

# Lake Wales State Rd 60 Office Space

411 Center St, Lake Wales, Florida 33853

Maricruz Gutierrez Mejia  
863-978-3751  
[maricruz@saundersrealestate.com](mailto:maricruz@saundersrealestate.com)

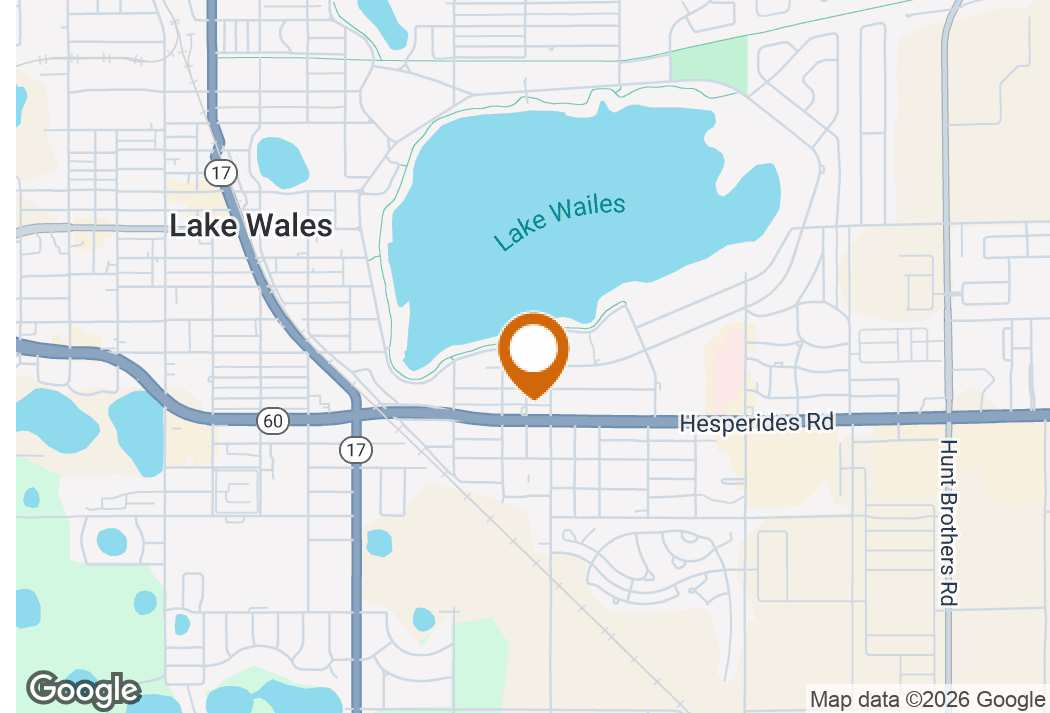




Center St



## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	<b>\$2,000.00 per month (Gross)</b>
Available SF:	1,548 ± SF
Year Built:	1995
Zoning:	Professional (PF) City of Lake Wales
Utilities:	Water, Sewer, & Electricity

## Property Overview

This 1,548 ± SF space is part of a single building but is completely separate, with its own private entrance and multiple parking spots.

Inside, the space features a small lobby at the entrance, (3) three offices, a kitchenette, and a conference room with its own exterior door. There are two restrooms, including one located in the conference room. The interior is elegant and professional, making it ideal for an attorney, accountant, financial advisor, insurance agent, small business, or other professional office. Rent includes utilities and furniture, providing a move-in ready space for any user.

## Property Highlights

- Excellent location just south of State Rd 60
- Ample parking
- 3 Offices & 2 Restrooms



## LOCATION & ZONING DESCRIPTION



### Location Description

The property is located on Center Street, just south of State Road 60, with access from both Center Street and a rear alley. US Highway 27 is only 2 miles west, providing convenient regional access. The surrounding area includes residential homes and professional offices along State Road 60.

### Zoning Description

According to the City of Lake Wales development code, the Professional District (PF) district is designed to permit a mix of offices, medical and light commercial businesses and medium density residential uses on major roadways and to provide areas for support businesses to major facilities such as hospitals.



### Examples of Permitted Uses

- Professional Office
- Health service



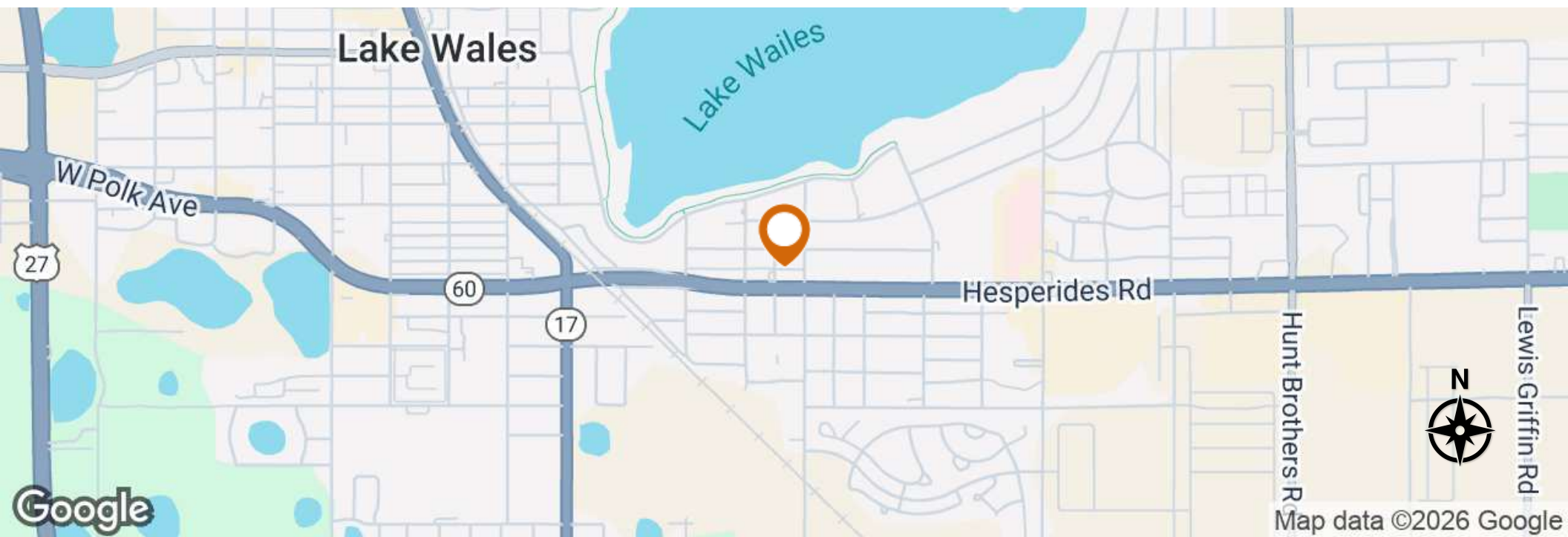
Downtown Lake Wales











## DEMOGRAPHICS MAP & REPORT

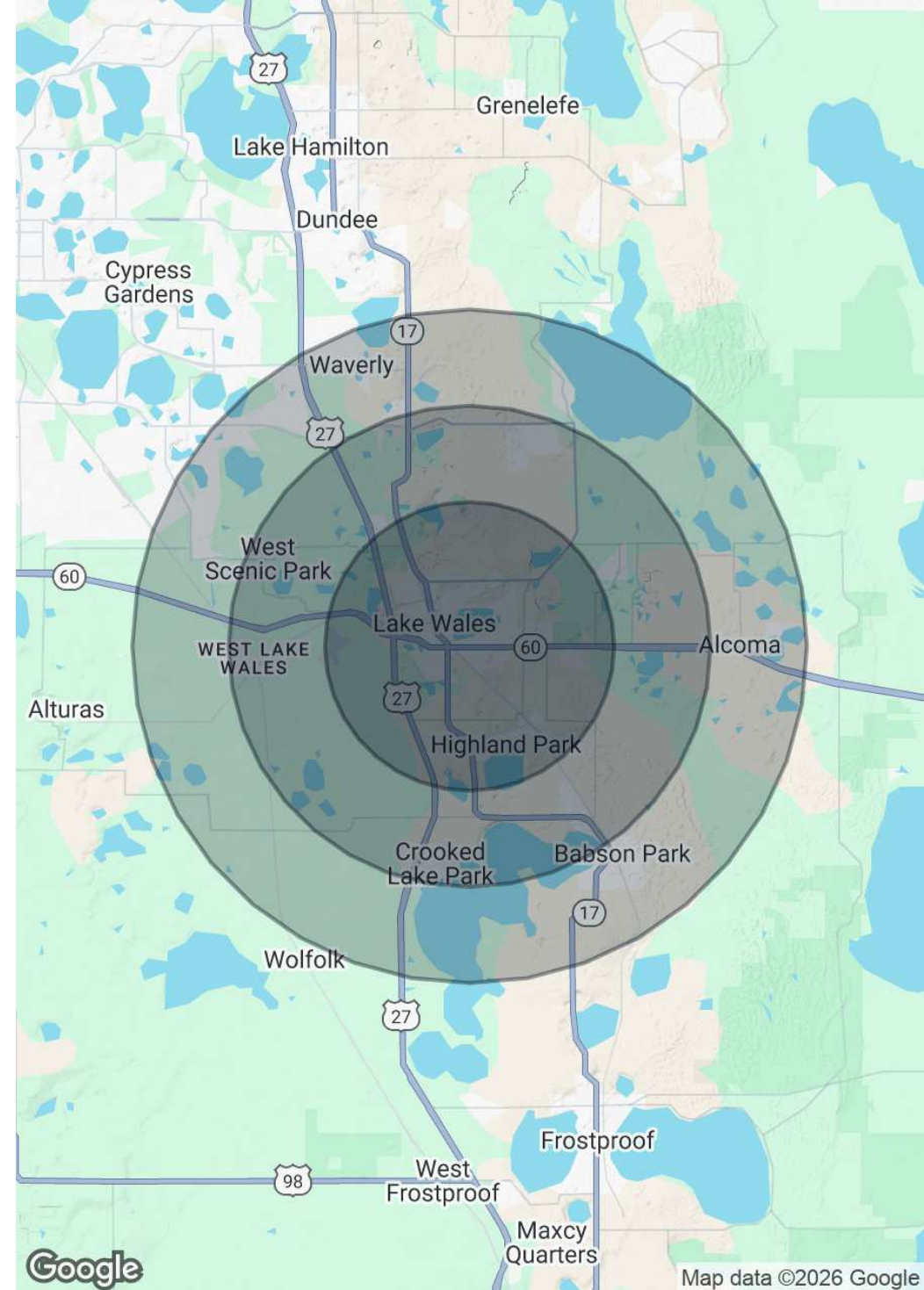
### Population

	3 Miles	5 Miles	7 Miles
Total Population	19,621	30,284	47,864
Average Age	41	42	45
Average Age (Male)	40	41	44
Average Age (Female)	42	44	46

### Households & Income

	3 Miles	5 Miles	7 Miles
Total Households	7,425	11,752	19,317
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$67,111	\$66,850	\$69,079
Average House Value	\$233,800	\$232,112	\$253,206

Demographics data derived from AlphaMap





# Lake Wales Development Map

- Proposed**
- Approved**
- Under Construction**
- Delivered**



- 1 South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2 Peace Creek Reserve - 120 Townhomes
- 3 Peace Creek Reserve Subdivision - 553 SFR Units
- 4 Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5 Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6 Harper Estates - 61 SFR Units
- 7 Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8 Ridgcrest 1,020 SFR Units & 9 Acres Commercial Dev
- 9 Belle Lago - 46 SFR Units
- 10 Steeple Chase - 250 SFR Units & 68 Townhomes
- 11 The Groves at Orchard Hills - 392 SFR Units & 2.07 Commercial Acres
- 12 Advance Drainage Systems Facility
- 13 Hunt Club Grove North 334 SFR Units
- 14 Taylor Groves Subdivision - 108 SFR Units
- 15 Robins Run - 156 SFR Units
- 16 Sunset Reserve - 349 SFR Units
- 17 Leighton Landing - 46 SFR Units
- 18 Iron Mountain - 42 SFR & 250 Townhome & 228 Multifamily Units
- 19 Tower Heights - 42 SFR Units
- 20 Babson Court - 23 SFR Units
- 21 Citrus Place - 79 SFR Units
- 22 Caloosa Ridge - 36 SFR Units

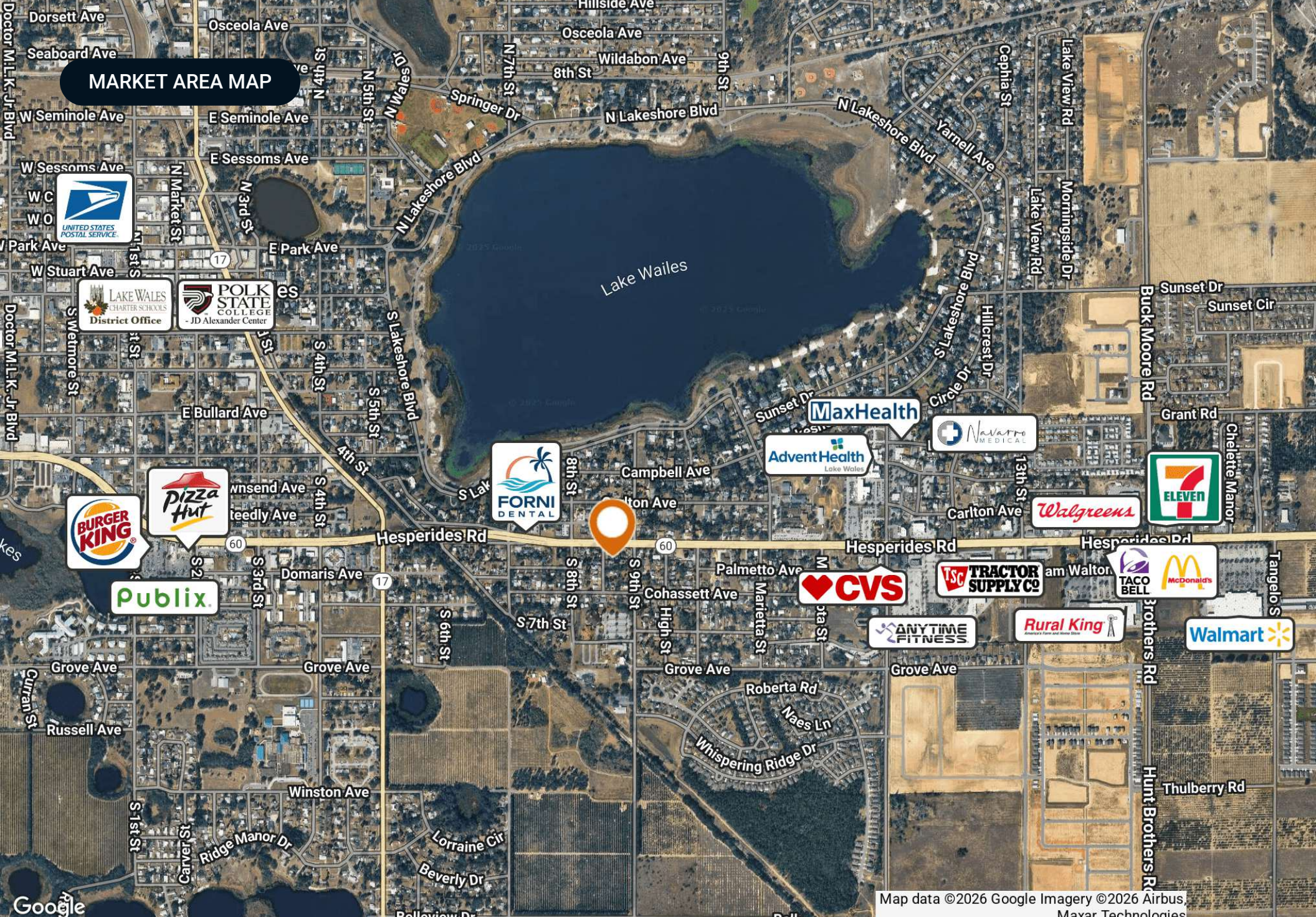
- 23 Bok Estates - 280 SFR Units
- 24 Buckmoore Heights - 100 SFR Units
- 25 Seasons at Mabel Place - 142 SFR Units
- 26 Hunt Club Grove South (Phase 1) - 213 SFR Units
- 27 Lake Wales Estates - 57 Townhomes & 7 SFR Units
- 28 Oakridge - 276 Multifamily Units
- 29 Leomas Landing - 336 SFR Units
- 30 Robins Walk - 33 SFR Units
- 31 Whispering Ridge Phase 2 - 129 SFR Units
- 32 Hickory Ridge - 85 SFR Units
- 33 Forest Lake - 62 Townhomes & 223 SFR Units

- 34 Hunter's Glen - 480 Multifamily Units
- 35 CF Kinney Road Development - 45 SFR Units
- 36 Lake Alta Infill Project - 7 Two Story Cottage Units
- 37 Valencia Hills - 654 MHP & 143 SFR Units
- 38 Regis Lake Wales - 272 Multifamily Units
- 39 Stoneridge - 2,400 SFR Units & 550 MF Units & Industrial Dev

- 40 Belleview Drive Subdivision - 155 SFR Units
- 41 Panera Bread Restaurant
- 42 Chipotle Restaurant
- 43 Starbucks
- 44 Harding Ave Mixed Use Development
- 45 Lake Wales Commons - Commercial & Res Development
- 46 Mammoth Grove Road Subdivision - 82 SFR Units
- 47 Preserve at Lake Ashton North - 500 Multifamily Units & Commercial Development
- 48 Hilton Brand Hotel
- 49 Grant Rd Property - 37 SFR Units

Created by: Maricruz Gutierrez 863.978.3751









## Lake Wales

### POLK COUNTY

<b>Founded</b>	1917
<b>Population</b>	16,774 (2023)
<b>Area</b>	14
<b>Website</b>	<a href="http://lakewalesfl.gov">lakewalesfl.gov</a>

<b>Major Employers</b>	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries
------------------------	---

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205 foot carillon tower atop one of Florida's highest points.





COUNTY

## Polk County FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



## ADVISOR BIOGRAPHY



### Maricruz Gutierrez Mejia

Associate Advisor

maricruz@saundersrealestate.com

Direct: **877-518-5263 x431** | Cell: **863-978-3751**

## Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders in 2022, she has grown through several roles; beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Areas of Specialization:

- Medical Office Sales & Leasing
- Tenant & Buyer Representation (Medical Users)
- Land Brokerage





**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)