



PROPERTY FOR SALE

STATE ROAD 60 EAST VACANT LOT-3 CARTERS SUBWAY

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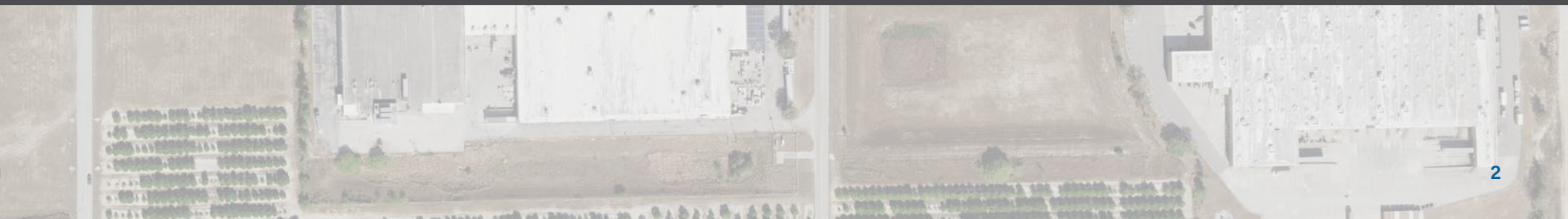
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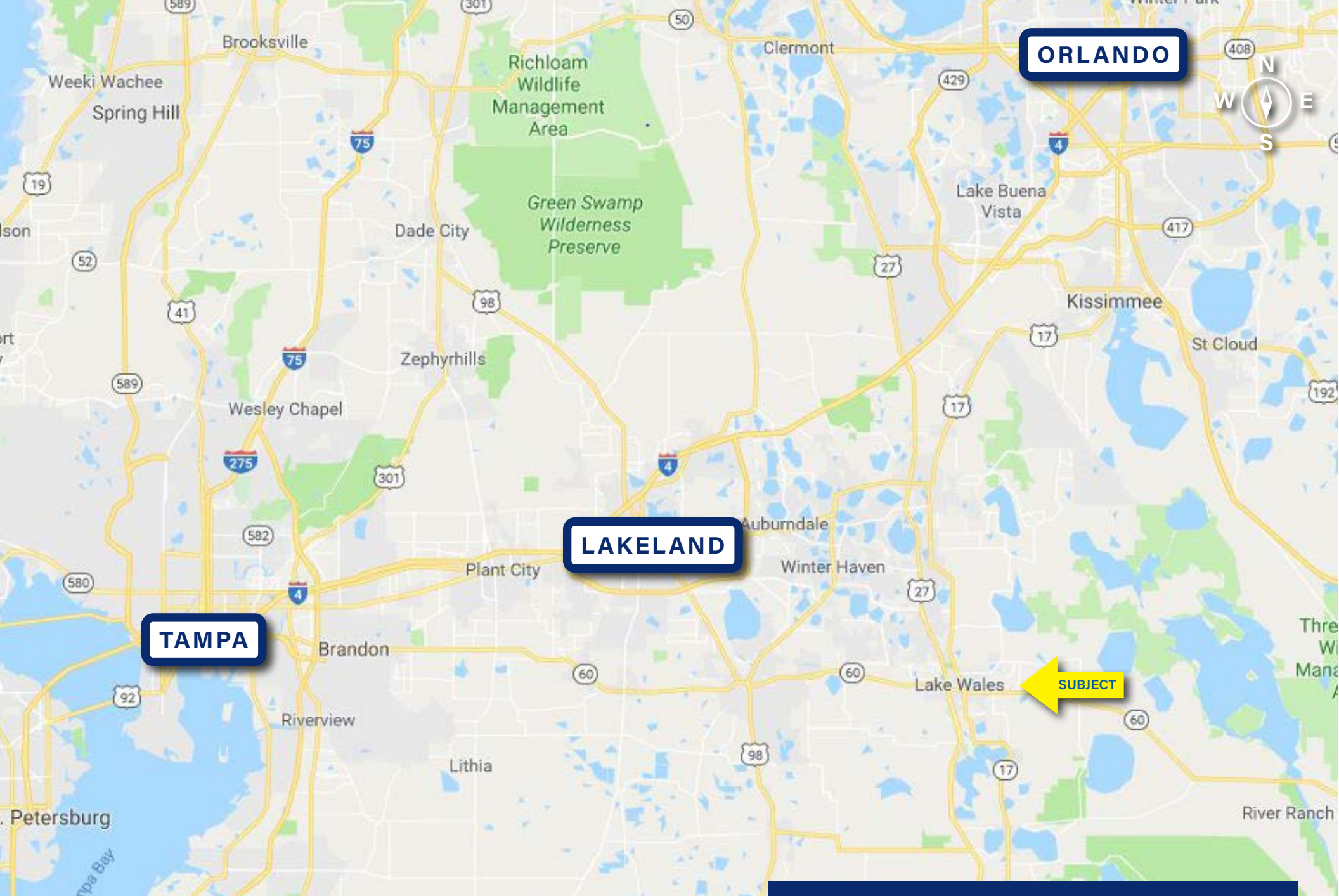


EXECUTIVE SUMMARY

STATE ROAD 60 EAST VACANT LOT- 3 CARTERS SUBWAY

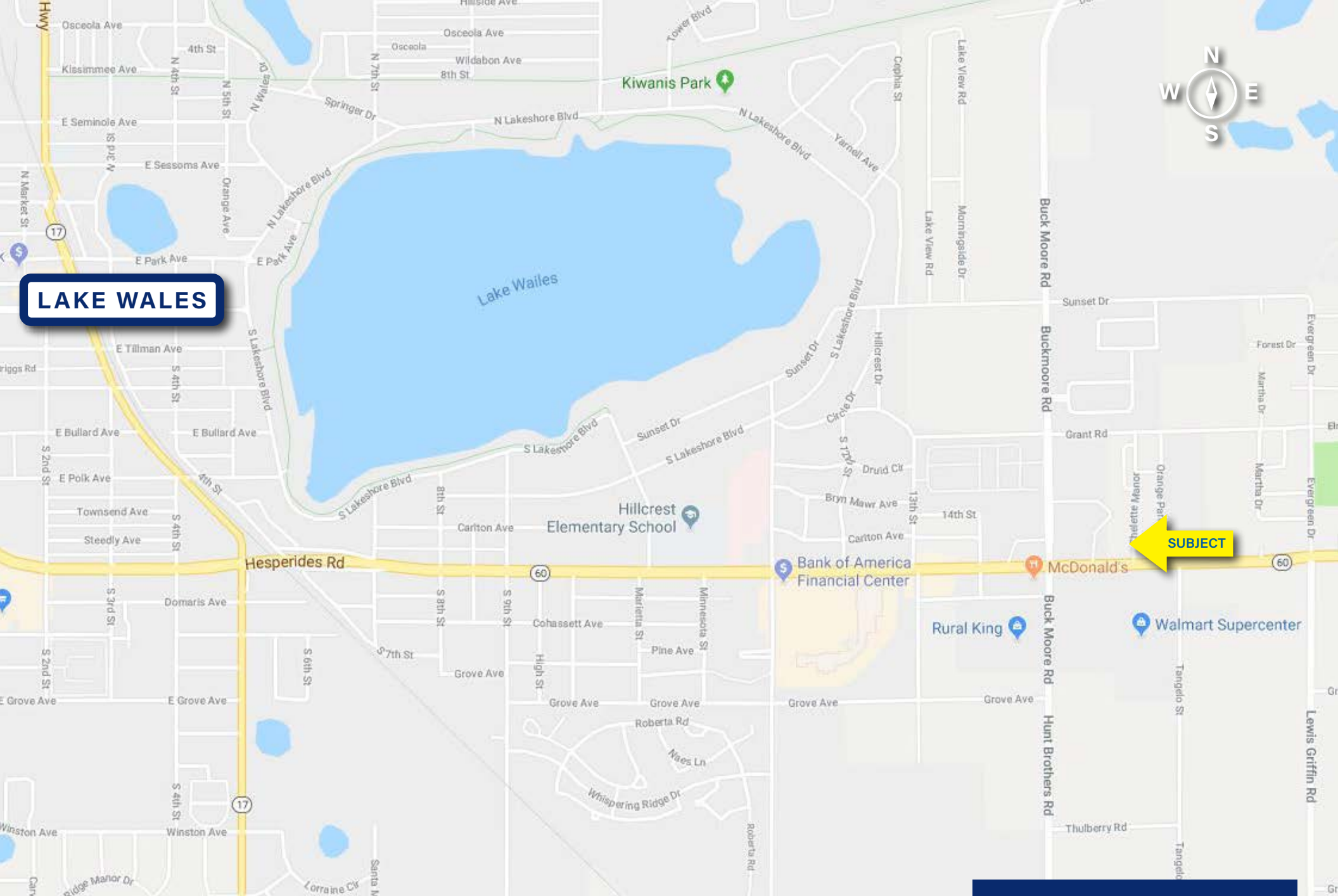
The subject property is 0.57 +/- acres of Vacant Commercial land in Lake Wales. The property benefits from the traffic and population produced by several major retailers including Wal-Mart and Winn-Dixie. 23,000 cars/day travel on SR 60 east and there are over 11,000 people within a two mile radius.

Site Address:	SR 60 East, Lake Wales, FL, 33898
County:	Polk
PIN (Property Identification Number):	28300600000024020
Land Size:	0.57 +/- acres
Building Size:	N/A
Year Built:	N/A
Property Use:	Vacant Commercial
Utilities:	Water & Sewer (City of Lake Wales)
Zoning:	Highway Commercial (C-3) City of Lake Wales
Taxes:	\$1,914 (2020)
Traffic Count:	23,000 cars/day
Asking Price:	\$175,000



REGIONAL LOCATION MAP

Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

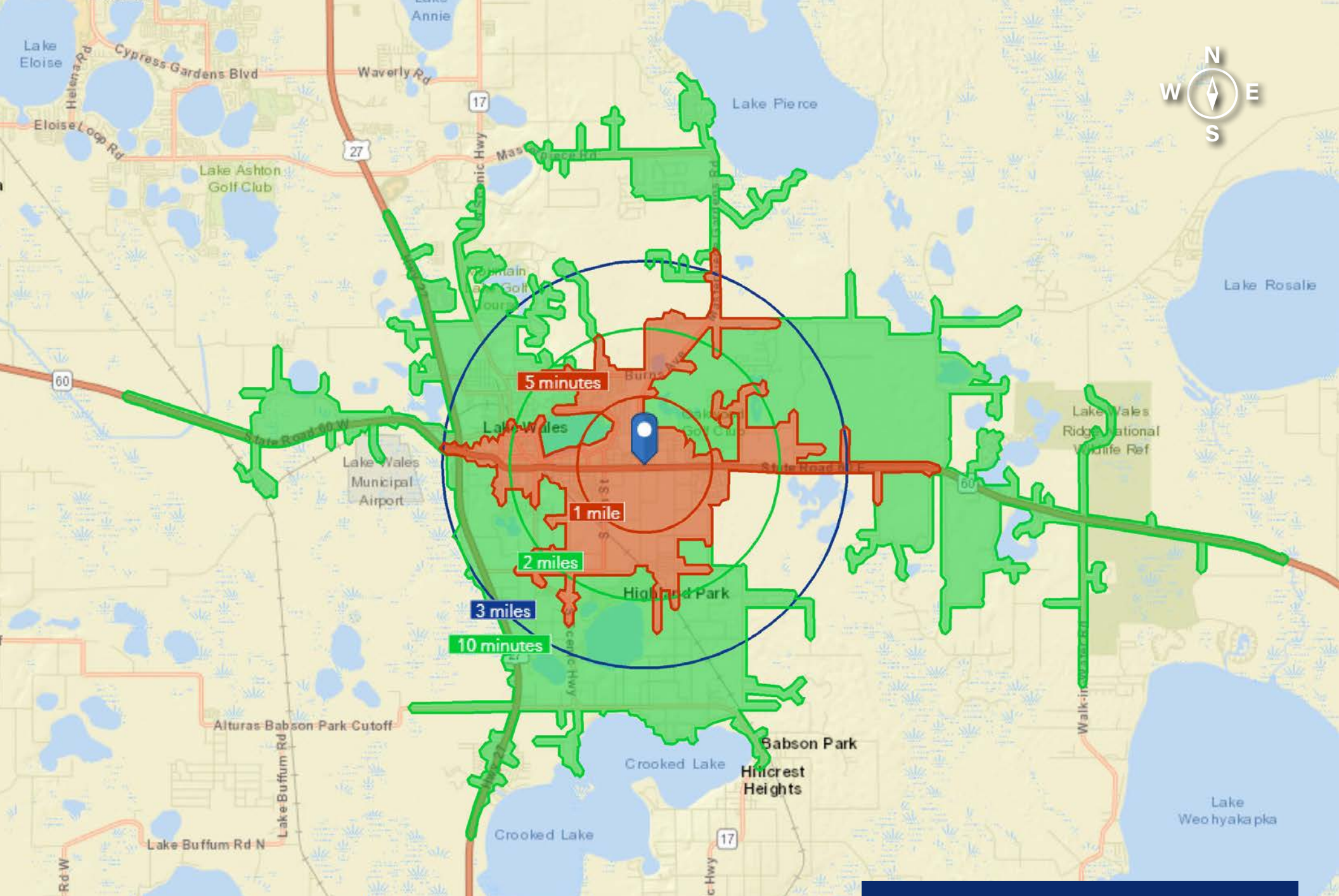


LAKE WALES

SUBJECT

LOCATION MAP

Located approximately two miles east of the historic district of Lake Wales, on SR 60 across from the Walmart Supercenter.



DEMOGRAPHICS MAP

1, 2, 3 mile radius

5, 10 minute drive time

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	3,672	11,823	17,236	9,713	22,073	662,431	20,619,313	327,514,334
Households	1,363	4,565	6,659	3,703	8,542	247,585	8,064,657	123,158,887
Families	894	3,022	4,343	2,398	5,627	172,355	5,223,357	81,106,685
Average Household Size	2.66	2.55	2.56	2.59	2.55	2.62	2.50	2.59
Owner Occupied Housing Units	872	2,691	3,739	2,115	5,128	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	491	1,873	2,920	1,588	3,414	83,821	2,992,867	45,951,844
Median Age	42.7	40.1	40.2	40.1	42.1	41.3	42.2	38.2

Income

Median Household Income	\$39,421	\$37,829	\$35,017	\$36,583	\$35,646	\$45,704	\$50,606	\$56,124
Average Household Income	\$53,449	\$51,135	\$49,287	\$49,556	\$49,644	\$61,763	\$72,632	\$80,675
Per Capita Income	\$21,270	\$20,223	\$19,551	\$19,551	\$19,845	\$23,623	\$28,921	\$30,820

Trends: 2015 - 2020 Annual Growth Rate

Population	1.08%	1.34%	1.23%	1.24%	1.06%	1.28%	1.36%	0.83%
Households	0.98%	1.27%	1.15%	1.17%	0.98%	1.19%	1.30%	0.79%
Families	0.86%	1.16%	1.04%	1.04%	0.88%	1.13%	1.25%	0.71%
Owner HHs	0.95%	1.10%	1.00%	0.95%	0.82%	1.09%	1.19%	0.72%
Median Household Income	2.21%	2.06%	1.91%	1.83%	1.84%	2.46%	2.13%	2.12%

Moderate population density within a two mile radius - 11,823 people. The population is increasing at a higher rate than the county average within the same radius.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

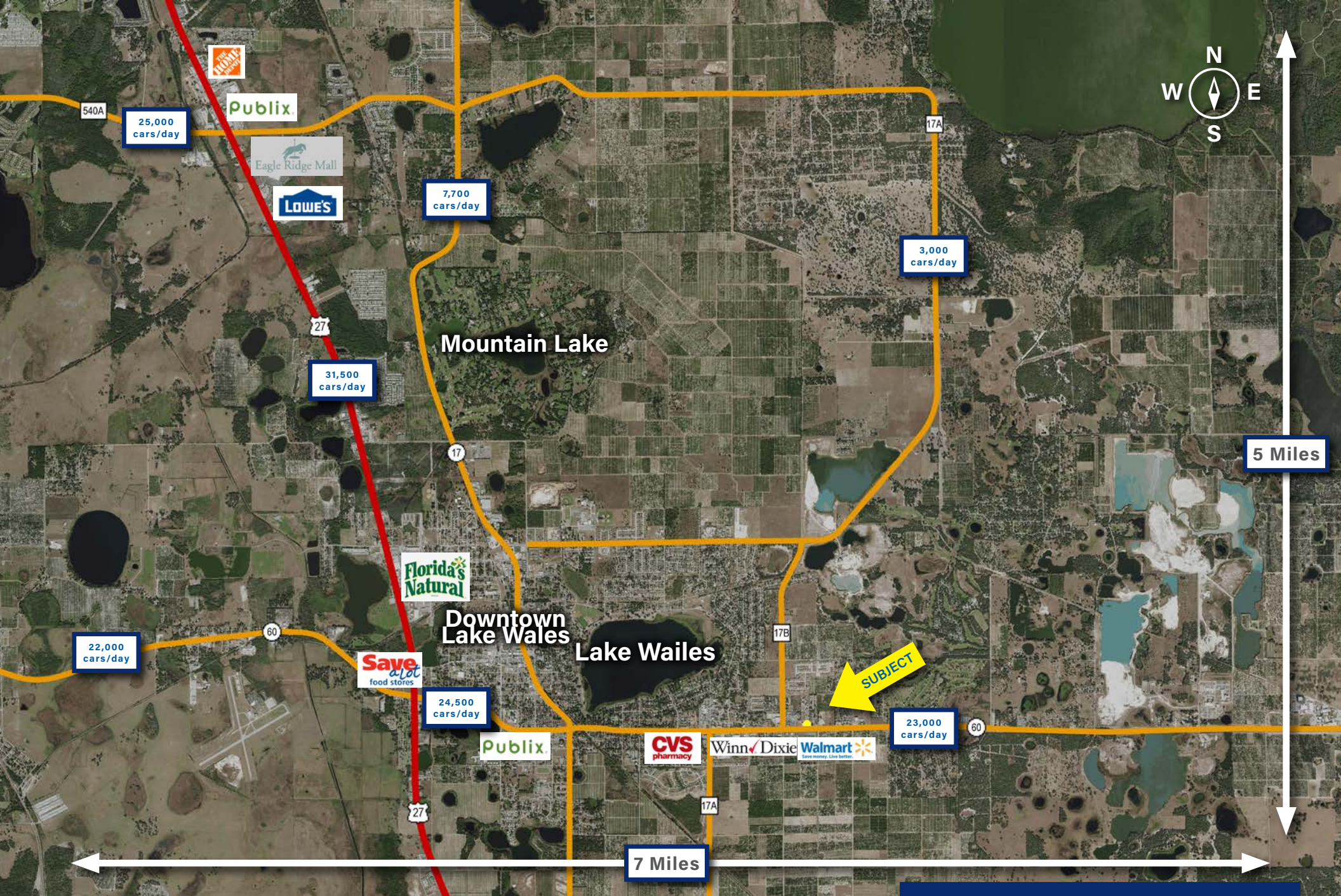
<\$15,000	16.10%	19.20%	21.60%	19.10%	20.10%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	14.70%	13.30%	14.60%	14.80%	15.10%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	13.10%	13.50%	13.80%	13.80%	13.90%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	16.00%	15.90%	14.30%	15.60%	15.20%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	17.30%	19.10%	17.80%	18.00%	18.00%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	12.80%	9.90%	9.20%	10.40%	9.20%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	6.60%	6.30%	5.70%	5.80%	5.50%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	2.00%	1.20%	1.30%	1.30%	1.30%	2.70%	4.30%	5.70%
\$200,000+	1.20%	1.60%	1.70%	1.20%	1.70%	2.50%	4.60%	6.10%

Population by Age

0 - 4	5.90%	6.50%	6.60%	6.60%	6.20%	6.00%	5.30%	6.10%
5 - 9	6.00%	6.50%	6.60%	6.60%	6.30%	6.10%	5.50%	6.30%
10 - 14	6.20%	6.40%	6.40%	6.40%	6.20%	6.10%	5.60%	6.30%
15 - 19	5.90%	5.90%	5.80%	5.80%	5.70%	5.90%	5.70%	6.40%
20 - 24	6.20%	6.30%	6.20%	6.20%	6.10%	6.00%	6.40%	7.00%
25 - 34	11.80%	13.10%	12.90%	13.00%	12.40%	12.60%	13.10%	13.80%
35 - 44	10.50%	10.60%	10.40%	10.60%	10.00%	11.40%	11.80%	12.50%
45 - 54	12.00%	11.90%	11.80%	11.70%	11.60%	12.00%	13.00%	13.00%
55 - 64	13.00%	12.50%	12.70%	12.40%	13.20%	13.10%	13.50%	12.90%
65 - 74	11.70%	10.40%	10.60%	10.40%	11.90%	12.00%	11.30%	9.20%
75 - 84	7.00%	6.30%	6.30%	6.40%	6.90%	6.40%	6.20%	4.40%
85+	3.80%	3.70%	3.60%	3.80%	3.50%	2.40%	2.70%	2.00%

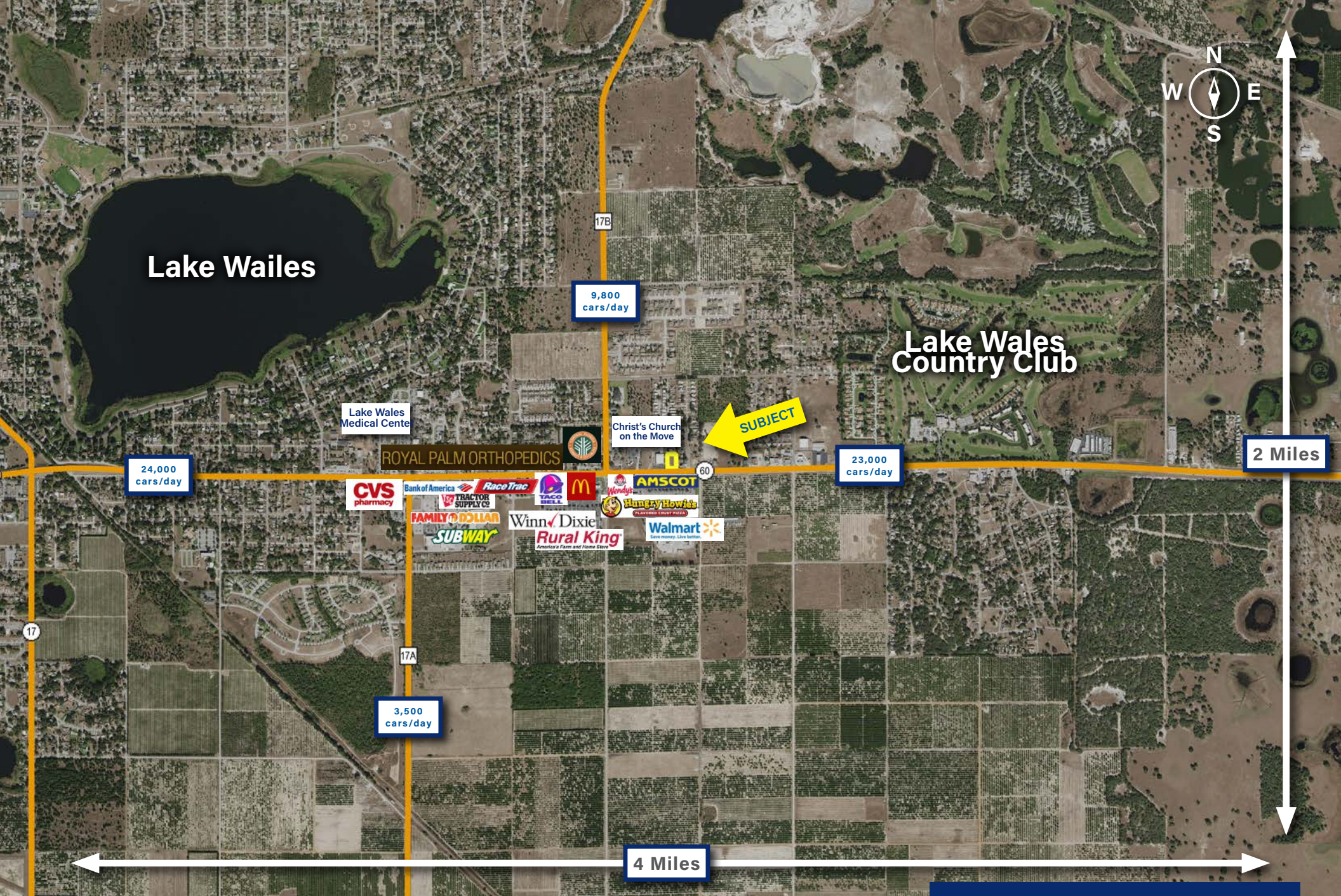
Race and Ethnicity

White Alone	72.70%	66.30%	62.30%	66.70%	66.60%	72.60%	73.10%	70.20%
Black Alone	16.50%	23.10%	27.50%	21.90%	23.70%	15.30%	16.40%	12.80%
American Indian Alone	0.50%	0.50%	0.60%	0.60%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.50%	0.70%	0.60%	0.60%	0.60%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.70%	6.30%	5.90%	7.00%	5.60%	6.80%	4.20%	6.80%
Two or More Races	3.10%	3.00%	3.10%	3.10%	2.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	22.10%	21.10%	20.00%	22.60%	18.90%	22.00%	25.50%	18.10%



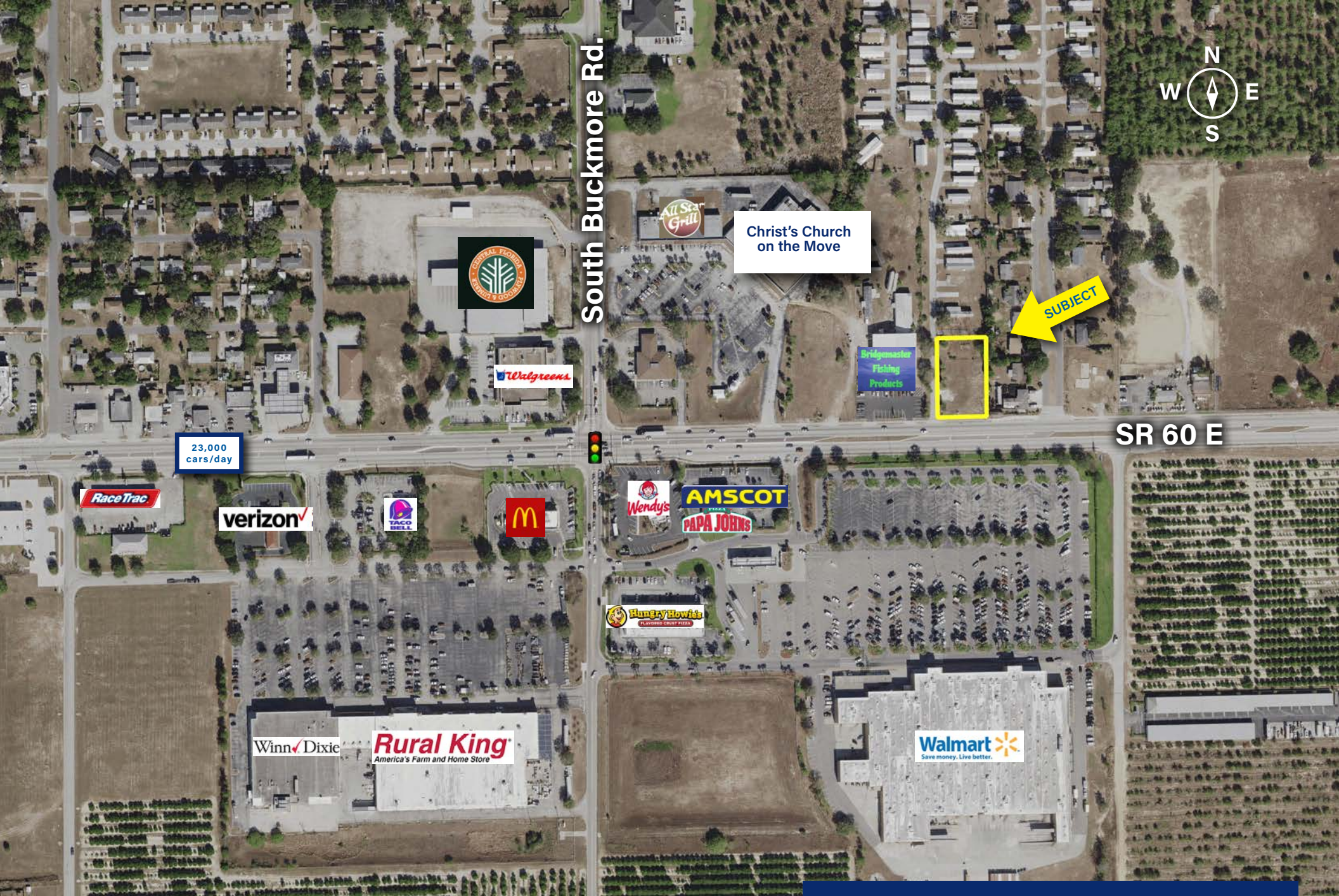
MARKET AREA MAP

Market area encompasses much of the Lake Wales city limits.



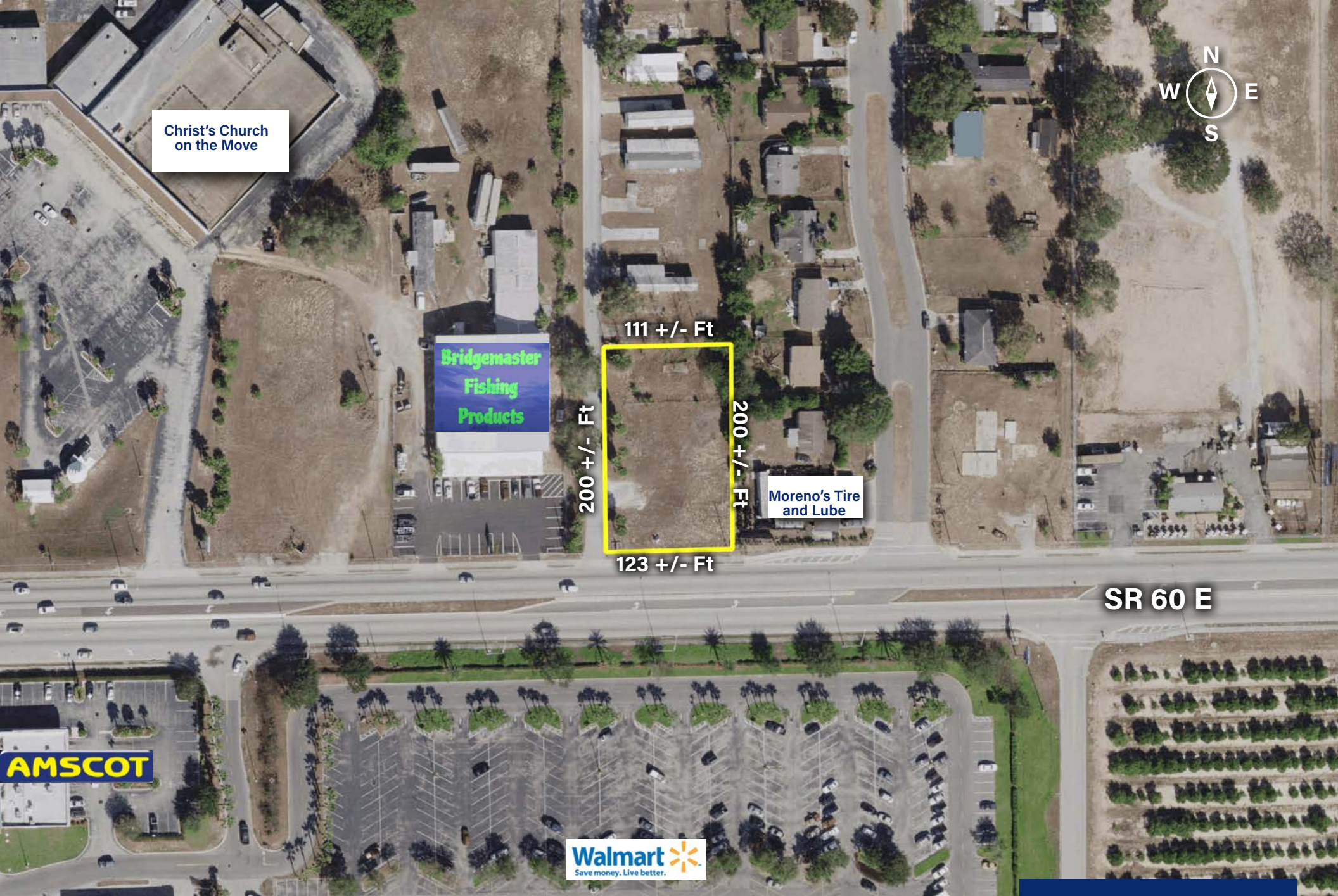
Located in a strong, condensed trade area along SR 60.

TRADE AREA MAP



Wal-Mart serves as the generator for the neighborhood.

NEIGHBORHOOD AERIAL



Christ's Church
on the Move

**Bridgemaster
Fishing
Products**

Moreno's Tire
and Lube

111 +/- Ft

200 +/- Ft

200 +/- Ft

123 +/- Ft



SR 60 E

AMSCOT

Walmart
Save money. Live better.

SITE AERIAL

Access limited to right in/out on (SR 60) -
23,000 cars/day

The proximity to Wal-Mart makes the subject property a premier location in the Lake Wales area



Aerial shot of the property facing southwest.





Proximity to Winn-Dixie adds additional traffic and population density to the area.



One of the largest retailers of Farm and Home products in the Nation.



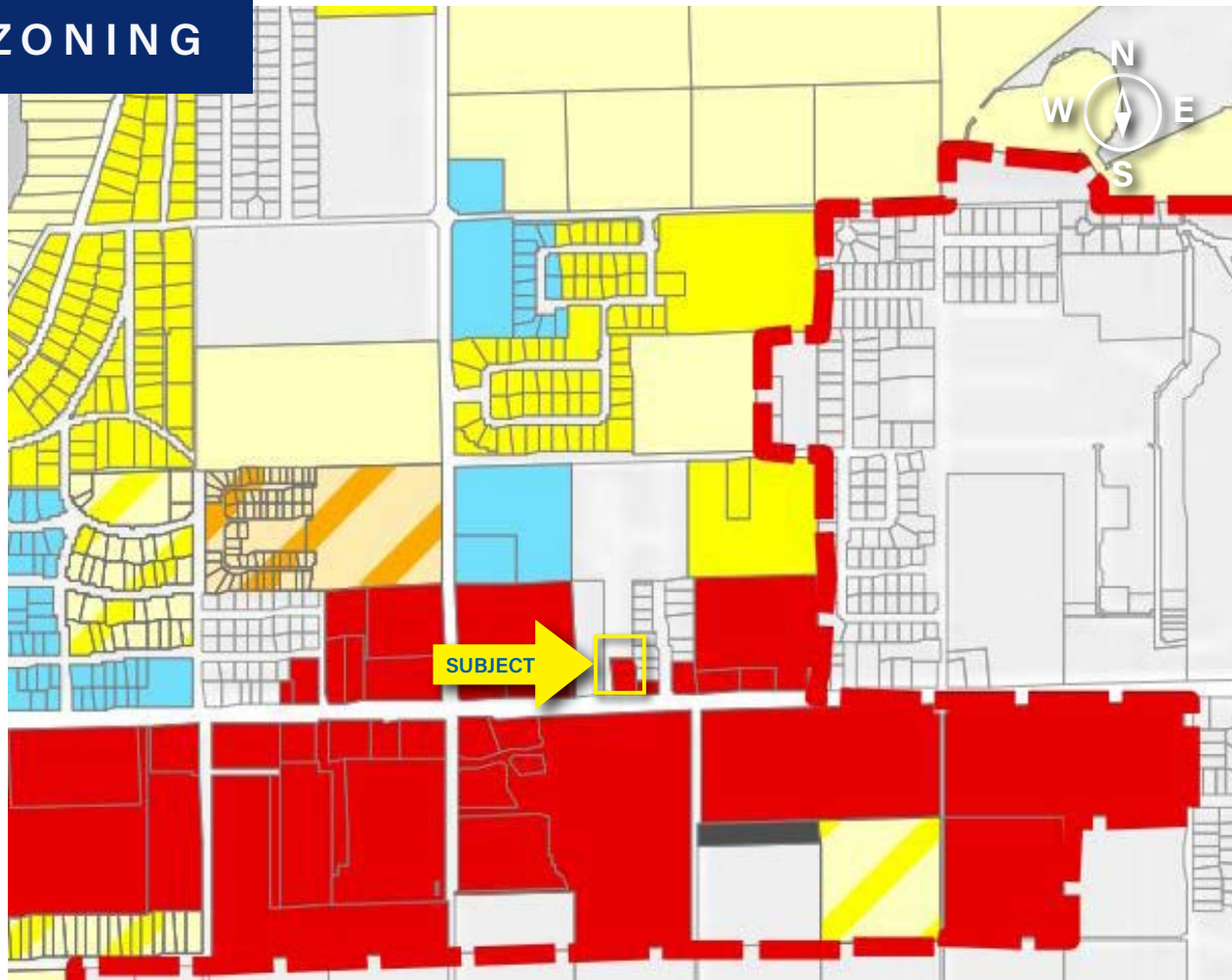
1,300 households within a one mile radius which includes the Lake Wales Country Club.



Near the Lake Wales Medical Center.



ZONING



Highway Commercial (C-3)

This district is designed to permit the development of commercial areas in groupings on major highways and to allow medium and large-scale commercial establishments and a full range of commercial and professional uses.



C-3



R-2



R-1B



PF



R-1C



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