

EAGLE RIDGE MALL OUT PARCEL

9 Eagle Ridge Dr | Lake Wales, FL

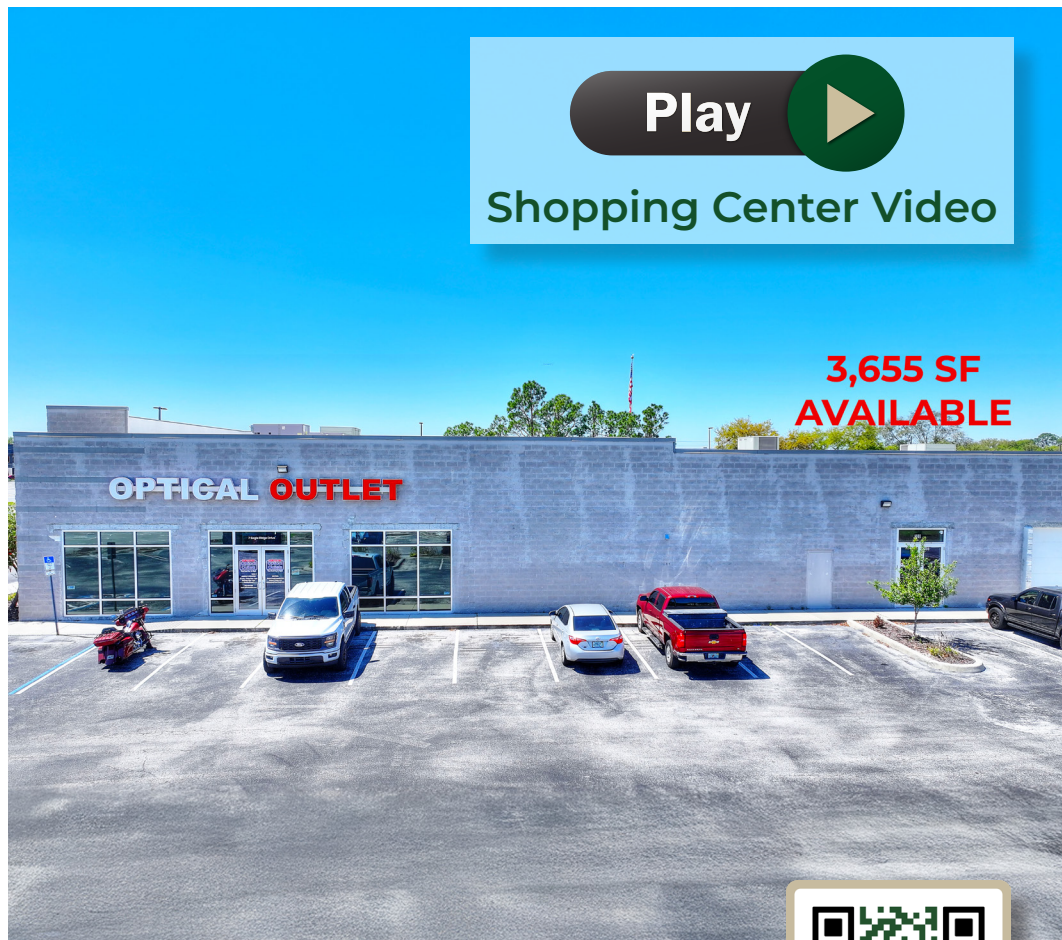


HIGHLIGHTS

- 3,655 SF available adjacent to Planet Fitness and Optical Outlets.
- Positioned within the Eagle Ridge Mall area, benefiting from strong customer draw.
- On-site parking with additional spaces nearby for customer and employee convenience.
- Lease incentives available for qualified tenants.
- Growing demographics with over 50,000 residents within a 5-mile radius.



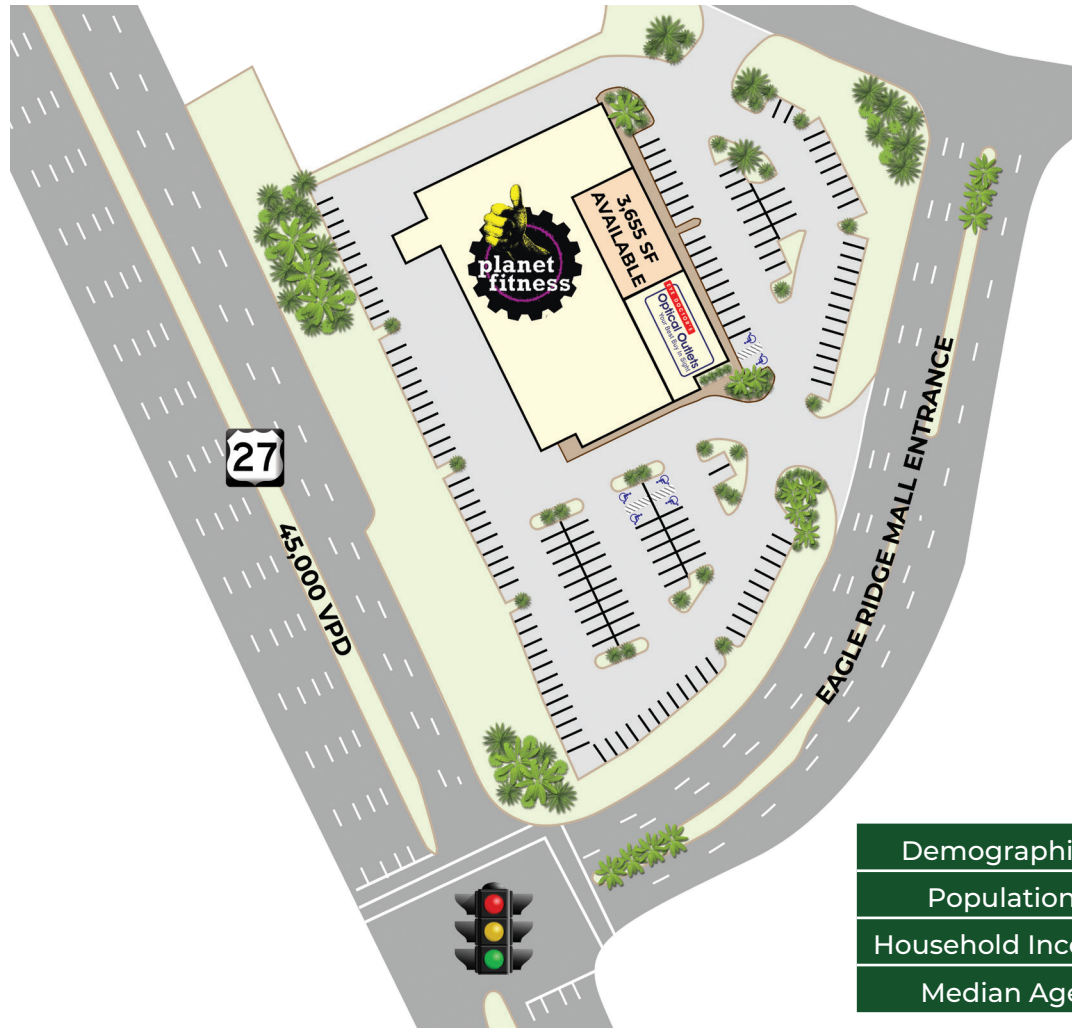
Shopping Center Video



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	905	15,355	56,610
Household Income	\$60,733	\$68,611	\$76,042
Median Age	52.0	49.0	43.0

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FORNESS
PROPERTIES

COMMERCIAL REAL ESTATE SERVICES



**3,655 SF
AVAILABLE**

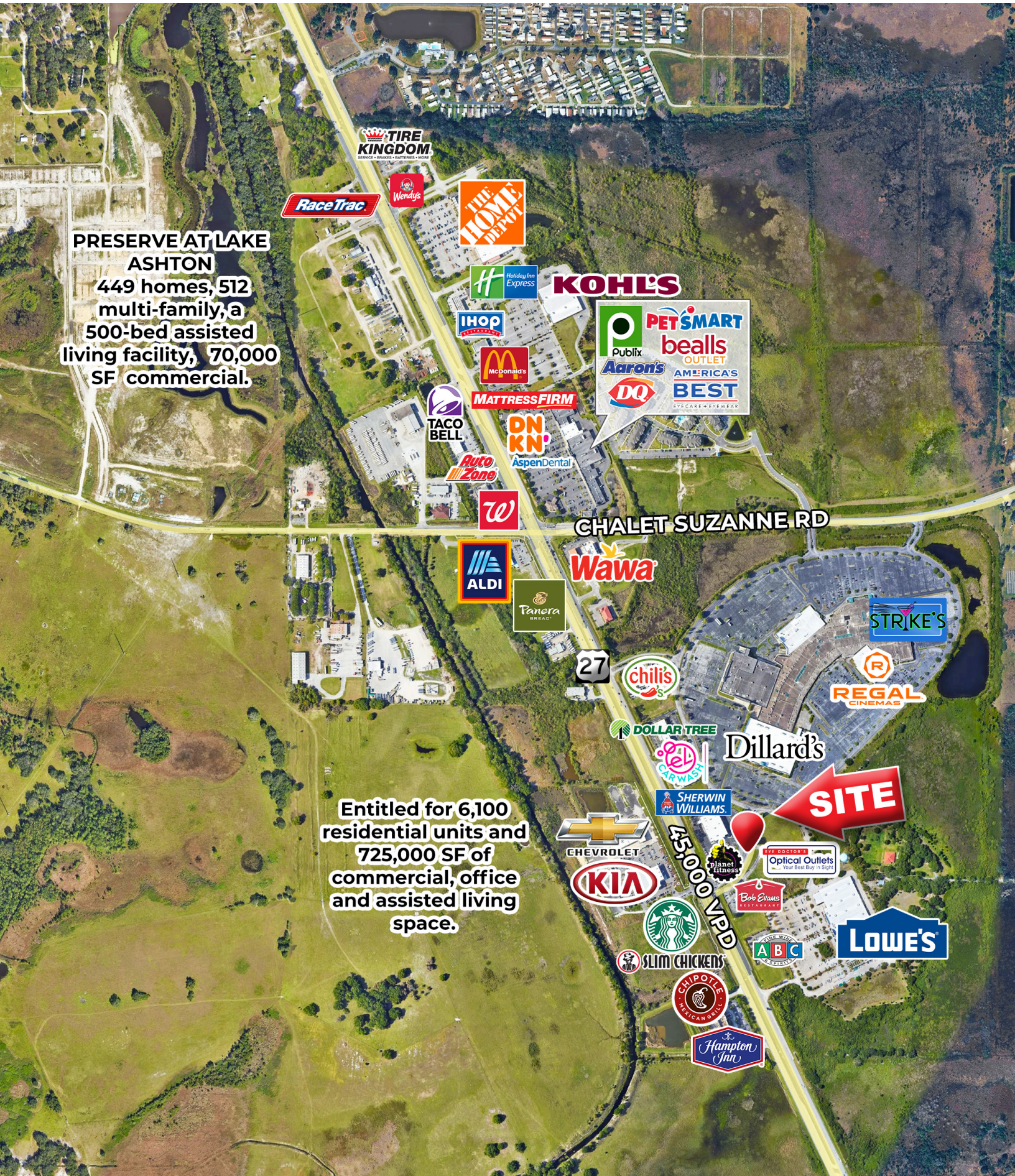


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PRESERVE AT LAKE ASHTON
449 homes, 512 multi-family, a 500-bed assisted living facility, 70,000 SF commercial.

Entitled for 6,100 residential units and 725,000 SF of commercial, office and assisted living space.



CHALET SUZANNE RD

27

45,000 VPD

SITE