

FOR LEASE

WILLOWBROOK SQUARE RETAIL

24174 Hwy 27 | Lake Wales, FL 33859

PROPERTY

Retail Plaza

SPACE AVAILABLE

2,775 SF on end-cap

LEASING RATE

\$20.50/SF NNN
\$6.80/SF CAM



PROPERTY HIGHLIGHTS

- 2,775 RSF available on pronounced end-cap; can be subdivided into two spaces of 1,318 SF and 1,457 SF.
- Property offers excellent visibility along Highway 27. Conveniently located within minutes from major retailers and services.
- National Tenants include: Batteries Plus, T-Mobile, AutoZone, Domino's.
- Prominent pylon signage is available.
- Traffic Count of 40,000 AADT on Hwy 27.
- LEASING RATE: \$20.50/SF NNN; \$6.80/SF CAM



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MARKET DEMOGRAPHICS



POPULATION

	1-MILE	3-MILE	5-MILE
2028 Projection	1,592	18,666	56,802
2023 Estimate	1,531	17,705	53,878
Growth 2010-2023	0.7%	1.7%	1.7%
Growth 2023-2028	0.8%	1.1%	1.1%
Median Age	42.7	44.9	41.9



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2028 Projection	667	7,973	22,825
2023 Estimate	642	7,575	21,689
Growth 2010-2023	1.2%	1.3%	1.2%
Growth 2023-2028	0.8%	1.0%	1.0%



INCOME

	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$58,355	\$71,535	\$69,369
2023 Median Household Income	\$46,591	\$56,975	\$55,409



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