highlights

107,070
Population (5 Mile)

+2.9% YOY
Projected 5-Mile Annual Population Growth 2025-2030

Demographics	3-Mile	5-Mile
Population (2025)	48,195	107,070
Population (2030 Projection)	54,808	122,459
Average Household Income	\$92,116	\$83,068
Households	19,190	42,406

Major Employers in Winter Haven





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