



PROPERTY DESCRIPTION

2,798 SF +/- standalone medical office building is available For Sale. The building includes 2 procedure rooms with sinks, 6 total exam rooms with sinks, plenty of storage, 4 bathrooms, conference room, billing/scheduler office, and a break room. The 2,798 SF +/- can be split into two suites that are separately metered. The layout of this property is perfect for a multi-speciality provider or a single physician that can lease out the smaller suite to a referring physician speciality. City of Lake Wales TI credits available to the property owner apart of CRA.

The property is adjacent to AdventHealth Lake Wales and is surrounded by additional medical office users including Advent Health Sports & Med Rehab, Florida Dermatology, and Davita. 1109 Bryn Mawr Ave is perfect for a group looking for a satellite office that has rights to Advent Health. Moments from SR 60 (30,500 Annual Average Daily Traffic).

PROPERTY HIGHLIGHTS

- Standalone Medical Office Building For Sale
- Includes 6 Exam Rooms, 2 Procedure Rooms, Conference Room, and 4 Bathrooms
- Perfect for Owner User with Option for Additional Income
- Owner Incentives from the City of Lake Wales
- 5/1,000 Parking Ratio
- Available Also For Lease

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,798 SF +/-
Lot Size:	0.41 AC +/-
Building Size:	2,798 SF +/-
Zoning:	PF
Built:	1953

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,424	6,349	10,191
Total Population	3,889	17,156	26,085
Average HH Income	\$75,167	\$69,468	\$67,741







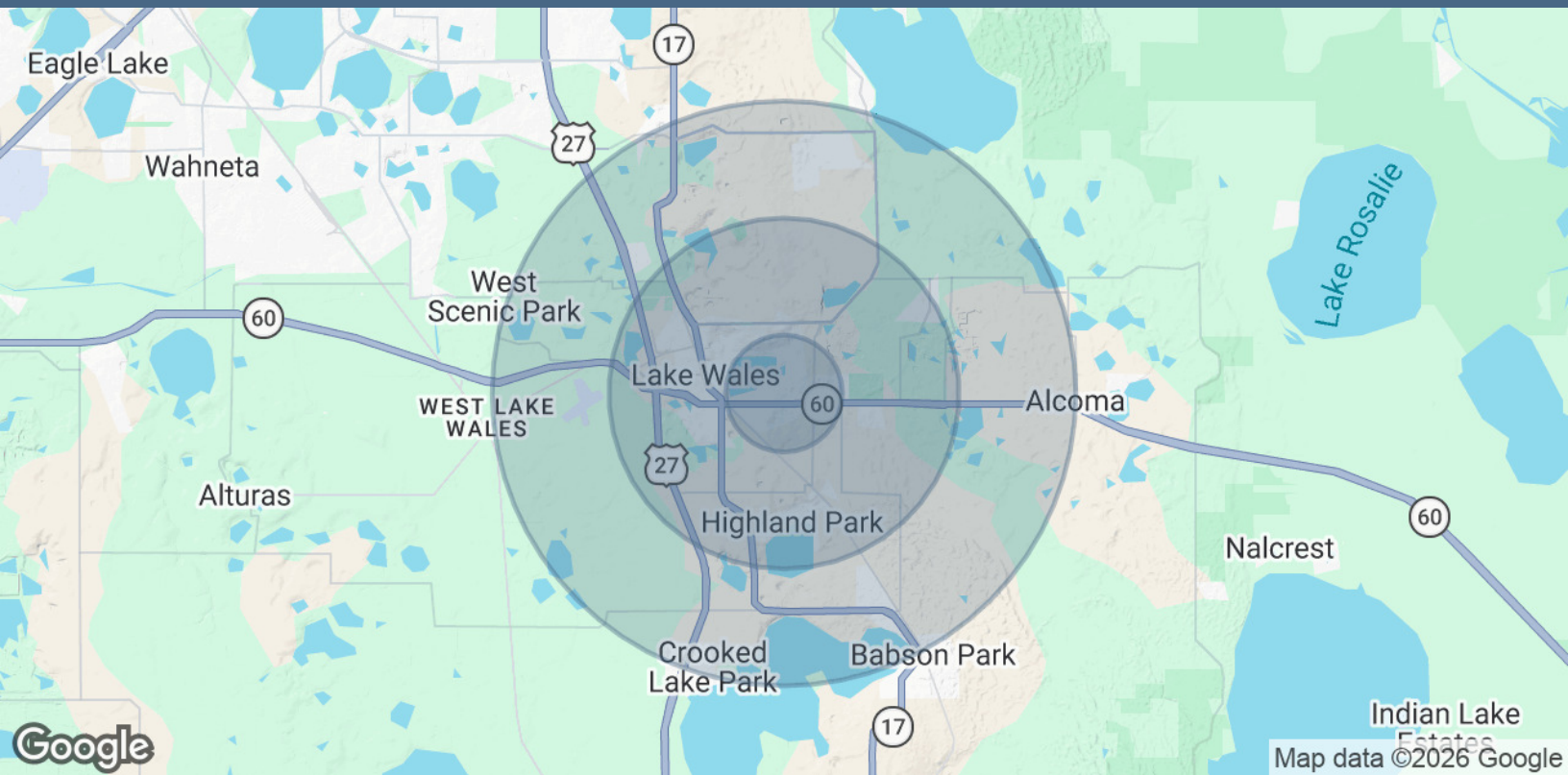


Surrounded by Credit Medical Groups

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,889	17,156	26,085
Average Age	38.6	40.7	42.9
Average Age (Male)	36.3	37.9	42.0
Average Age (Female)	42.3	42.9	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,424	6,349	10,191
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$75,167	\$69,468	\$67,741
Average House Value	\$225,250	\$206,162	\$195,322

2023 American Community Survey (ACS)