

Lake Wales US Hwy 27 Proposed Retail or Medical Development

0 Ridge Way Lake Wales, Florida 33859

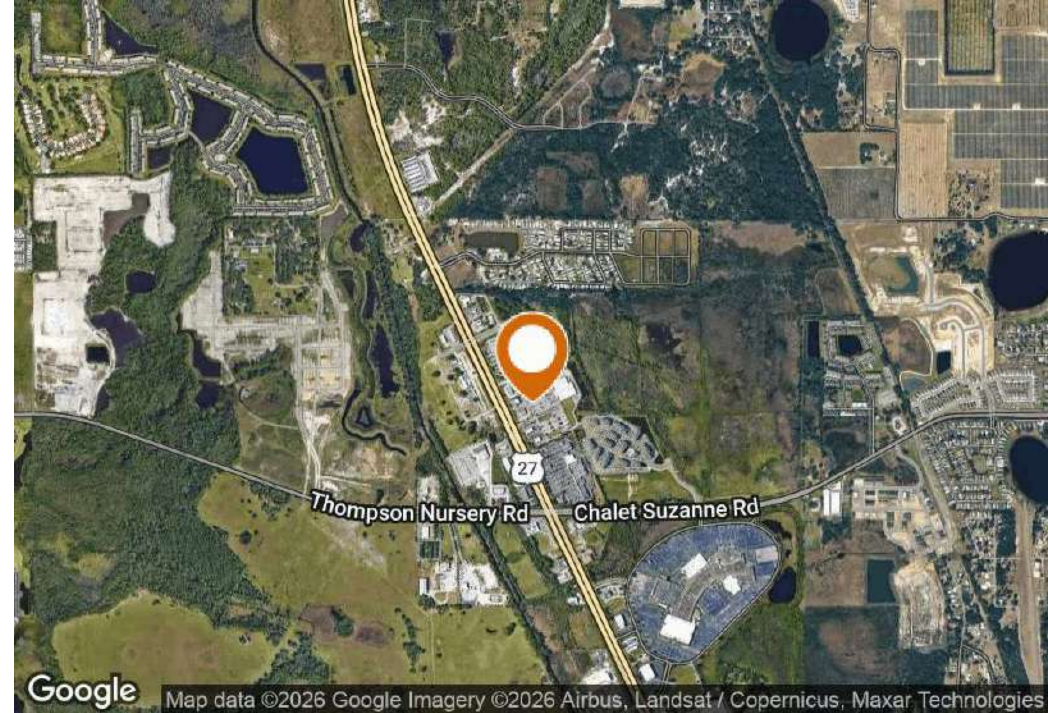
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Ridge Way Dr

MATTRESSFIRM

EXECUTIVE SUMMARY



Offering Summary

Lease Rate:	\$25 - \$28 Per SF
Est. Building Size:	8,250 ± SF
Est. NNN:	\$6 - \$9 ±
Utilities:	Available
Zoning:	C-3 Highway Commercial (City of Lake Wales)
Minimum divisible space:	2,000 ± SF
Maximum continuous space:	8,250 ± SF
Traffic Count:	48,500 ± Cars/Day (US Hwy 27)
County:	Polk
Market:	Southeast Polk County
Parcel ID:	27-29-16-864751-000120
Anticipated Delivery:	Summer 2027

Overview

The subject property is a proposed retail development located along Ridge Way in Lake Wales, Florida. The development is planned to include two (2) freestanding retail buildings, approximately 8,250 ± square feet each, along with an additional 1 ± acre pad site available for future retail development. It is equipped with ample parking and multiple egress and ingress points. There are approximately 247 spaces provided onsite.

Ownership is currently offering one of the proposed 8,250 ± square foot retail building, which will be delivered in shell condition, allowing tenants the flexibility to customize the interior buildout to accommodate their specific business needs. The building can be leased to a single tenant or subdivided into multiple suites. Ideal users include retail, restaurant, medical, or service-oriented users. Anticipated completion and delivery is Summer 2027.

LOCATION & ZONING DESCRIPTION



Location Description

The subject property is located within a growing commercial area of Lake Wales, approximately 400 ± feet east of US Highway 27. The surrounding area is home to national retailers including Kohl's, Publix, Aldi, The Home Depot, Lowe's, Wawa, and many others.

US Highway 27 and State Road 60 serve as two of the area's primary transportation corridors, providing convenient access throughout Central Florida and the rest of the state. The intersection of US Highway 27 and State Road 60 is located approximately 5 ± miles south of the property, while Downtown Lake Wales is approximately a 15 ± minute drive south.

One notable recently approved development nearby is Chick-fil-A. This development continues to demonstrate the growing interest major retailers and national restaurant chains have in the Lake Wales market. The restaurant is planned approximately 2,000 ± feet south of the property, adjacent to the Wawa convenience store.

Zoning Description

The C-3 Highway commercial 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.

ZONING INFORMATION

Examples of Permitted Uses*

- Schools, athletic, training, or music
- Restaurants
- Health service
- Medical office
- Personal service
- Retail
- Health Spa
- Learning Center
- Dance studio
- Bookstore
- *** Certain use restrictions apply. Prospective tenants should verify permitted uses.**



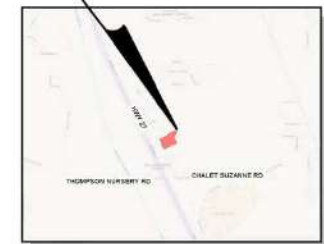
CONCEPT SITE PLAN



SITE DATA

PROJECT AREA:	±5 ACRES
PARCEL INFORMATION:	
PARCEL ID:	272916-884751-000120
ZONING:	C-3 & R-1B
BEDROOM UNITS:	80 UNITS
SETBACKS:	
FRONT SETBACK:	35 FEET
REAR SETBACK:	25 FEET
SIDE SETBACK:	20/35 FEET

PROJECT LOCATION



VICINITY MAP

N.T.S.

SECTION 16, TOWNSHIP 29 S, RANGE 27 E

DESIGNED BY	JM	DATE	Aug 26, 2020
DRAWN BY	SM	DATE	Aug 26, 2020
CHECKED BY	AM	DATE	Aug 26, 2020
NOTED BY		DATE	
DATE		DATE	

Engineers, Land Planners
Construction Managers



LAKE WALES HOTEL
PO BOX 100
CONCEPT PLAN
Ridge Way Lake Wales, 33859

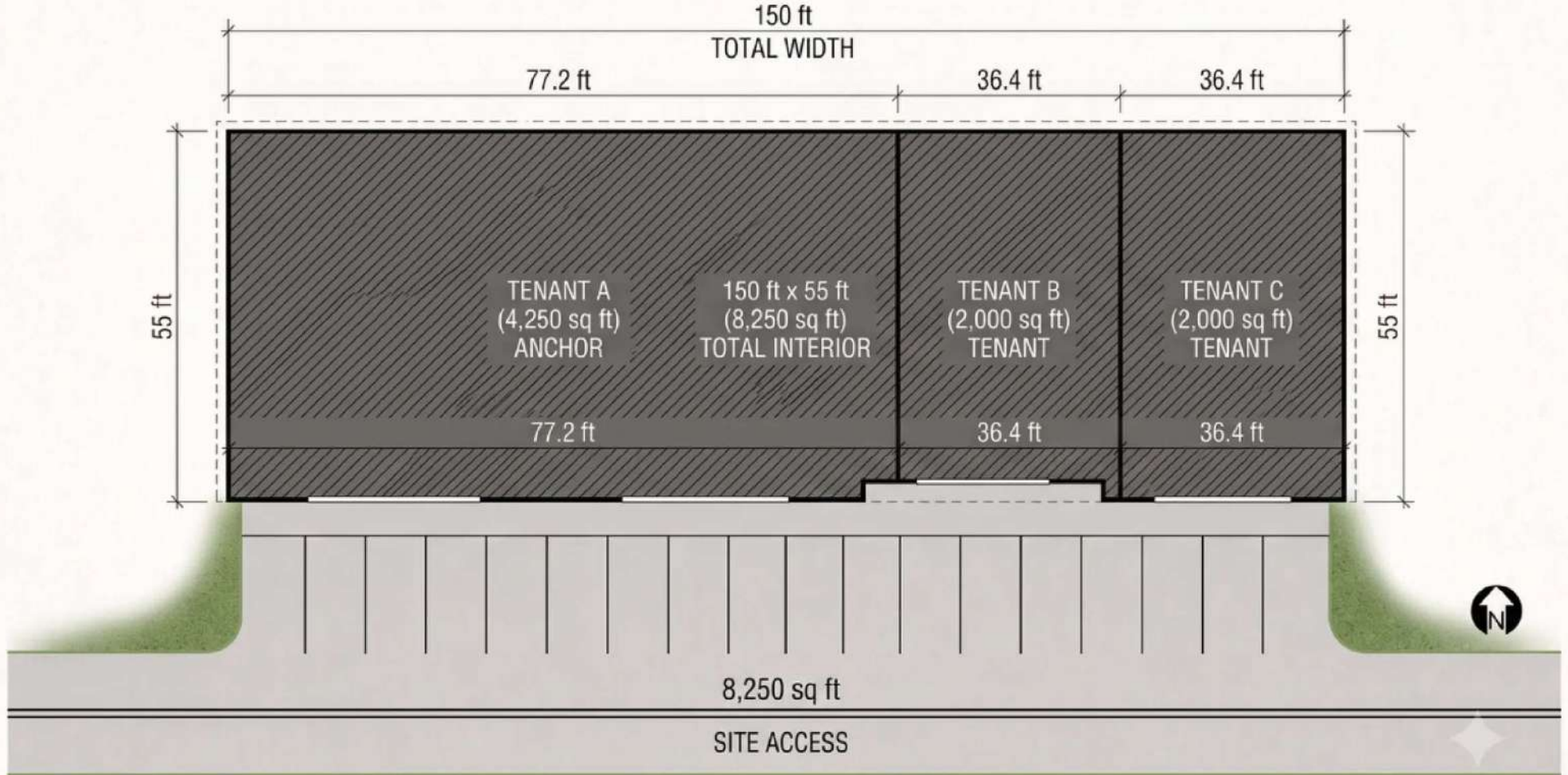
NOT FOR CONSTRUCTION

SHEET NUMBER
C000

PRELIMINARY LAYOUT
Preliminary Layout is Subject to Final Topographic and
Boundary Survey, Engineering and Approval by
Governmental Agencies

Conceptual plans are for illustrative purposes only. Dimensions and scale are approximate and subject to change.

CONCEPTUAL FLOOR PLAN



Conceptual plans are for illustrative purposes only. Dimensions and scale are approximate and subject to change.

BUILDING FOOTPRINT PLAN - 3-TENANT RETAIL SPACE (8,250 SQ FT)

(Total 150 ft x 55 ft depth) (Tenant A: approx. 77.2 ft, Tenant B: 36.4 ft, Tenant C: 36.4 ft widths)

CONCEPTUAL PLANS



ADDITIONAL CONCEPTUAL PLANS





Regal Eagle Ridge Mall



48,500 ±
Cars/Day



Lake Wales Development Map

- Proposed
- Approved
- Under Construction
- Delivered



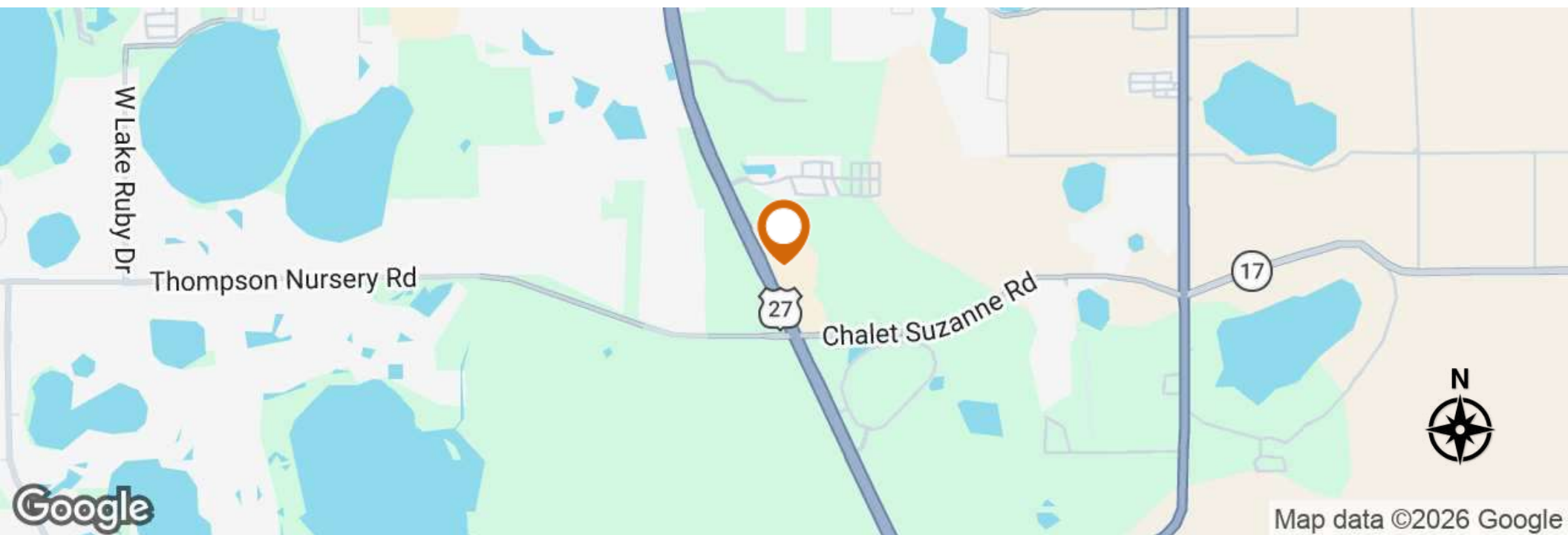
- 1 South Pointe Elementary School delivered September 2023 ± 127,000 SF
- 2 Peace Creek Reserve - 120 Townhomes
- 3 Peace Creek Reserve Subdivision - 553 SFR Units
- 4 Peace Creek Village - 286 SFR Units & 38 Townhomes
- 5 Peace Crossing 6,100 SFR/Multifamily Units & 725,000 SF of Commercial Space
- 6 Harper Estates - 61 SFR Units
- 7 Tri Tower Storage - Expansion of Self Storage 17,600 SF
- 8 Ridgcrest 1,020 SFR Units & 9 Acres Commercial Dev
- 9 Belle Lago - 46 SFR Units
- 10 Steeple Chase - 250 SFR Units & 68 Townhomes
- 11 The Groves at Orchard Hills - 392 SFR Units & 2.07 Commercial Acres
- 12 Advance Drainage Systems Facility
- 13 Hunt Club Grove North 334 SFR Units
- 14 Taylor Groves Subdivision - 108 SFR Units
- 15 Robins Run - 156 SFR Units
- 16 Sunset Reserve - 349 SFR Units
- 17 Leighton Landing - 46 SFR Units
- 18 Iron Mountain - 42 SFR & 250 Townhome & 228 Multifamily Units
- 19 Tower Heights - 42 SFR Units
- 20 Babson Court - 23 SFR Units
- 21 Citrus Place - 79 SFR Units
- 22 Caloosa Ridge - 36 SFR Units

- 23 Bok Estates - 280 SFR Units
- 24 Buckmoore Heights - 100 SFR Units
- 25 Seasons at Mabel Place - 142 SFR Units
- 26 Hunt Club Grove South (Phase 1) - 213 SFR Units
- 27 Lake Wales Estates - 57 Townhomes & 7 SFR Units
- 28 Oakridge - 276 Multifamily Units
- 29 Leomas Landing - 336 SFR Units
- 30 Robins Walk - 33 SFR Units
- 31 Whispering Ridge Phase 2 - 129 SFR Units
- 32 Hickory Ridge - 85 SFR Units
- 33 Forest Lake - 62 Townhomes & 223 SFR Units

- 34 Hunter's Glen - 480 Multifamily Units
- 35 CF Kinney Road Development - 45 SFR Units
- 36 Lake Alta Infill Project - 7 Two Story Cottage Units
- 37 Valencia Hills - 654 MHP & 143 SFR Units
- 38 Regis Lake Wales - 272 Multifamily Units
- 39 Stoneridge - 2,400 SFR Units & 550 MF Units & Industrial Dev

- 40 Bellevue Drive Subdivision - 155 SFR Units
- 41 Panera Bread Restaurant
- 42 Chipotle Restaurant
- 43 Starbucks
- 44 Harding Ave Mixed Use Development
- 45 Lake Wales Commons - Commercial & Res Development
- 46 Mammoth Grove Road Subdivision - 82 SFR Units
- 47 Preserve at Lake Ashton North - 500 Multifamily Units & Commercial Development
- 48 Hilton Brand Hotel
- 49 Grant Rd Property - 37 SFR Units

Created by: Maricruz Gutierrez 863.978.3751



	1 MILE	3 MILES	5 MILES	5 MINS	10 MINS	15 MINS	LAKE WALES	POLK COUNTY	FL	US
Population	2,126	19,862	52,120	3,473	41,416	93,913	17,610	822,142	23,027,836	339,887,819
Households	903	8,956	21,317	1,438	17,378	37,617	7,327	313,012	9,263,074	132,422,916
Families	600	5,925	14,537	933	11,547	25,624	4,757	215,849	6,004,732	84,464,295
Average Household Size	2.35	2.22	2.43	2.42	2.37	2.47	2.36	2.57	2.43	2.50
Owner Occupied Housing Units	406	6,207	15,068	832	11,752	27,627	4,655	224,755	6,222,143	85,052,805
Renter Occupied Housing Units	497	2,749	6,249	606	5,626	9,990	2,672	88,257	3,040,931	47,370,111
Median Age	39.6	54.2	46.2	45.6	46.7	44.9	44.9	41.3	43.6	39.6
INCOME										
Median Household Income	\$64,989	\$65,728	\$67,686	\$63,237	\$65,349	\$68,660	\$63,270	\$70,958	\$78,205	\$81,624
Average Household Income	\$72,065	\$79,943	\$85,471	\$71,442	\$82,694	\$89,368	\$76,980	\$91,650	\$111,382	\$116,179
Per Capita Income	\$28,182	\$35,866	\$35,245	\$30,094	\$34,585	\$35,887	\$32,081	\$34,967	\$44,891	\$45,360
TRENDS: 2025 - 2030 ANNUAL GROWTH RATE										
Population	3.2%	2.6%	2.3%	2.8%	2.4%	2.3%	1.9%	2.4%	1.1%	0.4%
Households	3.4%	2.8%	2.6%	3.0%	2.6%	2.5%	2.1%	2.6%	1.3%	0.6%
Families	3.3%	2.7%	2.5%	3.0%	2.6%	2.5%	2.4%	2.5%	1.3%	0.5%
Owner HHs	6.8%	3.9%	3.1%	5.0%	3.2%	3.1%	3.5%	3.1%	1.8%	0.9%
Median Household Income	1.9%	2.2%	2.4%	1.8%	2.5%	2.4%	2.3%	2.3%	2.8%	2.5%

HOUSEHOLDS BY INCOME

<\$15,000	11.2%	7.1%	7.8%	10.5%	7.4%	8.0%	13.3%	7.4%	8.0%	8.3%
\$15,000 - \$24,999	2.8%	5.3%	7.2%	5.5%	7.5%	6.8%	9.5%	6.1%	5.8%	5.9%
\$25,000 - \$34,999	8.6%	8.4%	6.8%	8.8%	7.5%	6.8%	7.4%	7.2%	6.7%	6.3%
\$35,000 - \$49,999	13.8%	14.4%	12.5%	13.6%	13.4%	12.2%	10.2%	12.0%	10.5%	9.8%
\$50,000 - \$74,999	23.4%	23.1%	21.0%	23.2%	20.5%	20.5%	17.5%	19.8%	16.9%	15.6%
\$75,000 - \$99,999	20.3%	17.2%	15.5%	18.8%	15.7%	15.0%	17.1%	14.6%	12.9%	12.5%
\$100,000 - \$149,999	16.2%	19.20%	17.7%	14.7%	16.3%	17.1%	16.0%	18.1%	18.4%	17.8%
\$150,000 - \$199,999	2.6%	5.5%	7.2%	3.4%	6.7%	7.8%	5.4%	8.1%	8.7%	9.8%
\$200,000+	1.3%	3.1%	4.4%	1.4%	4.1%	5.9%	3.6%	6.6%	12.1%	14.0%

POPULATION BY AGE

0-4	5.5%	4.0%	4.8%	4.8%	4.7%	5.0%	5.4%	5.3%	4.7%	5.4%
5-9	5.7%	4.1%	5.1%	4.9%	4.9%	5.3%	5.6%	5.6%	5.0%	5.8%
10-14	6.5%	4.6%	5.5%	5.7%	5.5%	5.7%	5.7%	6.0%	5.3%	6.0%
15-19	7.0%	5.0%	5.6%	6.1%	5.6%	5.9%	5.8%	6.3%	5.8%	6.5%
20-24	5.3%	4.1%	5.0%	4.7%	5.0%	5.3%	5.3%	6.2%	6.0%	6.7%
25-29	7.2%	4.6%	5.4%	5.6%	5.4%	5.6%	5.7%	6.2%	6.2%	6.7%
30-34	6.2%	4.7%	5.6%	5.4%	5.6%	5.7%	5.5%	6.5%	6.3%	6.9%
35-39	7.2%	4.9%	5.6%	6.1%	5.5%	5.8%	5.5%	6.4%	6.2%	6.7%
40-44	7.0%	5.3%	5.9%	6.3%	5.8%	6.0%	5.7%	6.2%	6.2%	6.6%
45-49	5.5%	4.6%	5.3%	4.7%	5.3%	5.4%	4.7%	5.7%	5.8%	6.0%
50-54	5.3%	4.8%	5.6%	4.7%	5.5%	5.7%	4.6%	5.9%	6.1%	6.0%
55-59	5.2%	5.4%	5.8%	5.2%	5.8%	5.8%	5.0%	5.8%	6.3%	5.9%
60-64	6.6%	7.1%	6.8%	6.9%	6.8%	6.5%	6.4%	6.3%	6.9%	6.2%
65-69	6.4%	8.5%	7.2%	7.3%	7.3%	6.8%	7.1%	6.3%	6.6%	5.8%
70-74	5.1%	10.5%	7.7%	7.8%	7.9%	7.0%	8.0%	5.7%	5.8%	4.9%
75-79	4.1%	8.9%	6.4%	6.5%	6.4%	6.0%	6.7%	4.7%	4.9%	3.7%
80-84	2.6%	5.5%	4.1%	4.3%	4.1%	3.8%	4.2%	3.0%	3.2%	2.3%
Age 85+	1.7%	3.3%	2.7%	3.1%	2.9%	2.9%	3.0%	2.2%	2.7%	2.0%

RACE AND ETHNICITY

White Alone	54.1%	65.0%	58.9%	59.7%	58.3%	58.3%	54.0%	56.0%	56.3%	60.0%
Black Alone	13.2%	12.3%	16.4%	12.9%	17.3%	16.5%	23.2%	15.3%	14.9%	12.5%
American Indian Alone	0.4%	0.4%	0.5%	0.5%	0.5%	0.5%	0.7%	0.7%	0.5%	1.1%
Asian Alone	2.9%	3.1%	2.9%	2.3%	3.1%	2.5%	1.2%	2.1%	3.3%	6.4%
Pacific Islander Alone	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%
Some Other Race Alone	13.3%	7.6%	8.8%	10.7%	8.3%	9.3%	9.9%	10.9%	7.6%	8.8%
Two or More Races	15.9%	11.7%	12.6%	14.0%	12.5%	12.8%	11.1%	15.0%	17.4%	10.8%
Hispanic Origin (Any Race)	35.4%	21.8%	24.6%	29.5%	23.9%	26.1%	26.3%	30.6%	27.7%	19.7%



COUNTY

Polk County

FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state’s economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county’s economic growth in recent years. As the heart of Central Florida, Polk County’s location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county’s numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



Lake Wales

POLK COUNTY

Founded	1917
Population	16,774 (2023)
Area	14
Website	lakewalesfl.gov

Major Employers	NuCor Steel
	AdventHealth
	Florida's Natural Growers
	Peterson Industries

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205 foot carillon tower atop one of Florida's highest points.



NEIGHBORHOOD AREA RETAILER MAP



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Maricruz Gutierrez Mejia

Associate Advisor

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Direct: **877-518-5263 x431** | Cell: **863-978-3751**

Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:

- Medical (Sales & Leasing)
- Tenant & Buyer Representation (Medical Users)
- Citrus
- Commercial Development
- Residential Development



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