

UNITED STATES

21500 US HWY 27, LAKE WALES, FL 33859

LAKE WALES AUTO EMPORIUM



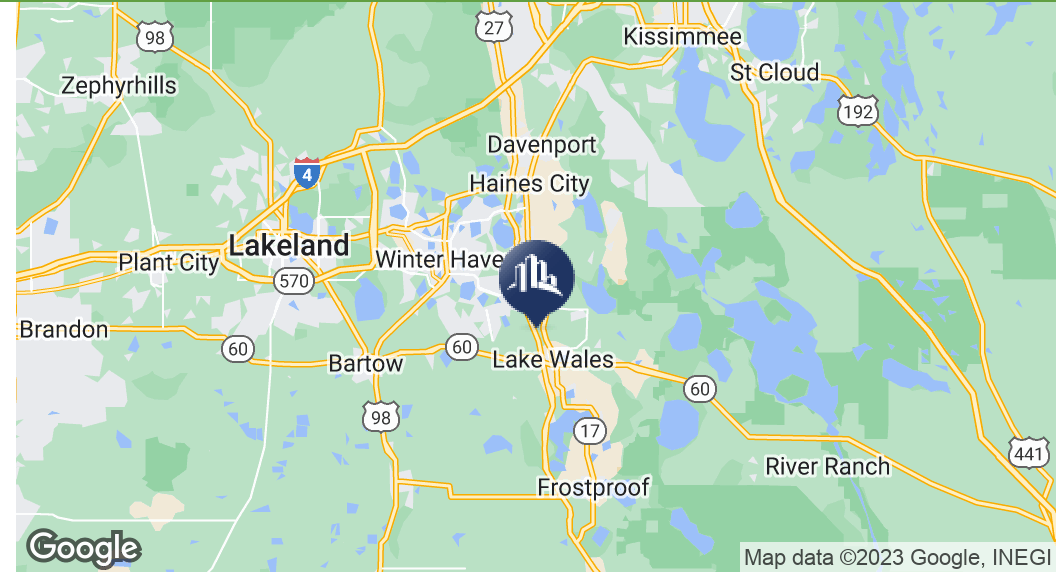
FLINT BROTHERS & ASSOCIATES

JAMES FLINT, CCIM
President
321.252.9090
james.flint@sperrycga.com
FL #BK3313539

FLINT BROTHERS & ASSOCIATES
4100 N WICKHAM ROAD
SUITE 107A-200
MELBOURNE, FL 32935
WWW.FLINTBROTHERS.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,950,000
Warehouse Size:	15548 SF
Showroom Size:	4408 SF
Lot Size:	7.21 Acres
Price / SF:	\$197.94
Year Built:	1979
Renovated:	2023
Zoning:	LCI (Limited Commercial Industrial)
Market:	Central Florida
Submarket:	Lakeland-Winter Haven MSA

PROPERTY OVERVIEW

Lakefront auto dealership with 800 feet of frontage on the heavily traveled US-Hwy 27 in Lake Wales. Average annual daily traffic exceeds 37,000. Excellent access with two entrances, a dedicated deceleration lane from southbound traffic, and a dedicated left-turn lane for northbound traffic. Fully furnished main showroom is 4408 SF and a 15,458 SF service center with working lifts. Plenty of space with additional carports, 43 striped spaces, and an abundance of cleared land on this 7.21 acre property. Back 2.04 acres on the waterfront has been used for additional parking in the past, but it is zoned residential, and could be utilized for staff or management housing.

The area has experienced explosive growth, and up to 9000 additional residences have already been approved by the City., with more developments pending. The largest 1800 acre development's northern point terminates 1 block south of this location.

Owner Financing Available.

7-ACRE AUTO DEALERSHIP WITH OWNER FINANCING

21500 US HWY 27, LAKE WALES, FL 33859

SperryCGA - Flint Brokers & Associates // 4100 N WICKHAM ROAD, SUITE 107A-200, MELBOURNE, FL 32935 // FLINTBROKERS.COM

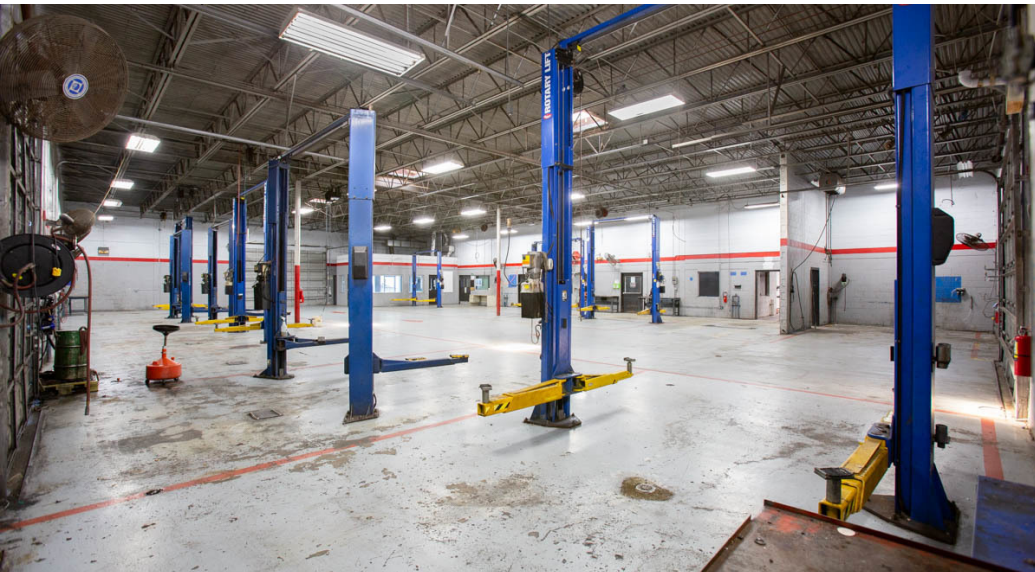
EXECUTIVE SUMMARY // 2



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each SperryCGA office independently owned and operated

ADDITIONAL PHOTOS



7-ACRE AUTO DEALERSHIP WITH OWNER FINANCING

21500 US HWY 27, LAKE WALES, FL 33859

SperryCGA - Flint Brokers & Associates // 4100 N WICKHAM ROAD, SUITE 107A-200, MELBOURNE, FL 32935 // FLINTBROKERS.COM

ADDITIONAL PHOTOS // 3

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each SperryCGA office independently owned and operated

LOCATION DESCRIPTION



Lake Wales Auto Emporium is located directly on US Hwy 27, which is the main north/south route through central Florida. Daily traffic exceeds 37,000 vehicles per day.

The location serves as the geographical center of the Florida peninsula, approximately 50 miles east of Tampa and 60 miles southwest of Orlando. It provides convenient access to major highways, including US Hwy 27 (north/south), State Highway 60 (east/west) and Interstate 4, 25 miles to the north.

The City of Lake Wales has a growing economy that encompasses various industries, including healthcare, retail, tourism, agriculture, and manufacturing.

The City has undergone explosive growth in the last decade, and new developments for an additional 9000 residential homes have been approved, with more proposals pending. A major 1800 acre development is currently in the planning stages, and it's northern most point is 1 block south of this location.

The interchange of Hwy 27 and SR 60, 4 miles south of the subject location, is currently under construction to expand both highways from 4 lanes to 6. This is to accommodate the daily traffic volumes that are predicted to increase to 42,800 and 52,800 respectively by the year 2040.

A 318 acre, state-of-the-art intermodal transportation terminal is located 9 miles from this location off SR 60. The terminal features five 3,000-foot loading tracks and two 10,000-foot arrival and departure tracks, and it processes up to 300,000 containers a year. This is surrounded by 930 acres designated for 7.9 million square feet of warehouse distribution centers, light industrial, and office facilities.

Retail opportunities abound, with a mix of local businesses, franchises, and national chains. The future is bright in Lake Wales, with ever expanding business opportunities, in a business friendly and low-tax environment.

7-ACRE AUTO DEALERSHIP WITH OWNER FINANCING

21500 US HWY 27, LAKE WALES, FL 33859

SperryCGA - Flint Brokers & Associates // 4100 N WICKHAM ROAD, SUITE 107A-200, MELBOURNE, FL 32935 // FLINTBROKERS.COM

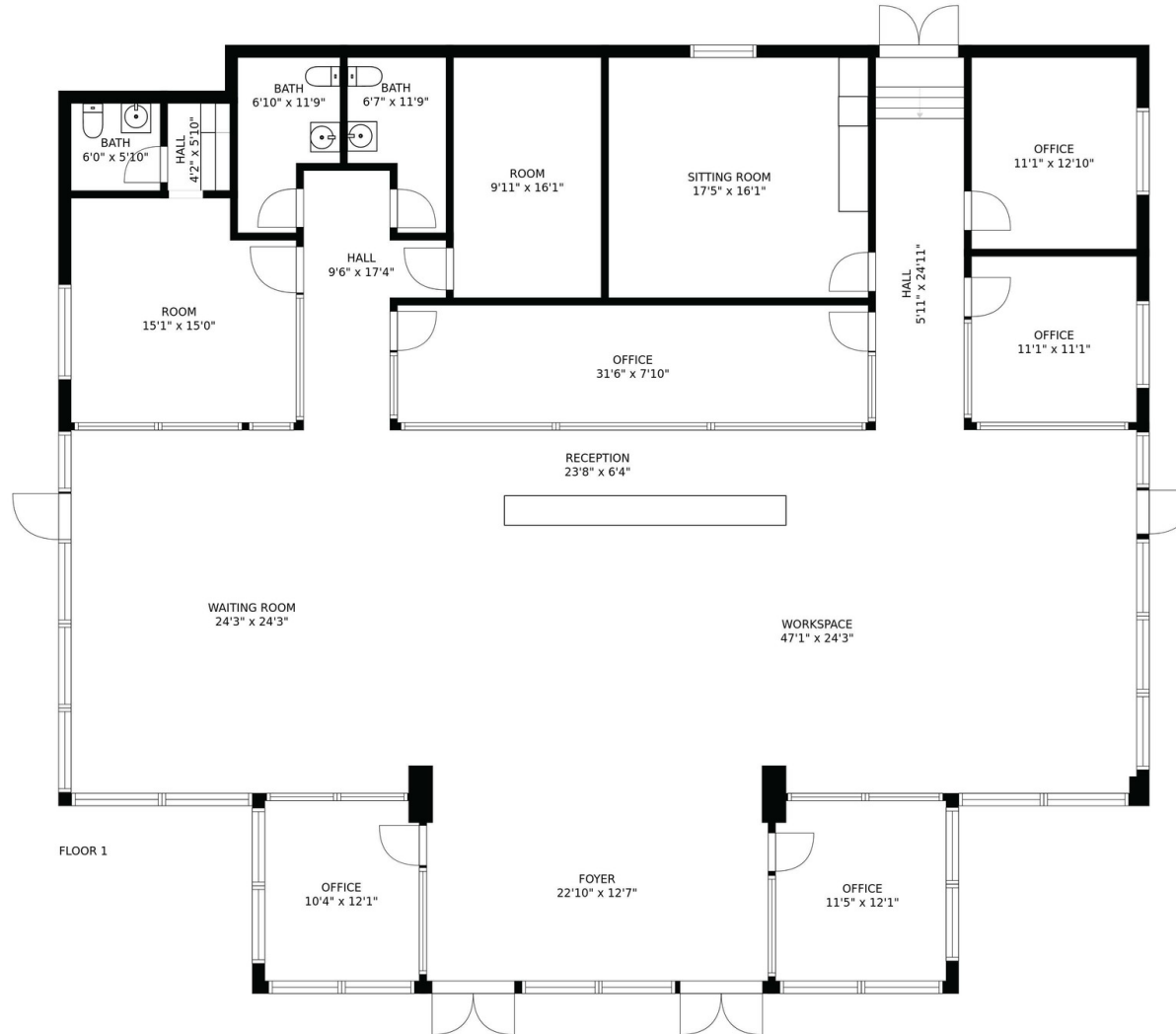
PROPERTY DESCRIPTION // 4



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each SperryCGA office independently owned and operated

SHOWROOM FLOORPLAN



Main Showroom

This Floor Plan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2022 Financial Business Systems, Inc. All rights reserved.

7-ACRE AUTO DEALERSHIP WITH OWNER FINANCING

21500 US HWY 27, LAKE WALES, FL 33859

SperryCGA - Flint Brokers & Associates // 4100 N WICKHAM ROAD, SUITE 107A-200, MELBOURNE, FL 32935 // FLINTBROKERS.COM

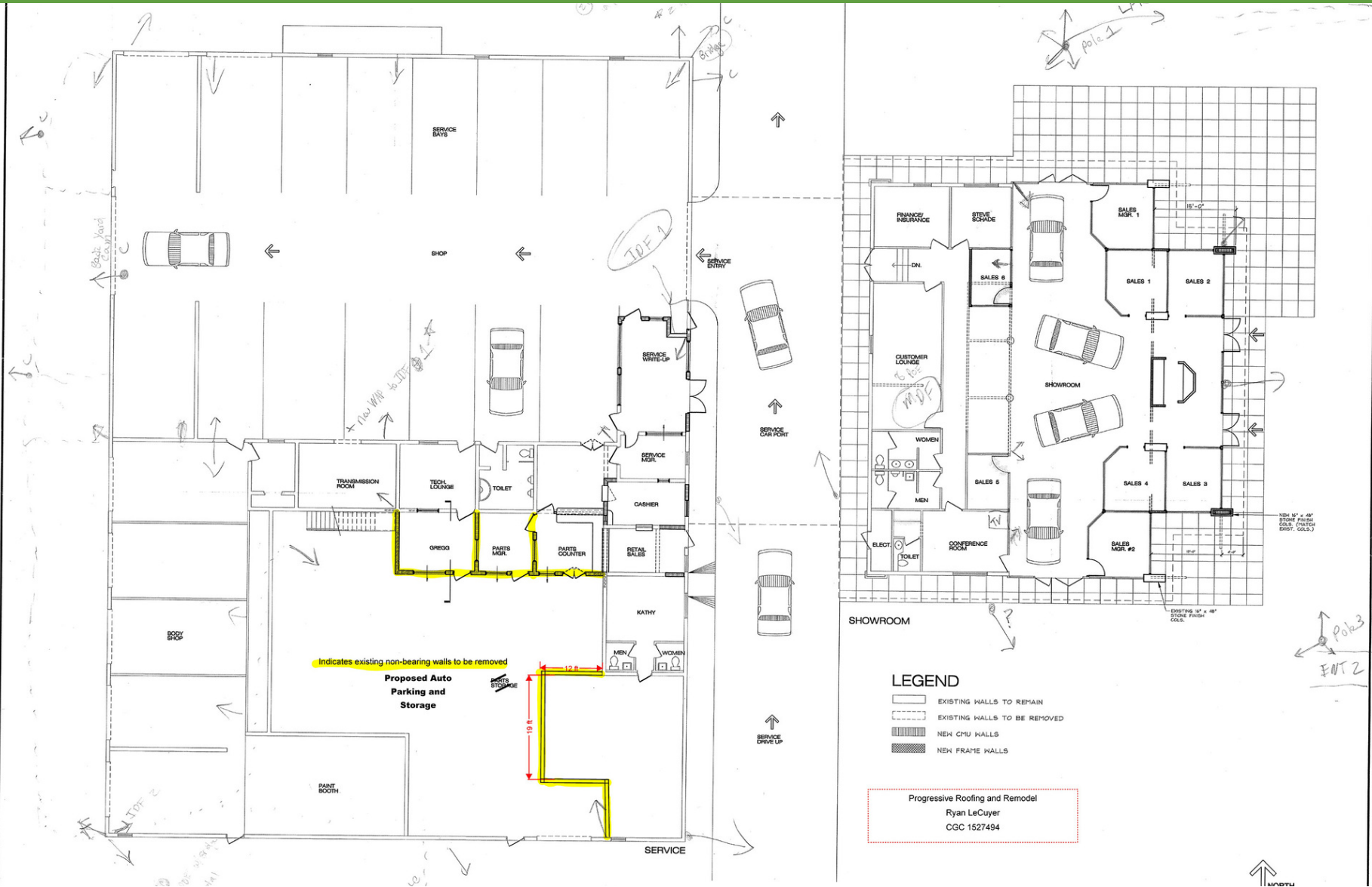
ADDITIONAL PHOTOS // 5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each SperryCGA office independently owned and operated

WAREHOUSE/GARAGE



7-ACRE AUTO DEALERSHIP WITH OWNER FINANCING

SperryCGA - Flint Brokers & Associates // 4100 N WICKHAM ROAD, SUITE 107A-200, MELBOURNE, FL 32935 // FLINTBROKERS.COM

21500 US HWY 27, LAKE WALES, FL 33859

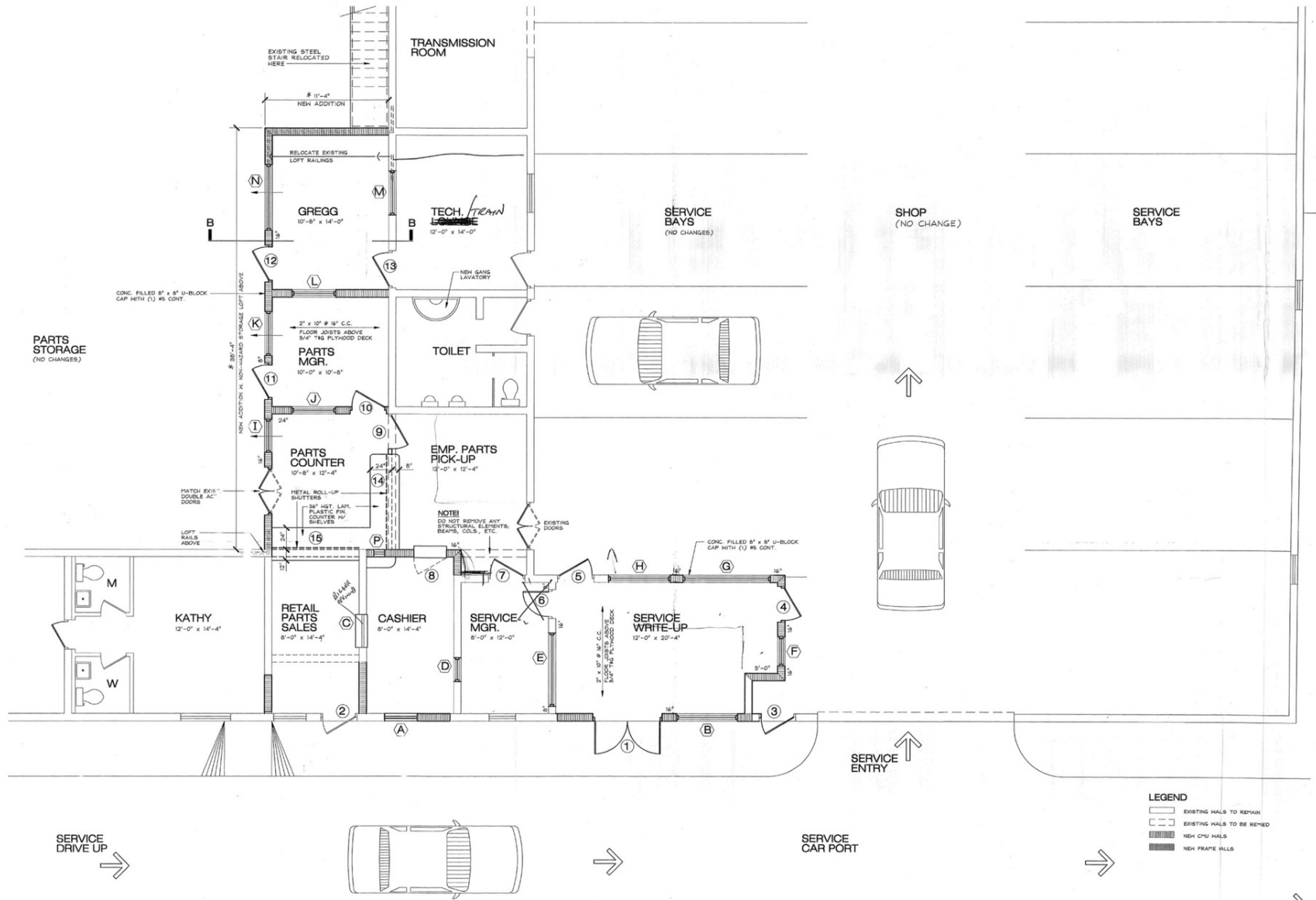
ADDITIONAL PHOTOS // 6

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each SperryCGA office independently owned and operated



WAREHOUSE/GARAGE - PARTIAL



7-ACRE AUTO DEALERSHIP WITH OWNER FINANCING

21500 US HWY 27, LAKE WALES, FL 33859

SperryCGA - Flint Brokers & Associates // 4100 N WICKHAM ROAD, SUITE 107A-200, MELBOURNE, FL 32935 // FLINTBROKERS.COM

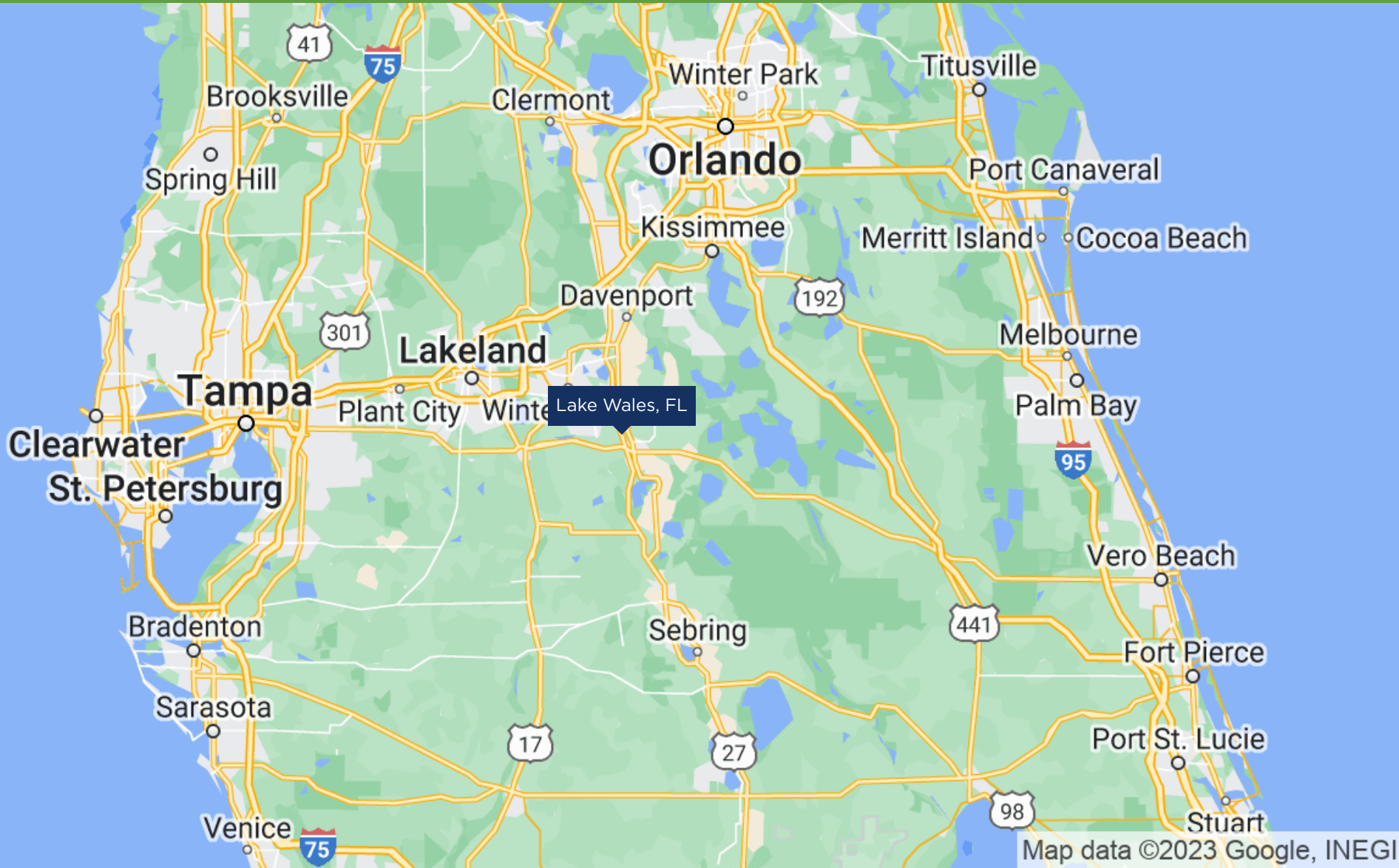
ADDITIONAL PHOTOS // 7

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Each SperryCGA office independently owned and operated

REGIONAL MAP



7-ACRE AUTO DEALERSHIP WITH OWNER FINANCING

21500 US HWY 27, LAKE WALES, FL 33859

SperryCGA - Flint Brokers & Associates // 4100 N WICKHAM ROAD, SUITE 107A-200, MELBOURNE, FL 32935 // FLINTBROKERS.COM

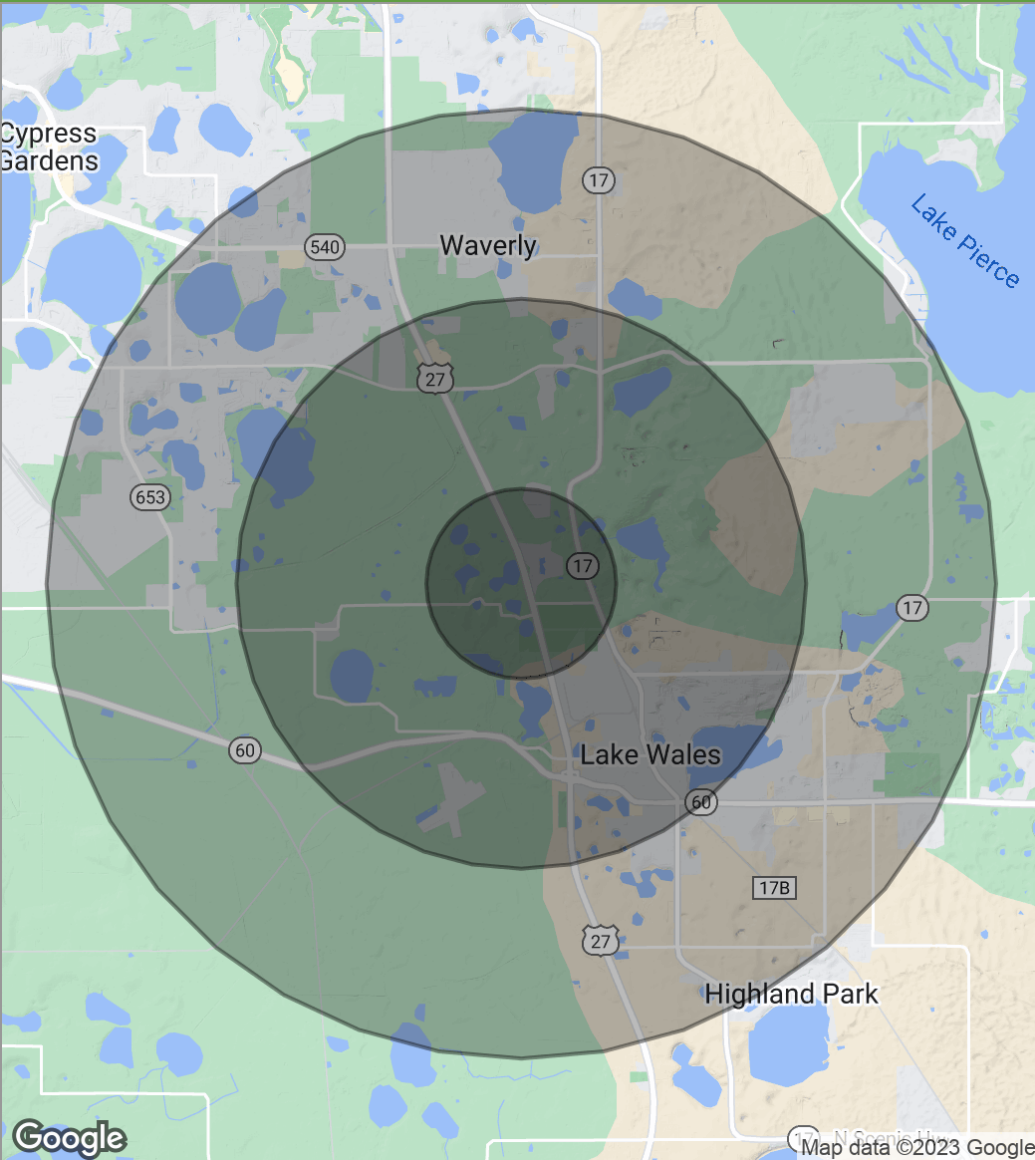
REGIONAL MAP // 8



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each SperryCGA office independently owned and operated

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,366	13,030	34,784
Median age	45.5	42.4	43.0
Median age (Male)	57.4	45.8	43.9
Median age (Female)	42.1	44.1	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	804	6,438	16,254
# of persons per HH	1.7	2.0	2.1
Average HH income	\$35,245	\$48,325	\$52,297
Average house value	\$127,589	\$160,191	\$170,554

** Demographic data derived from 2020 ACS - US Census*

7-ACRE AUTO DEALERSHIP WITH OWNER FINANCING

21500 US HWY 27, LAKE WALES, FL 33859

SperryCGA - Flint Brokers & Associates // 4100 N WICKHAM ROAD, SUITE 107A-200, MELBOURNE, FL 32935 // FLINTBROKERS.COM

DEMOGRAPHICS MAP // 9



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Each SperryCGA office independently owned and operated