

LAKE WALES PLAZA

620 SR 60, Lake Wales | FL



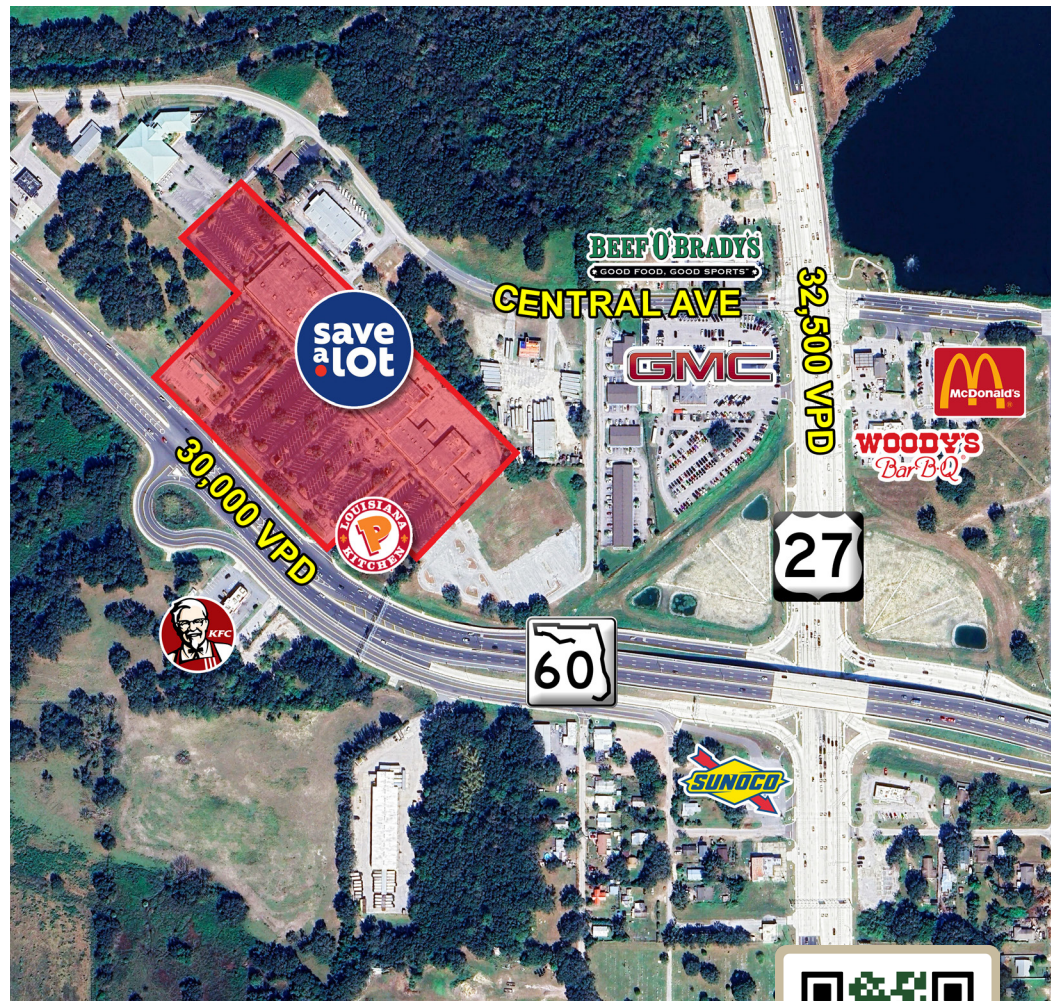
HIGHLIGHTS

- 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



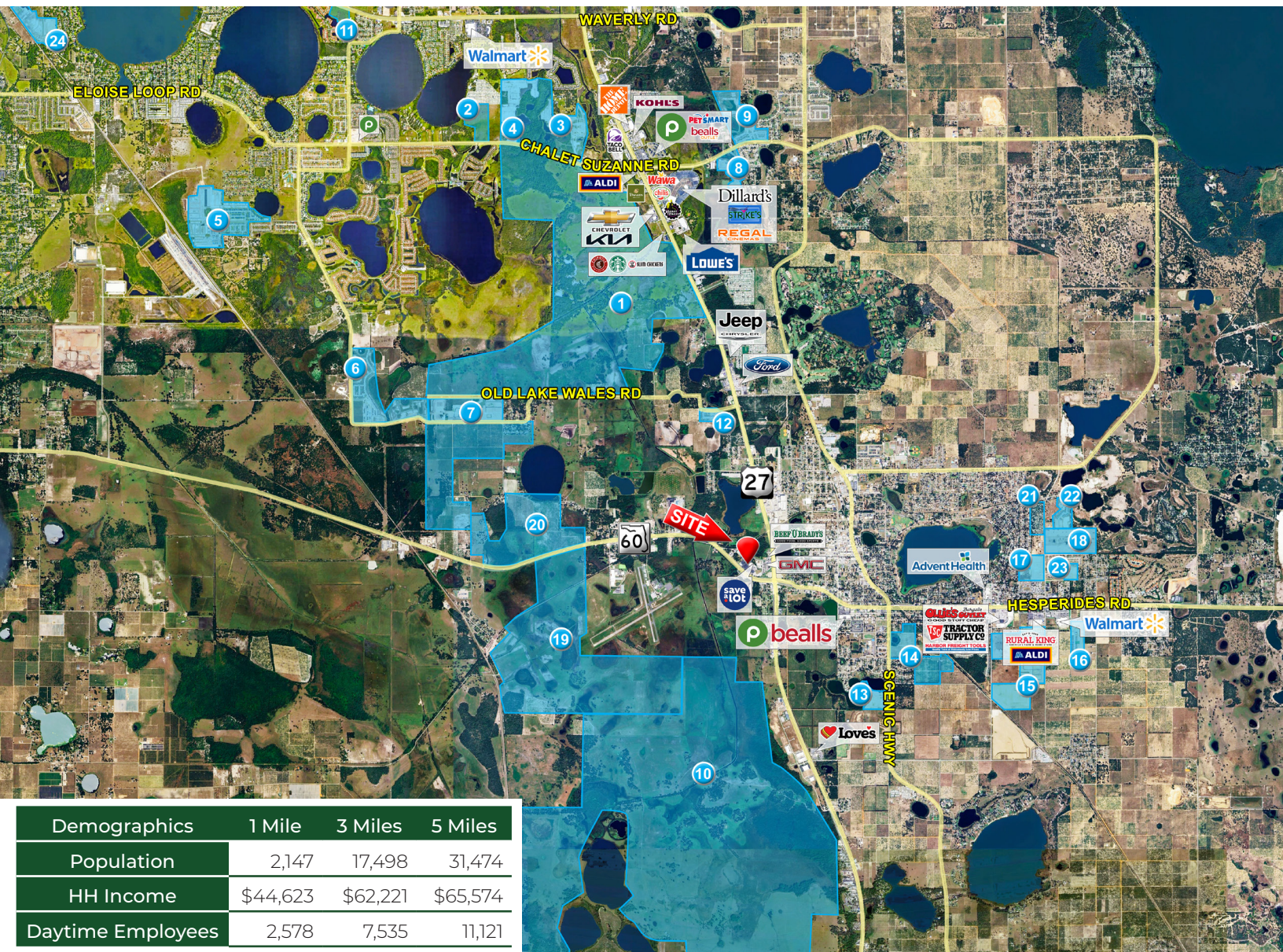
Shopping
Center Video

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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

1	ViaTerra	3,150
2	Ashton Covey	111
3	Preserve at Lake Ashton	961
4	West Ashton Preserve Apts	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	Prose at Winter Haven	324
12	Harper Estates	64

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DU

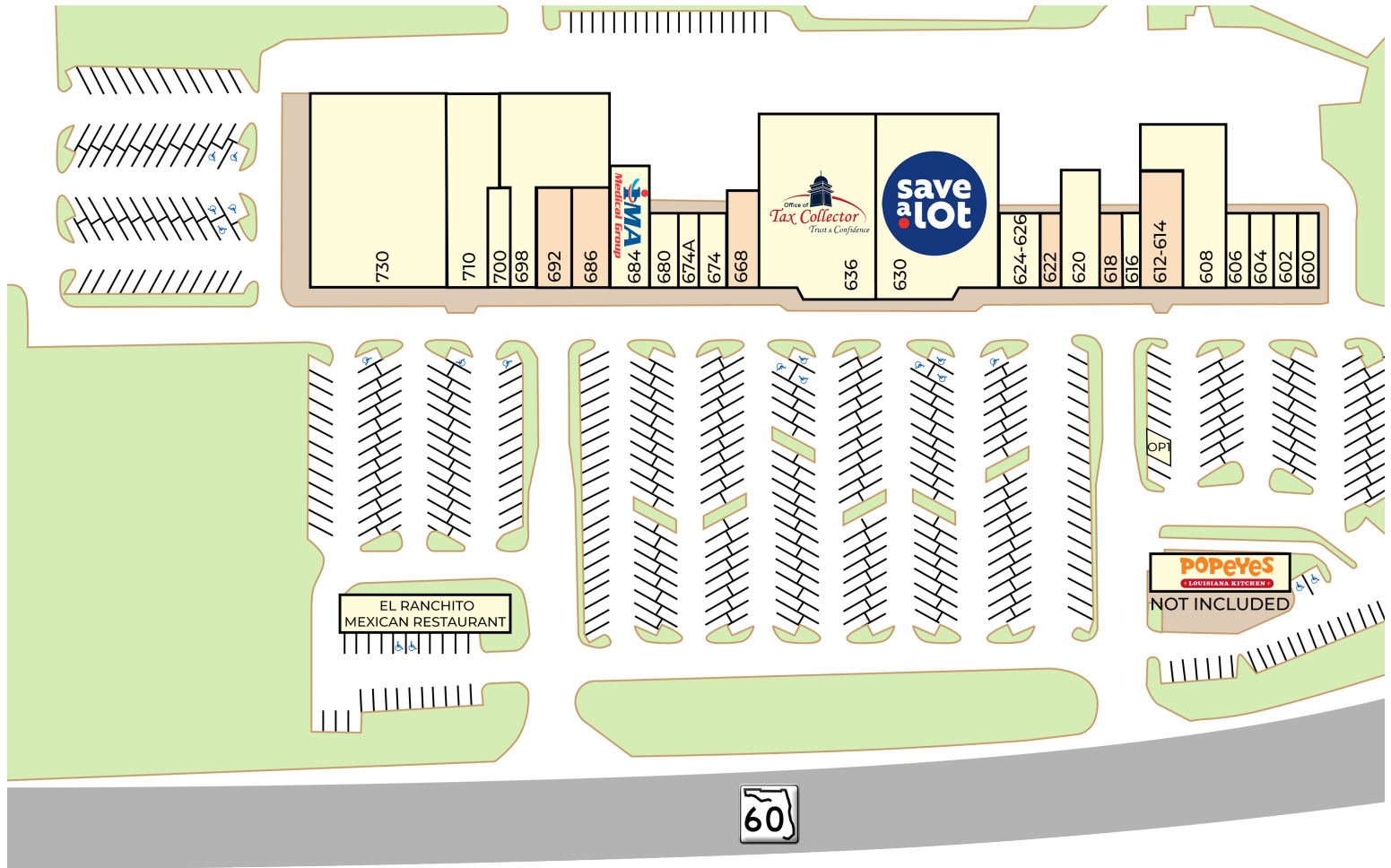
13	Belle Lago	85
14	Steeple Chase	318
15	Hunt Club Groves	1,137
16	Taylor Groves	105
17	Robins Run	33
18	Iron Mountain	520
19	Stoneridge Park	2,950
20	Lake Wales Commons	3,200
21	Citrus Ridge	100
22	Leighton Landing	46
23	Robins Walk	33
24	Harmony at Lake Eloise	1,100

Totals

18,011

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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	Tabernacle of Glory to Yahweh	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	Legacy Christian Academy	21,724
700-710	Department of Children & Families	7,147
740	El Ranchito Mexican Restaurant	3,006
OPI	Watermill Express	325



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