

FOR LEASE: LAKE WALES

2006 SR 60, Lake Wales | FL



HIGHLIGHTS

- 2,400 SF 2nd generation restaurant, divisible to 1,200 SF.
- Located on State Rd 60 with strong visibility and traffic.
- Surrounded by rapidly growing residential communities.
- Over 16,000 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.



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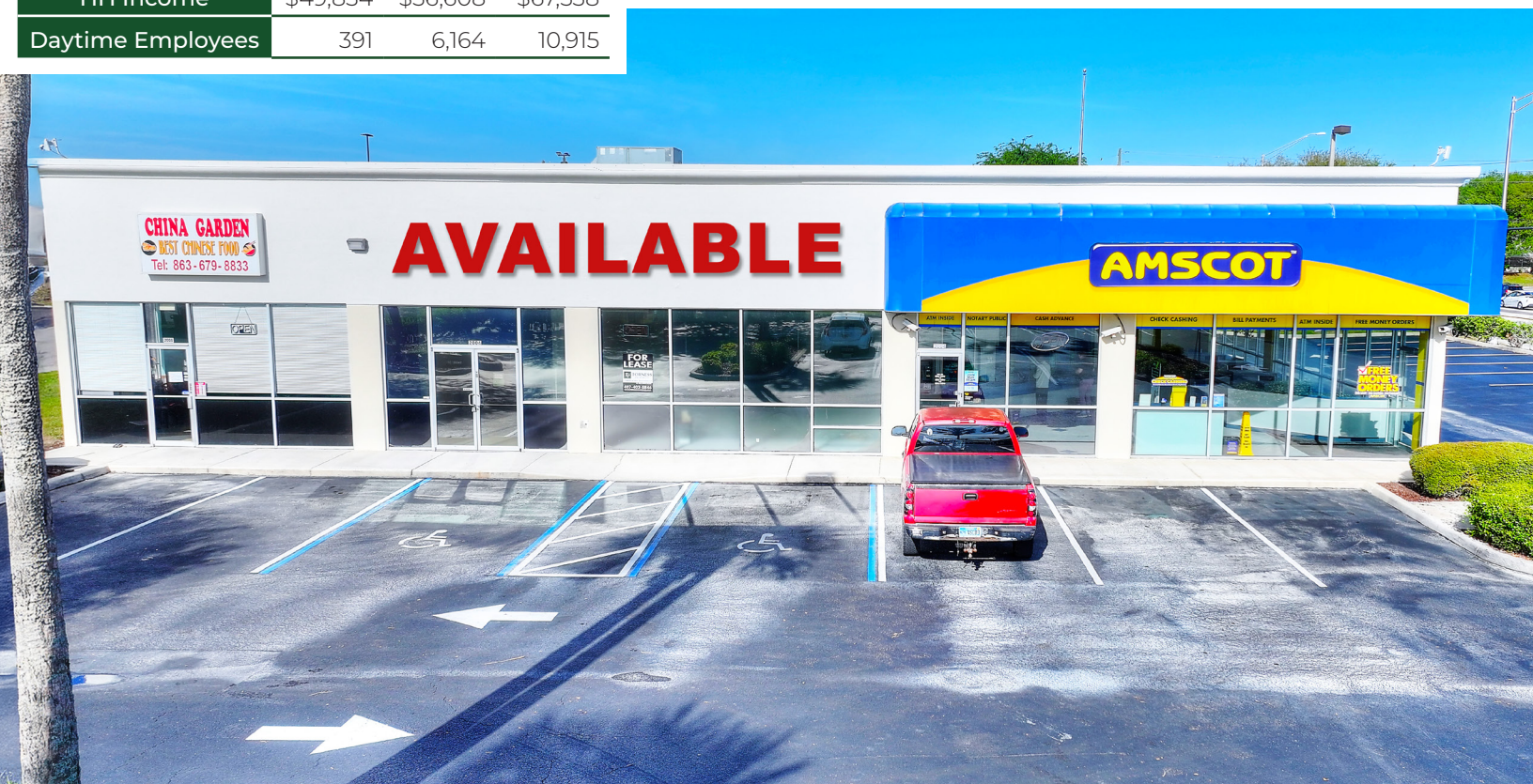


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Demographics	1 Mile	3 Miles	5 Miles
Population	546	11,495	34,395
HH Income	\$49,834	\$56,608	\$67,538
Daytime Employees	391	6,164	10,915



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Map #	Development Name	DU	Map #	Development Name	DU
1	ViaTerra	3,150	13	Belle Lago	85
2	Ashton Covey	111	14	Steeple Chase	318
3	Preserve at Lake Ashton	961	15	Hunt Club Groves	1,137
4	West Ashton Preserve Apts	456	16	Taylor Groves	105
5	Villamar	2,045	17	Robins Run	33
6	Peace Creek Reserve	324	18	Iron Mountain	520
7	Annabelle Estates	324	19	Stoneridge Park	2,950
8	Reserve at Forest Lake	290	20	Lake Wales Commons	3,200
9	Leoma's Landing	335	21	Citrus Ridge	100
10	Richland Communities - 4,158 AC	TBD	22	Leighton Landing	46
11	Prose at Winter Haven	324	23	Robins Walk	33
12	Harper Estates	64			
				Totals	16,911

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