

The Overlook

NOW LEASING!



SWC Dundee Road and Overlook Drive • Winter Haven, FL



New Retail Development COMING SOON!

- Directly across from a future grocery-anchored center and mixed-use development in a flourishing market
- Positioned between US-27 and US-17 with great connectivity
- Situated at signalized intersection with great access to both roads
- 800 existing/1,130 future residences planned within one mile
- 4-lane widening was recently completed on SR 542 (Dundee Road)
- Over 6,000 new residences within the trade area
- Lakeland/Winter Haven is the 2nd fastest growing metro area in the US as of March 2023

Projected AADT

Dundee Rd: 25,200 Country Club Rd: 8,200

Demographics	1 Mile	3 Miles	5 Miles
2023 Population	3,697	35,225	85,784
2023 Avg. HH Income	\$90,680	\$80,010	\$77,717
2023 Households	1,533	14,017	34,776
2023 Med. HH Income	\$67,286	\$64,623	\$60,492

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www.TWDRE.com



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Parcel	Size	Status
A	± 1.22 AC	LOI PENDING
B	± 1.37 AC	AVAILABLE/Will Divide
C	± 2.59 AC	AVAILABLE/Will Divide



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