



LAKE WALES
MEDICAL



MEDICAL BUILDING AVAILABLE

23607 US HWY 27 LAKE WALES, FL 33859

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For Sale: \$3,500,000 (\$297.62 / SF)

For Lease: \$24.00 / SF, NNN

Availability: 11,760 SF

Parking Ratio: 5 / 1,000

BUILDING SF BREAKDOWN

1st Floor: ± 5,880 SF
 2nd Floor: ± 5,880 SF

38.7
MEDIAN AGE
(1 MILE RADIUS)



2nd GEN
MEDICAL
BUILDOUT



AVAILABLE
NOW

Class "A" 2nd generation medical building with substantial medical interior renovations; turn-key ready

Direct access off Highway 27 boasting 47,500 AADT and shared access with Wawa at signalized intersection of Chalet Suzanne Rd and Hwy 27

Strategically positioned close to Advent Health Lake Wales

5 miles from FL-60 & FL-17 S main artery to surrounding trade areas

Medical Buildout includes sizable exam rooms, procedure rooms, surgery room, patient restrooms, physician offices, staff lounge with private restroom, file room, large reception and waiting area

Building façade signage available



2024 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

1 Mile

2,061

847

\$66,042

3 Miles

15,474

6,852

\$70,048

5 Miles

57,546

23,241

\$76,222

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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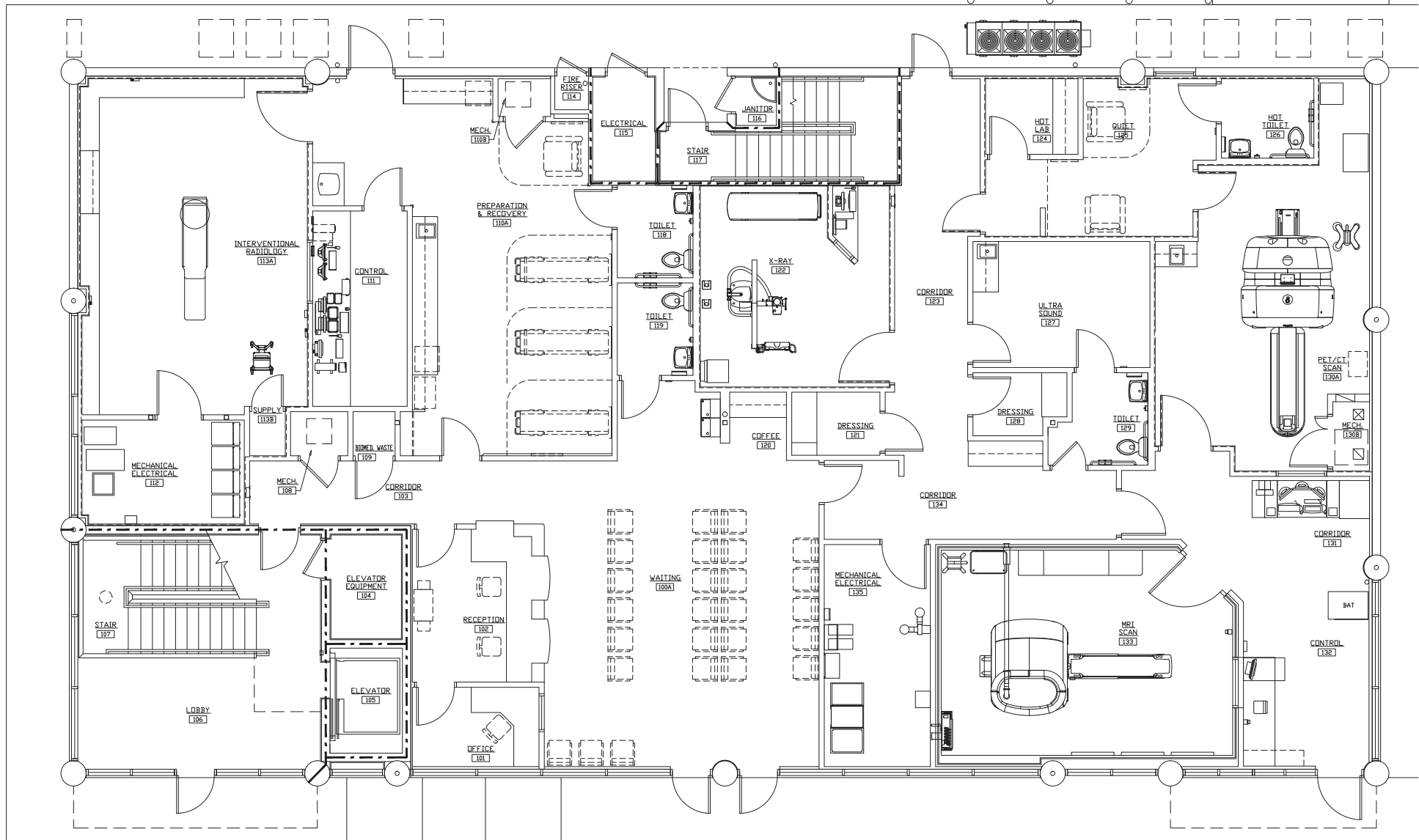
LOCATION



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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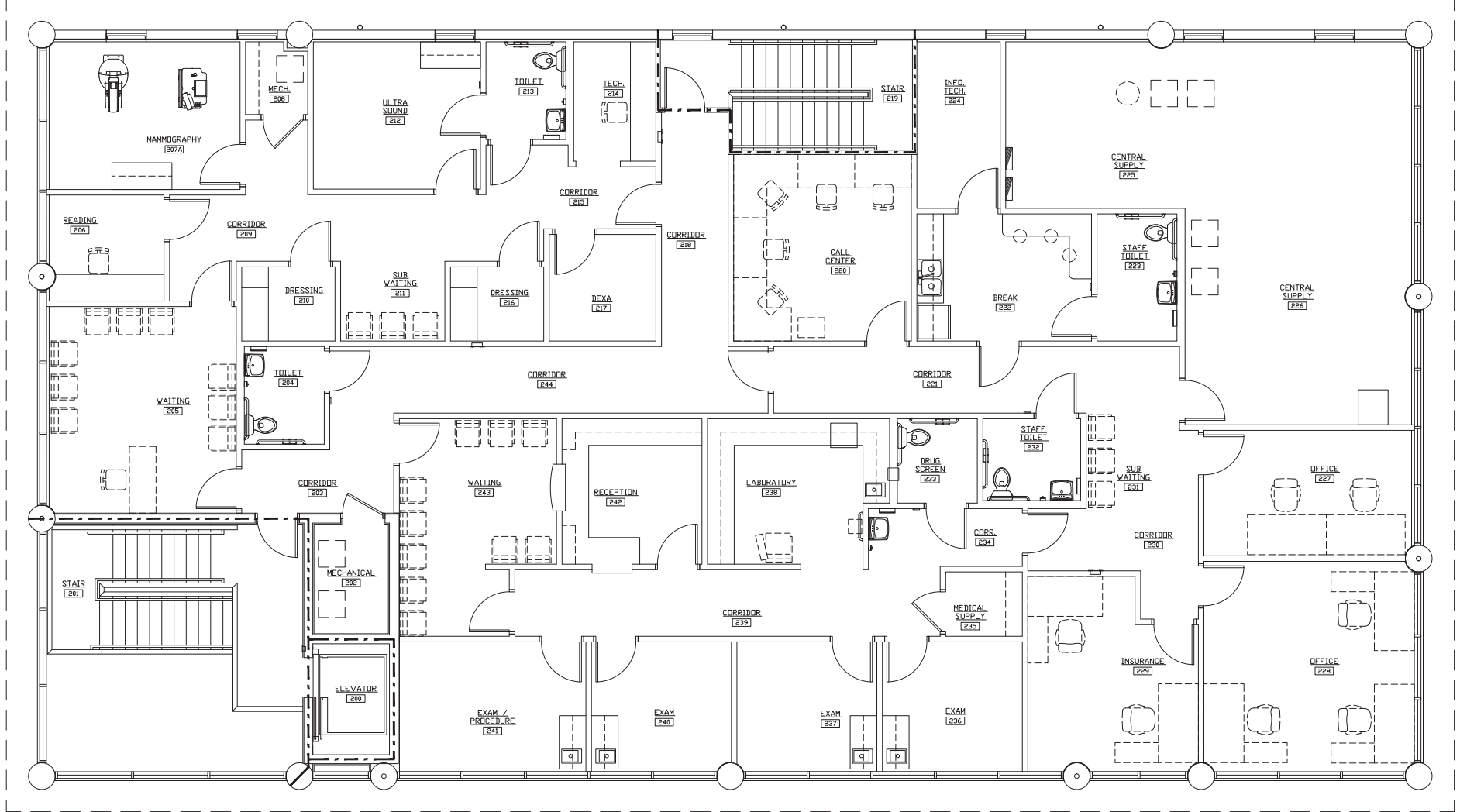
FIRST FLOORPLAN: ± 5,880 SF



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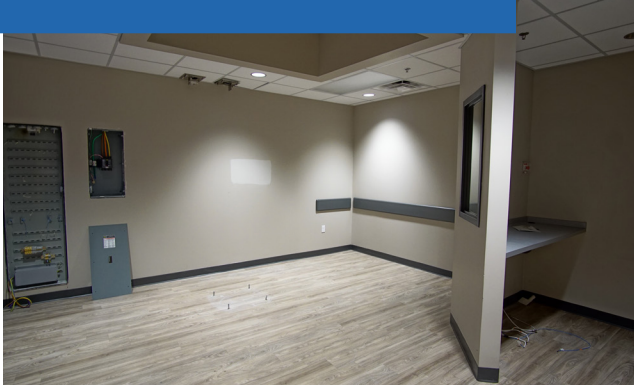
SECOND FLOORPLAN: ± 5,880 SF



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INTERIOR PHOTOS



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