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FIRST CAPITAL

Property Group

Commercial Real Estate Services

LAKE WALES

MEDICAL

MEDICAL BUILDING AVAILABLE

23607 US HWY 27 LAKE WALES, FL 33859

Contact: Trey Gravenstein
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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

39.4
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 48,500 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

2025 DEMOGRAPHICS



Total Population



Total Households



Average HH
Income

1 Mile

2,044

858

\$71,387

3 Miles

15,896

7,216

\$76,560

5 Miles

59,140

24,418

\$84,960

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

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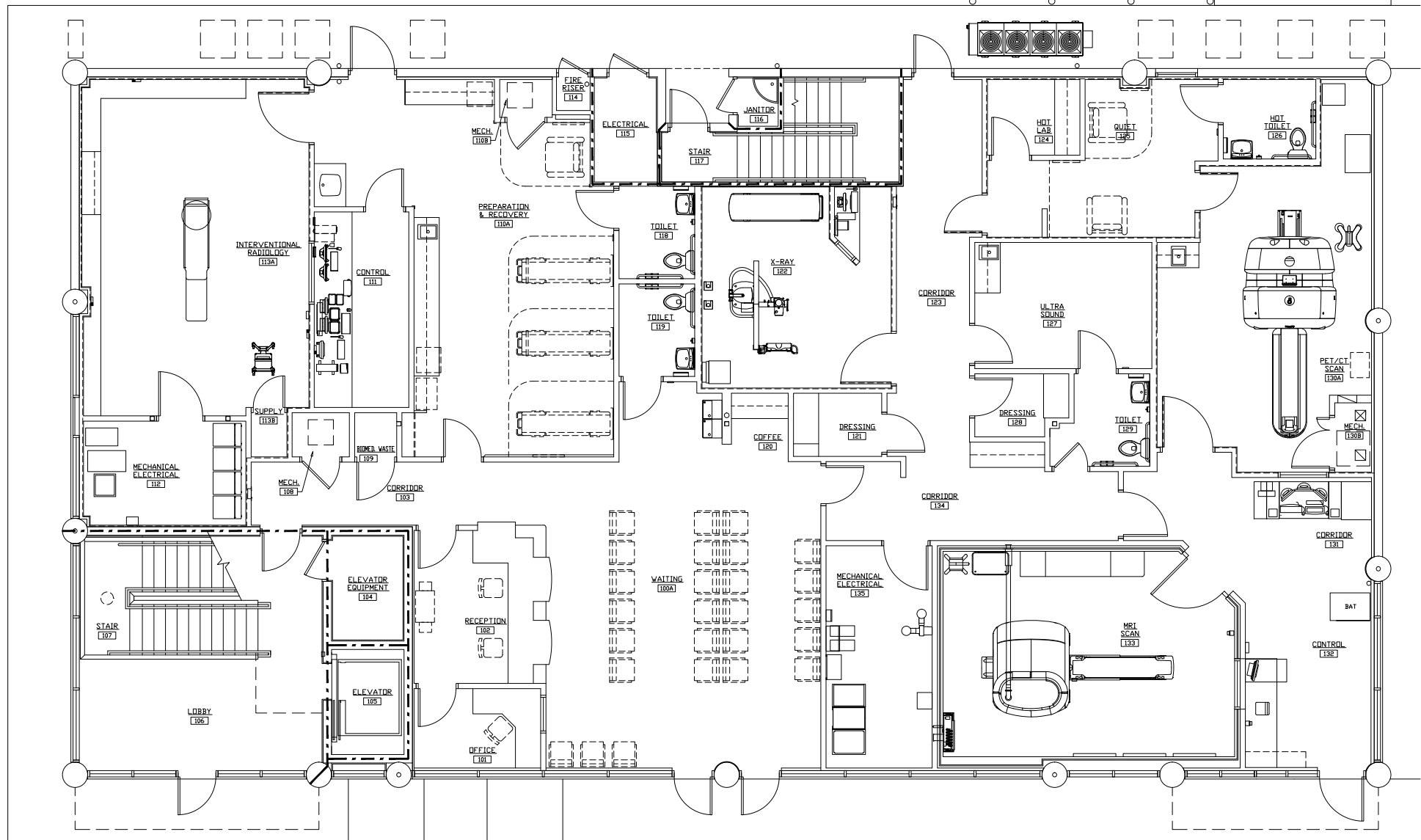
LOCATION



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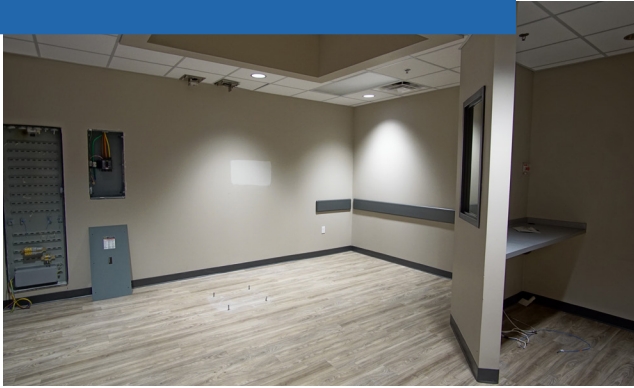
FIRST FLOORPLAN: ± 5,880 SF



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INTERIOR PHOTOS



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