

LAKE WALES PLAZA

620 SR 60, Lake Wales | FL



21,000 SF AVAILABLE



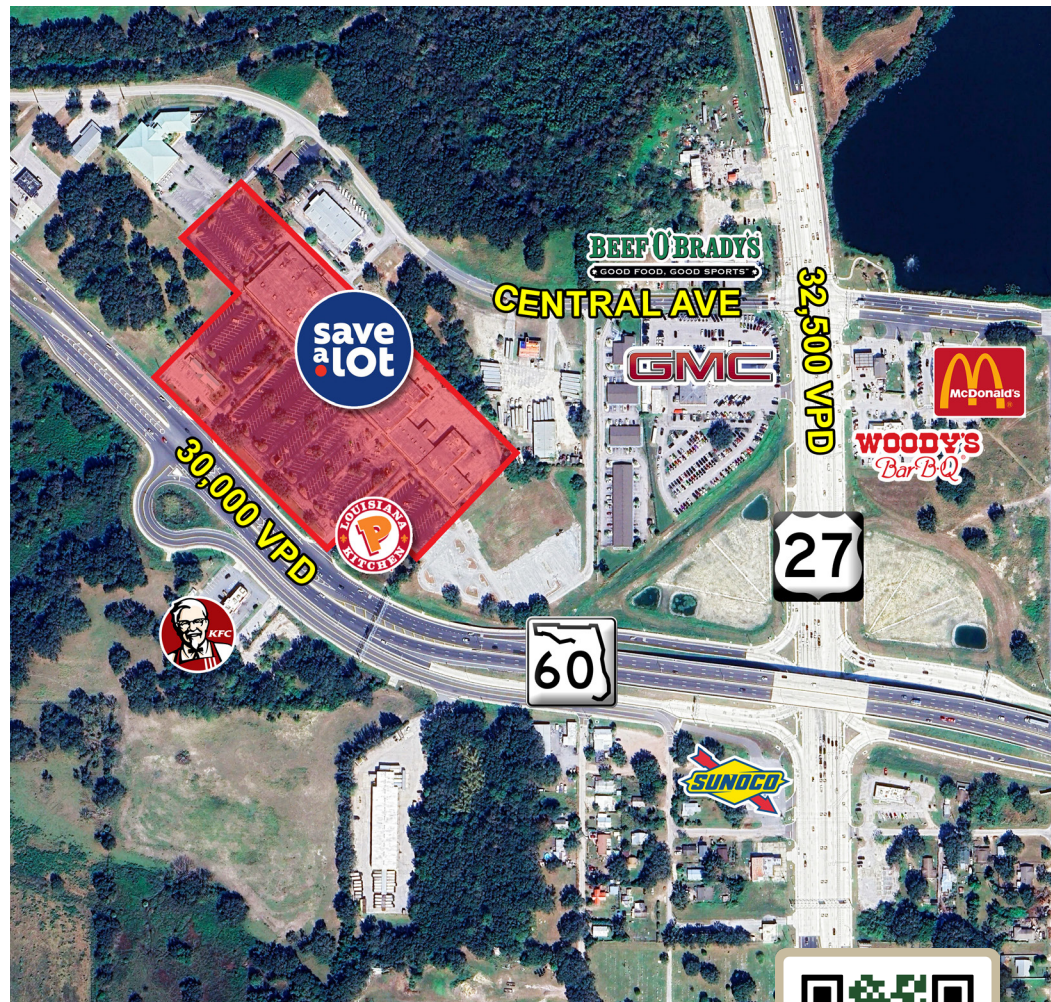
HIGHLIGHTS

- Located on State Road 60 with strong visibility and traffic.
- Surrounded by rapidly growing residential communities.
- Over 17,000 new homes approved, adding 42,000 residents to the Lake Wales area.
- Nearby Lake Wales Commons to bring 3,200 homes + 750K SF of commercial space.
- Part of a booming market with multiple mixed-use developments in progress.

Traffic Counts

US Hwy 27: ±32,500 VPD

St Hwy 60: ±30,000 VPD



Play



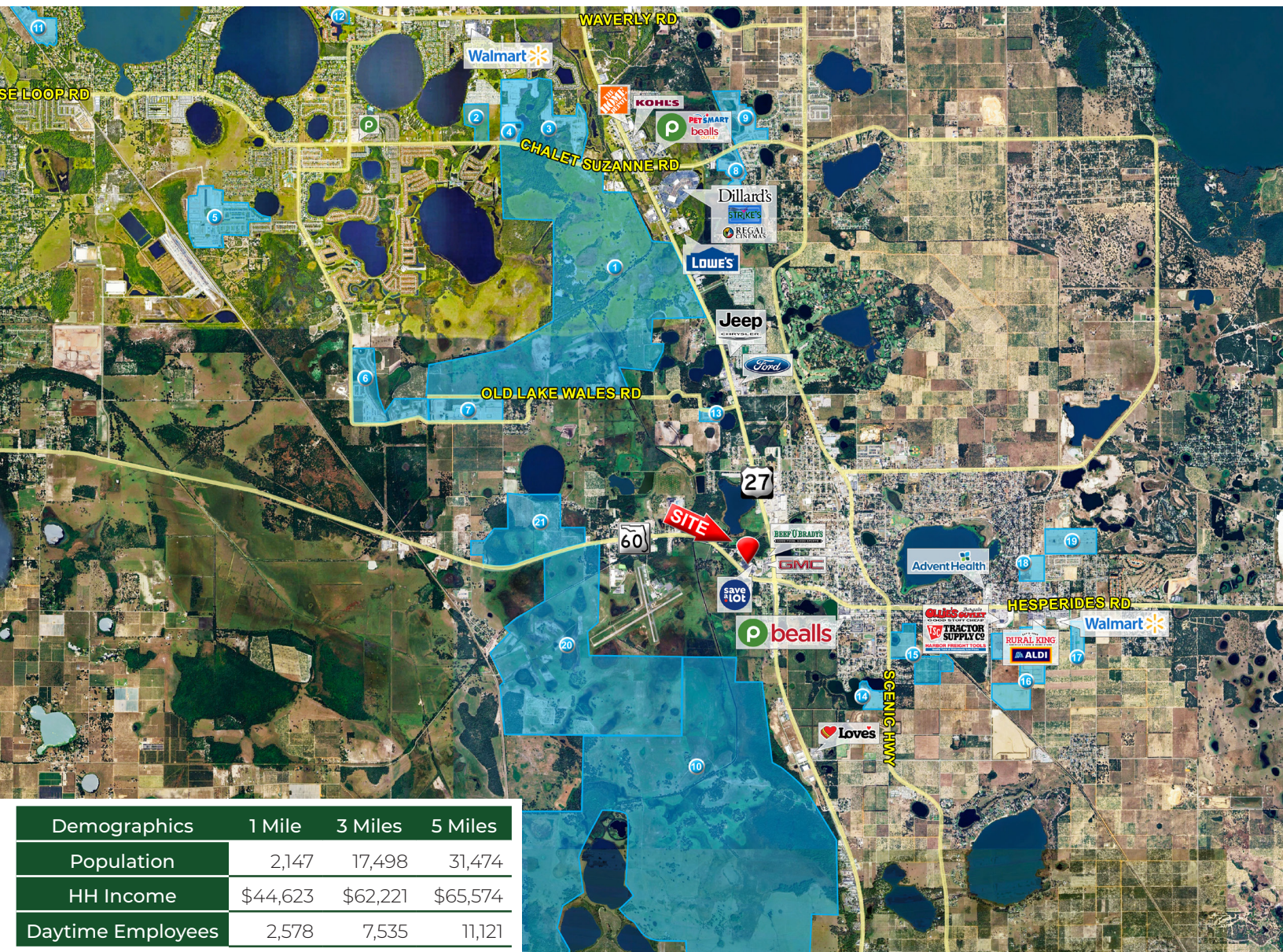
Shopping
Center Video

MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073
www.FornessProperties.com | Licensed Real Estate Broker



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Demographics	1 Mile	3 Miles	5 Miles
Population	2,147	17,498	31,474
HH Income	\$44,623	\$62,221	\$65,574
Daytime Employees	2,578	7,535	11,121

Map # Development Name

DU

1	BTI Development Community	2,900
2	Ashton Covey	111
3	Preserve at Lake Ashton	961
4	West Ashton Preserve Apartment	456
5	Villamar	2,045
6	Peace Creek Reserve	324
7	Annabelle Estates	324
8	Reserve at Forest Lake	290
9	Leoma's Landing	335
10	Richland Communities - 4,158 AC	TBD
11	Harmony at Lake Eloise	1,100

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DU

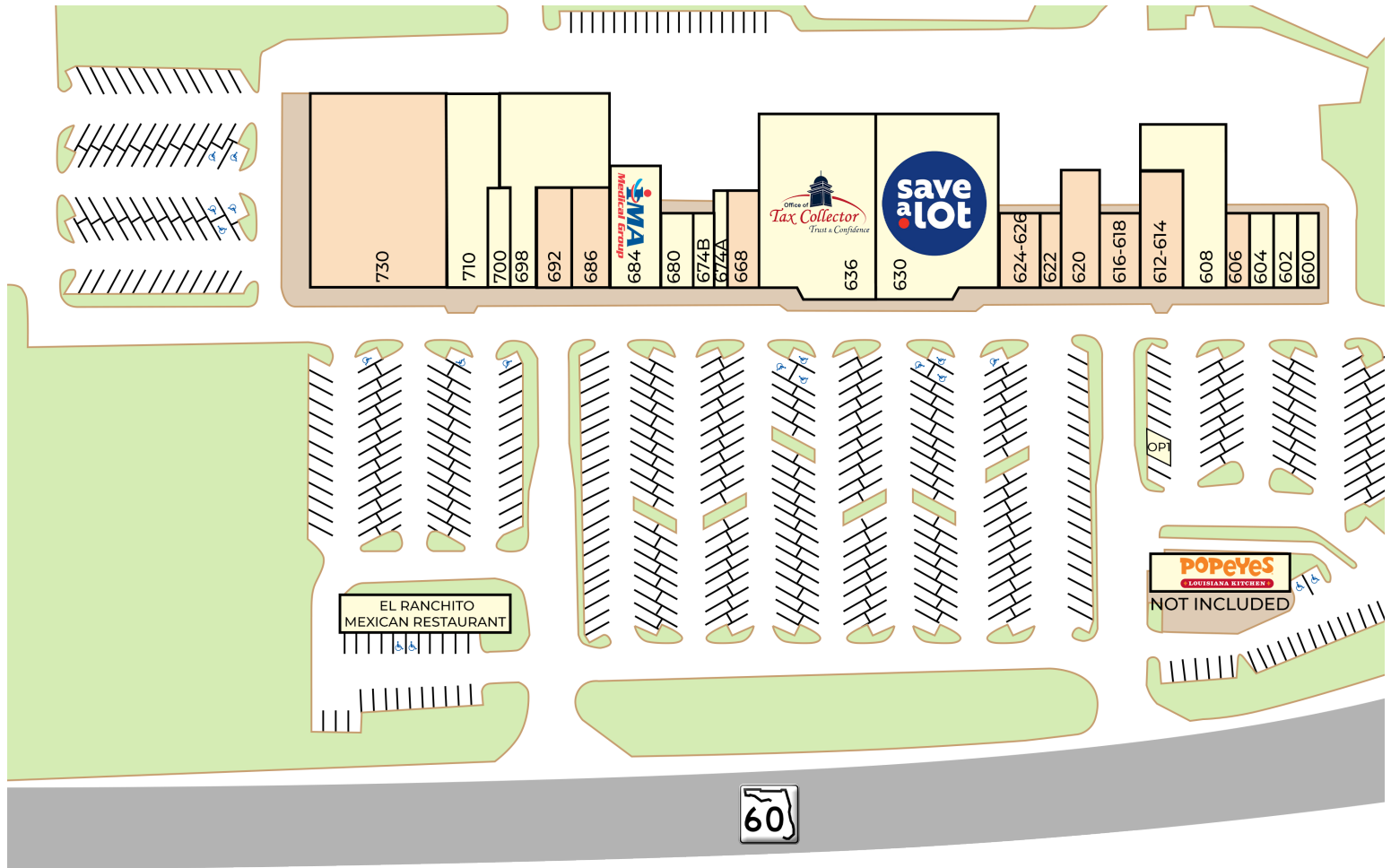
12	Prose at Winter Haven	324
13	Harper Estates	61
14	Belle Lago	85
15	Steeple Chase	318
16	Hunt Club Groves	1,137
17	Taylor Groves	105
18	Robins Run	33
19	Iron Mountain	329
20	Stoneridge Park	2,950
21	Lake Wales Commons	3,200

Totals

17,388

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No	Tenant	SF
600	Florida Labor Solutions	1,200
602	William Javier Guadalupe Adorno	1,200
604	Eva McKenzie & Sue Perdue Hair Salon	1,300
606	Available	1,200
608	Florida Department of Correction	4,375
612-614	Available	3,956
616-618	Available	5,269
620	Available	3,000
622	Available	1,000
624-626	Available	2,100
630	Sav-A-Lot	15,384
636	Tax Collector of Polk County	13,380
668	Available	1,874
674A	Logical Insurance Consultants	1,545
674B	Univista Insurance	1,597
684	Medical Home Alliance	4,091
686	Available	1,912
692	Available	1,545
698	Overhead Intelligence	7,922
730	Available	21,000
700-710	Department of Children & Families	7,147
740	El Ranchito Mexican Restaurant	3,006
OP1	Watermill Express	325



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