

LAKE WALES PLAZA

620 SR 60, Lake Wales | FL

21,000 SF AVAILABLE



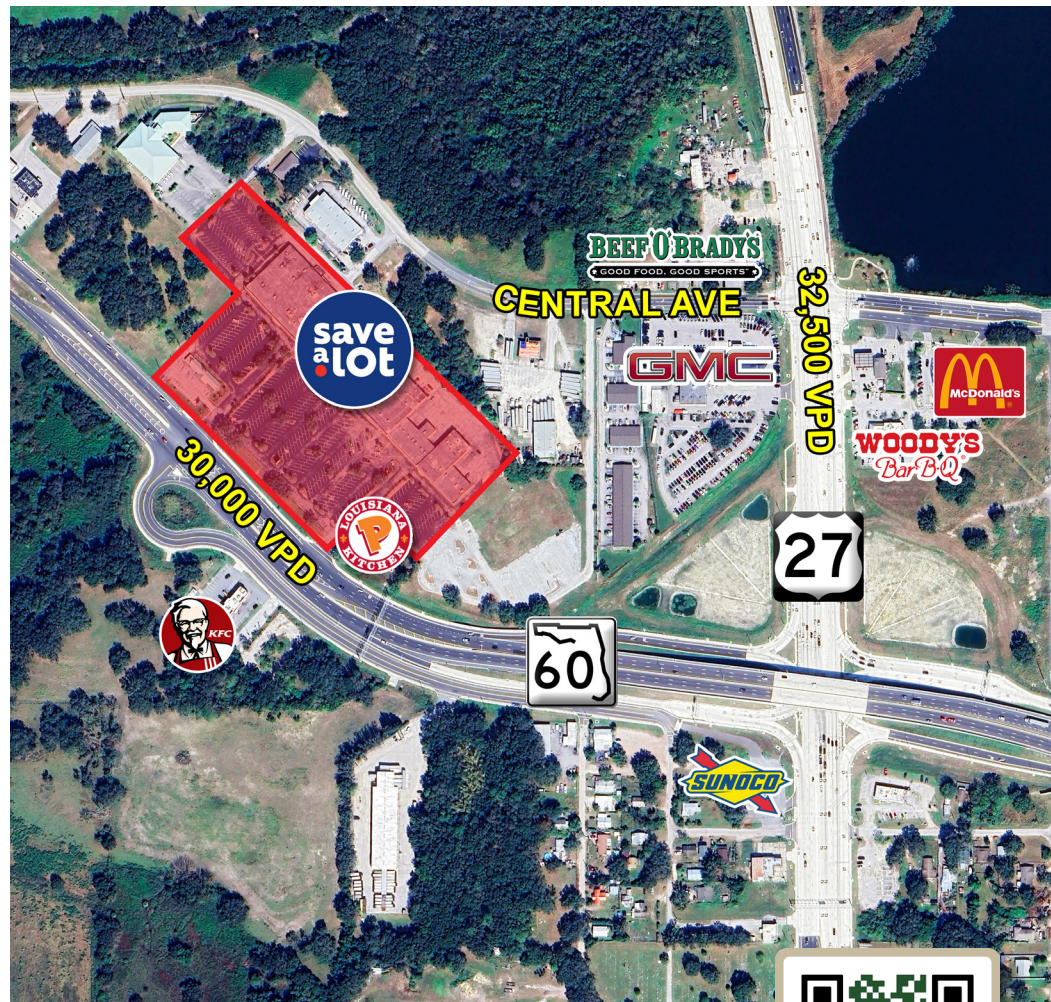
HIGHLIGHTS

- 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

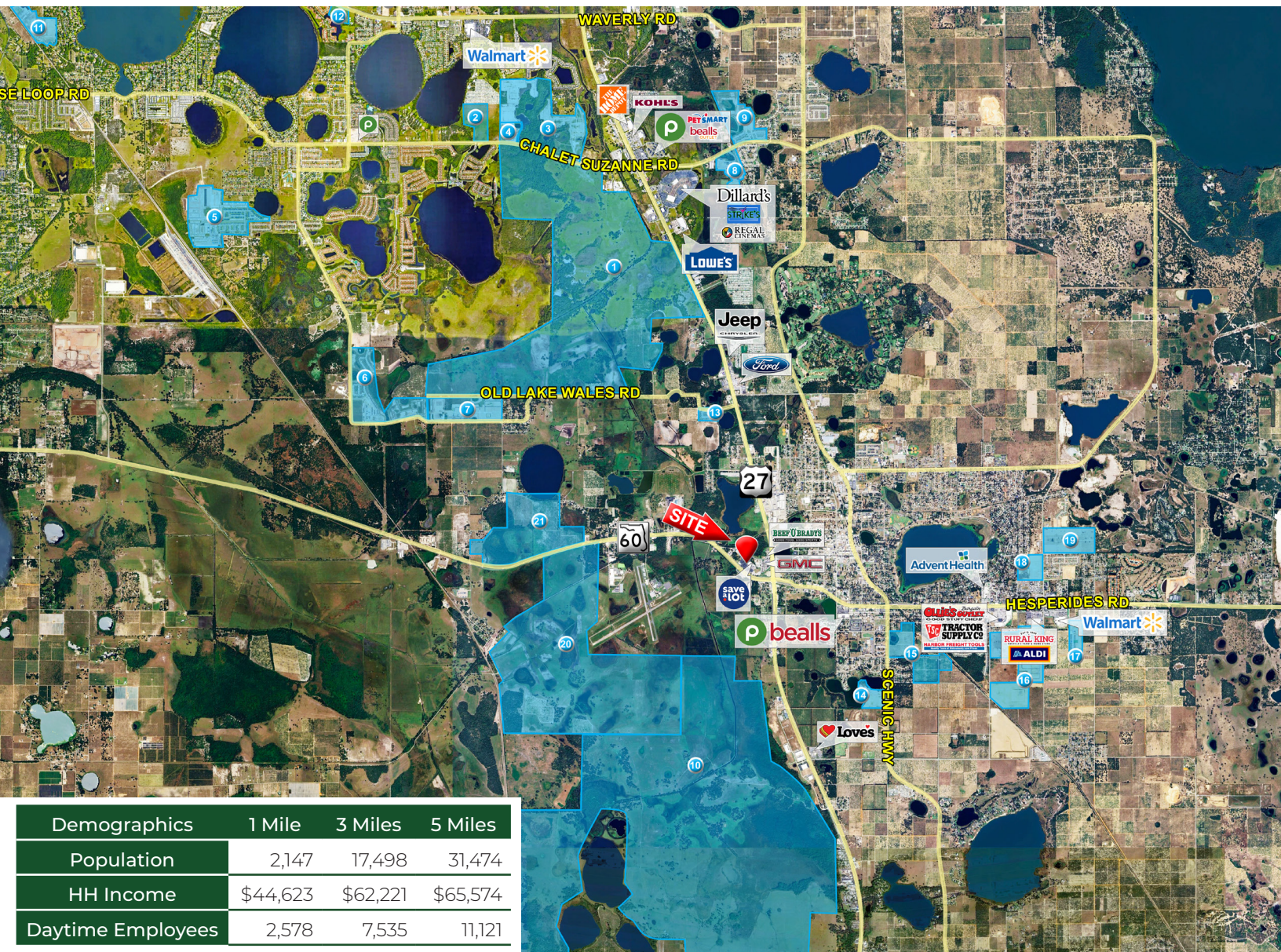


Shopping
Center Video



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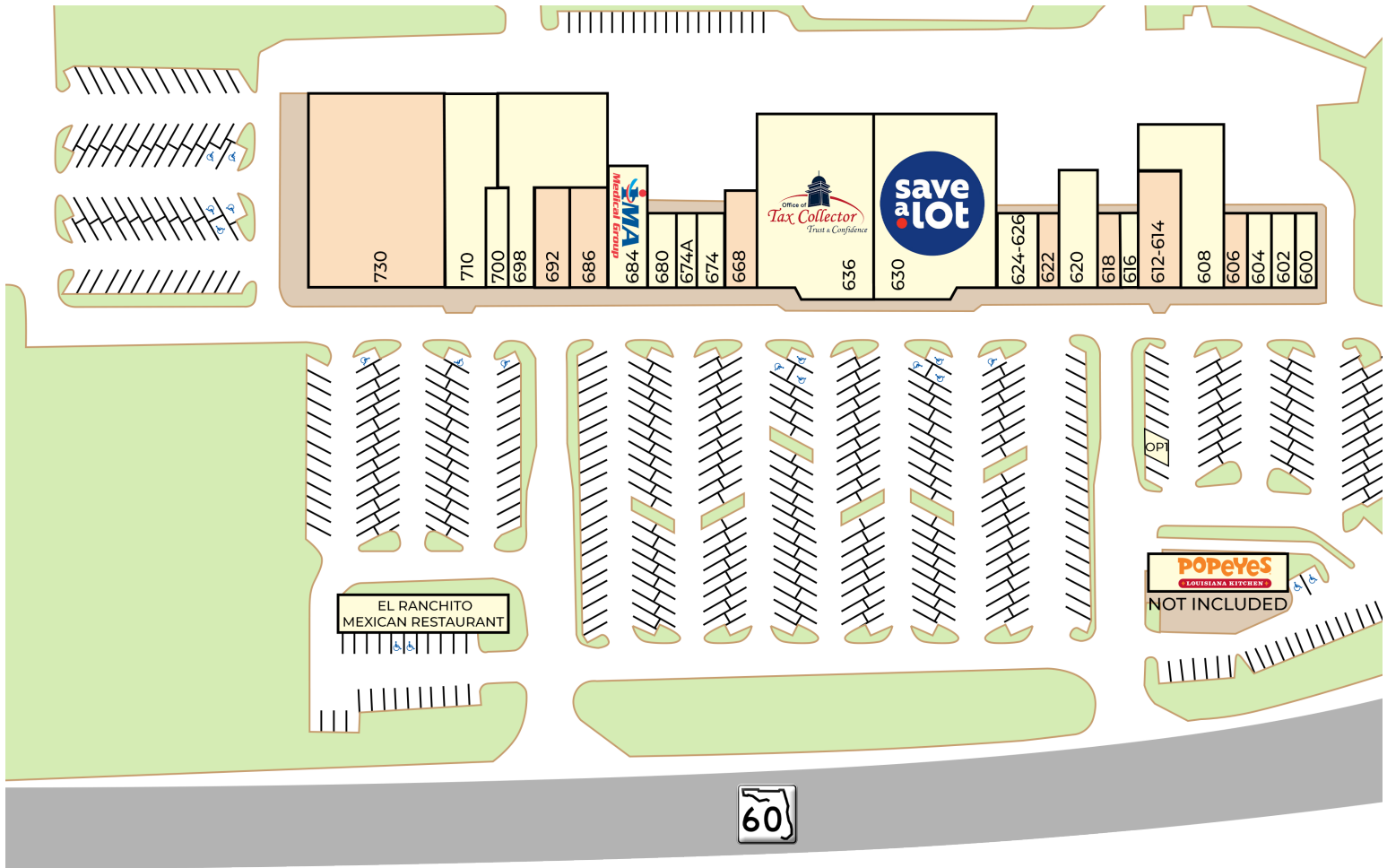


Demographics	1 Mile	3 Miles	5 Miles
Population	2,147	17,498	31,474
HH Income	\$44,623	\$62,221	\$65,574
Daytime Employees	2,578	7,535	11,121

Map #	Development Name	DU	Map #	Development Name	DU
1	BTI Development Community	2,900	12	Prose at Winter Haven	324
2	Ashton Covey	111	13	Harper Estates	61
3	Preserve at Lake Ashton	961	14	Belle Lago	85
4	West Ashton Preserve Apartment:	456	15	Steeple Chase	318
5	Villamar	2,045	16	Hunt Club Groves	1,137
6	Peace Creek Reserve	324	17	Taylor Groves	105
7	Annabelle Estates	324	18	Robins Run	33
8	Reserve at Forest Lake	290	19	Iron Mountain	329
9	Leoma's Landing	335	20	Stoneridge Park	2,950
10	Richland Communities - 4,158 AC	TBD	21	Lake Wales Commons	3,200
11	Harmony at Lake Eloise	1,100			
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	Univista Insurance	900
618	Available	1,360
620	Revive Fitness	3,000
622	Available	900
624-626	Alpha & Omega Church	2,100
630	Sav-A-Lot	15,384
636	Tax Collector of Polk County	13,380
668	Available	1,874
674	Queen City Nails	1,594
674A	Logical Insurance Consultants	900
680	Logical Insurance Consultants	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
OPI	Watermill Express	325



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