

Lake Wales Medical Office Opportunity

455 Emerald Ave Lake Wales, Florida 33853

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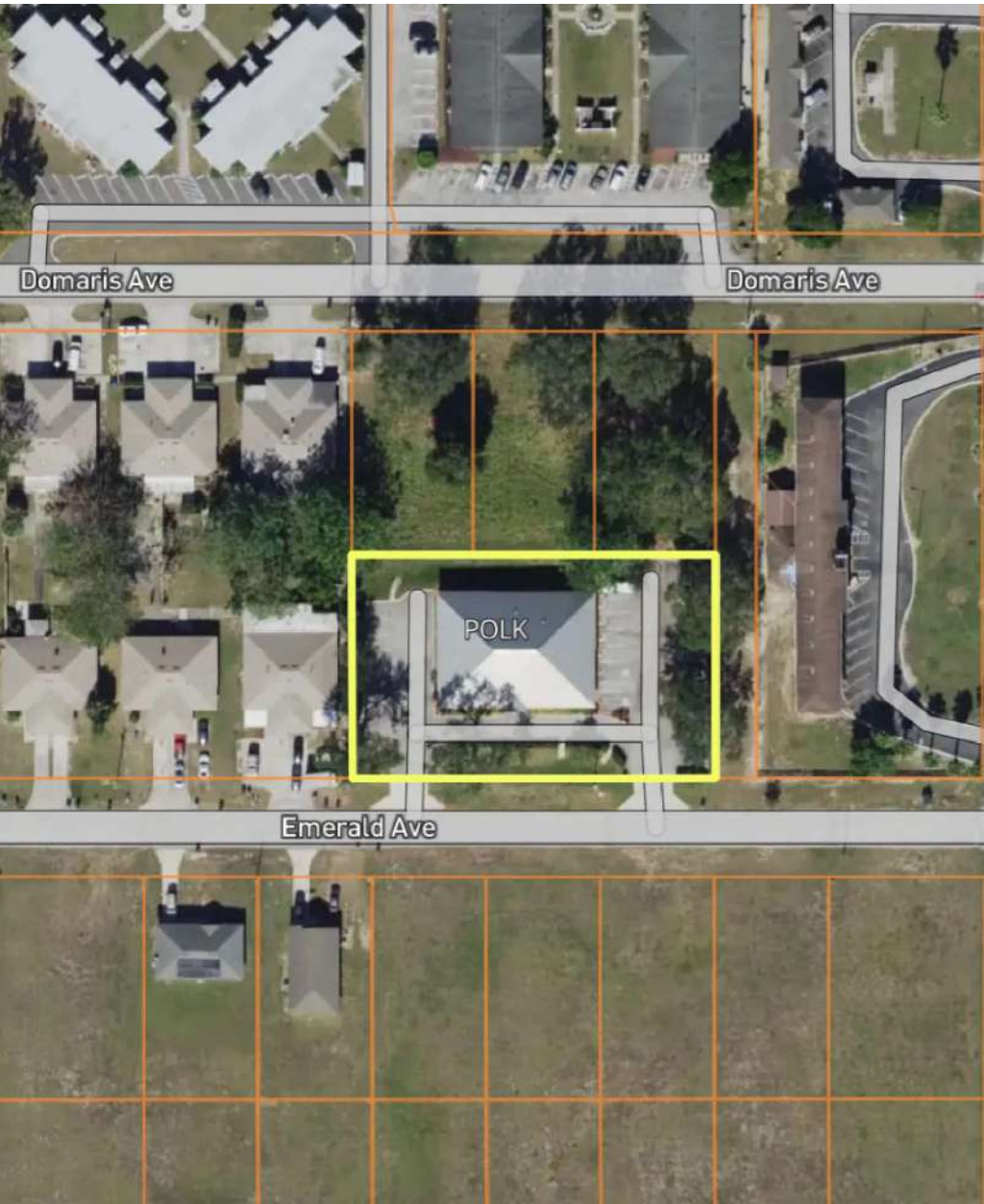


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Advent Health
Lake Wales
5 ± Minutes

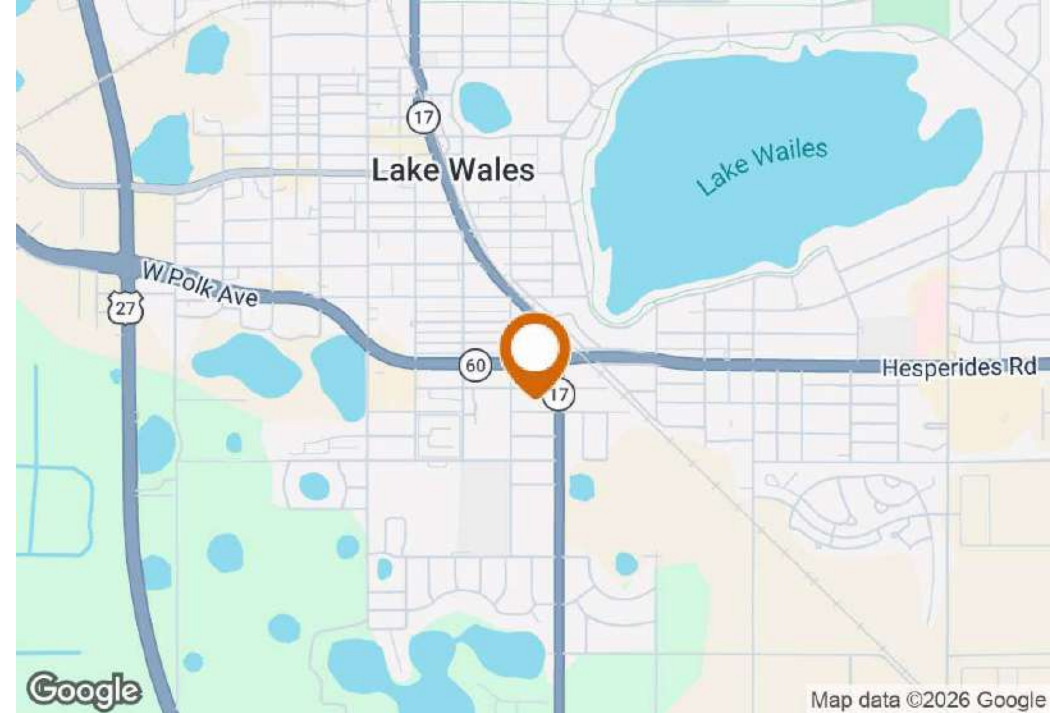


Emerald Ave

SECTION 1

Property Information

PROPERTY SUMMARY



Sale Price:	\$950,000
Total Building Size:	5,766 ± SF
Price per SF:	\$164.76 ±
Lot Size:	0.7 ± Acres
Units:	2
Medical Office:	2,955 ± SF
Shell Condition:	2,811 ± SF
Year Built:	2005
Zoning:	Professional (PF) [City of Lake Wales]
Parcel ID:	27-30-11-917510-002050
Property Taxes:	\$12,464.89 (2026) City of Lake Wales Water & Sewer Duke Energy Power Fiber/Internet
Utilities:	
Parking Ratio:	4.86/1,000 SF (28 spaces, including 2 accessible)

Property Overview

This 5,766 ± SF medical office is located along Emerald Avenue in beautiful Lake Wales, Florida. The property is well known in the community and has been home to primary care/family practice and orthopedic care since it was newly constructed. The building features two approximately equal-sized units, each separately metered. The built-out medical office unit is approximately 2,955 ± SF and includes six exam rooms, two patient restrooms, a lobby, a break room, two offices (one with its own full bathroom), and an additional employee restroom. The unit also includes approximately 300 ± SF of upper-level storage accessible by stairs. The second unit is 2,811 ± SF and is in grey shell condition, offering an opportunity for a user to customize the space to meet their needs.

Built in 2005, the property has been well maintained and both AC units have been recently replaced. The building also features a galvanized metal roof with ZAC cap fasteners. The property is accessible from Emerald Avenue and features two points of ingress and egress.

This property presents a great opportunity for a medical user or other business looking to establish or expand its presence in the Lake Wales, Polk County market.

LOCATION & ZONING DESCRIPTION



Location Description

The property is located in central Lake Wales in southeast Polk County. Situated within the city limits, it is just a couple of blocks south of State Road 60 and approximately one mile west of the AdventHealth Lake Wales Hospital. Scenic Highway is approximately 200 ± feet east of the property, while US Highway 27 is just over one mile west. The surrounding area consists primarily of residential homes, with a well-maintained inn adjacent to the east. Downtown Lake Wales is approximately one mile north of the property.

Zoning Description

According to the City of Lake Wales development code, the Professional District (PF) district is designed to permit a mix of offices, medical and light commercial businesses and medium density residential uses on major roadways and to provide areas for support businesses to major facilities such as hospitals.



Examples of Permitted Uses

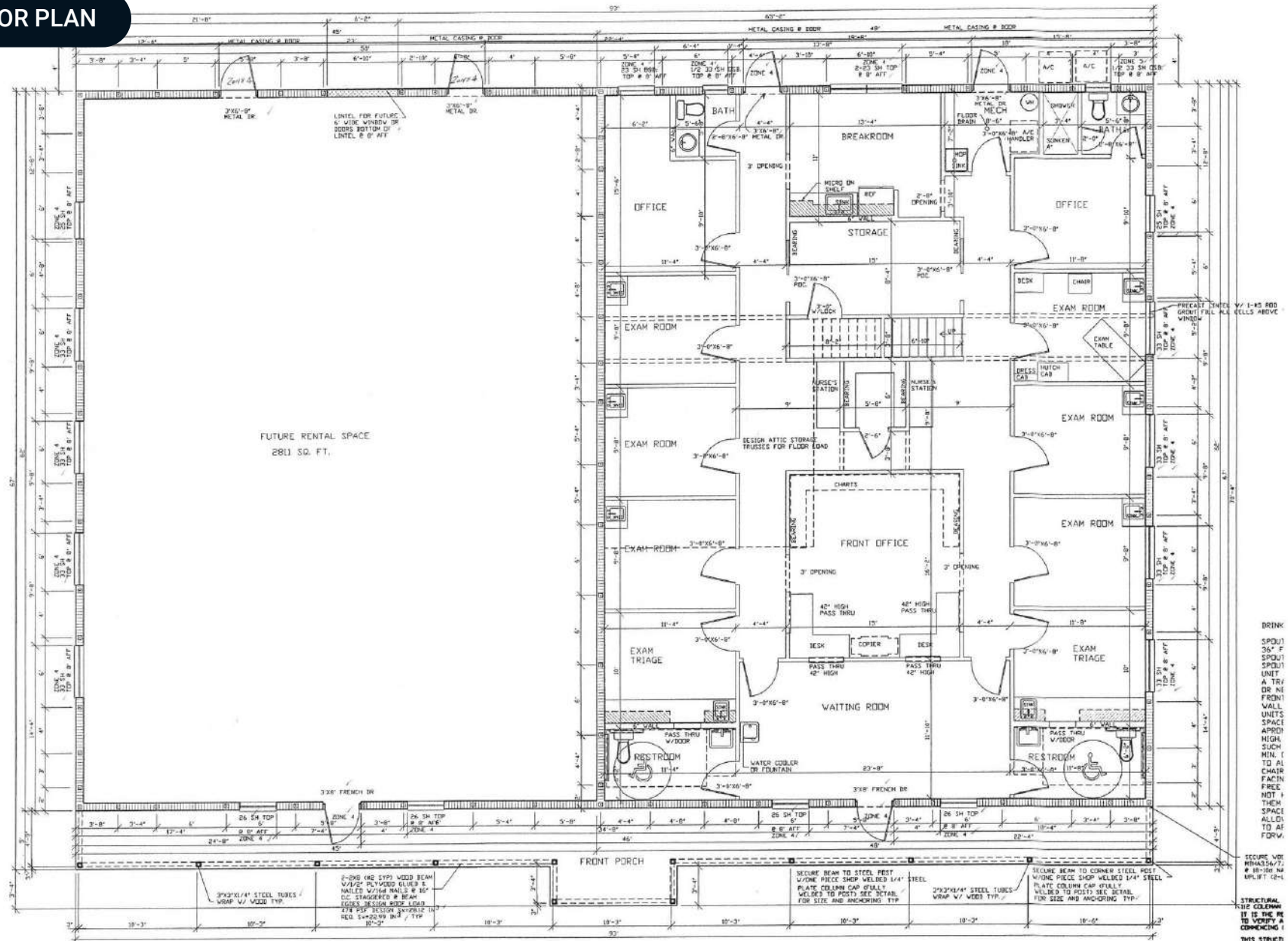
- Medical office
- Health service
- Day care center
- Nursing care homes
- Professional Office
- Specialty medical practices
- Primary care and family medicine
- Dental or orthodontic practices
- Counseling and behavioral health
- Physical therapy and rehabilitation

PROPERTY DETAILS & HIGHLIGHTS



- (6) exam rooms, each with a sink
- (2) exam triage rooms with wet lab work areas & specimen collection windows to the patient restroom
- (2) patient restrooms
- (2) nurse stations
- (2) office/manager spaces, one with a full bathroom
- (1) employee restroom
- Break room & Storage room
- Security system
- 28 parking spaces, including two accessible spaces
- 300 ± SF of upper-level storage accessible by stairs
- Separate entrances for each unit and two rear exits
- Galvanized metal roof with ZAC cap fasteners
- Each unit separately metered
- Both AC units recently replaced
- Built-out unit offers a move-in-ready medical office while the grey shell unit provides an opportunity for customization, future expansion, or additional investment potential.

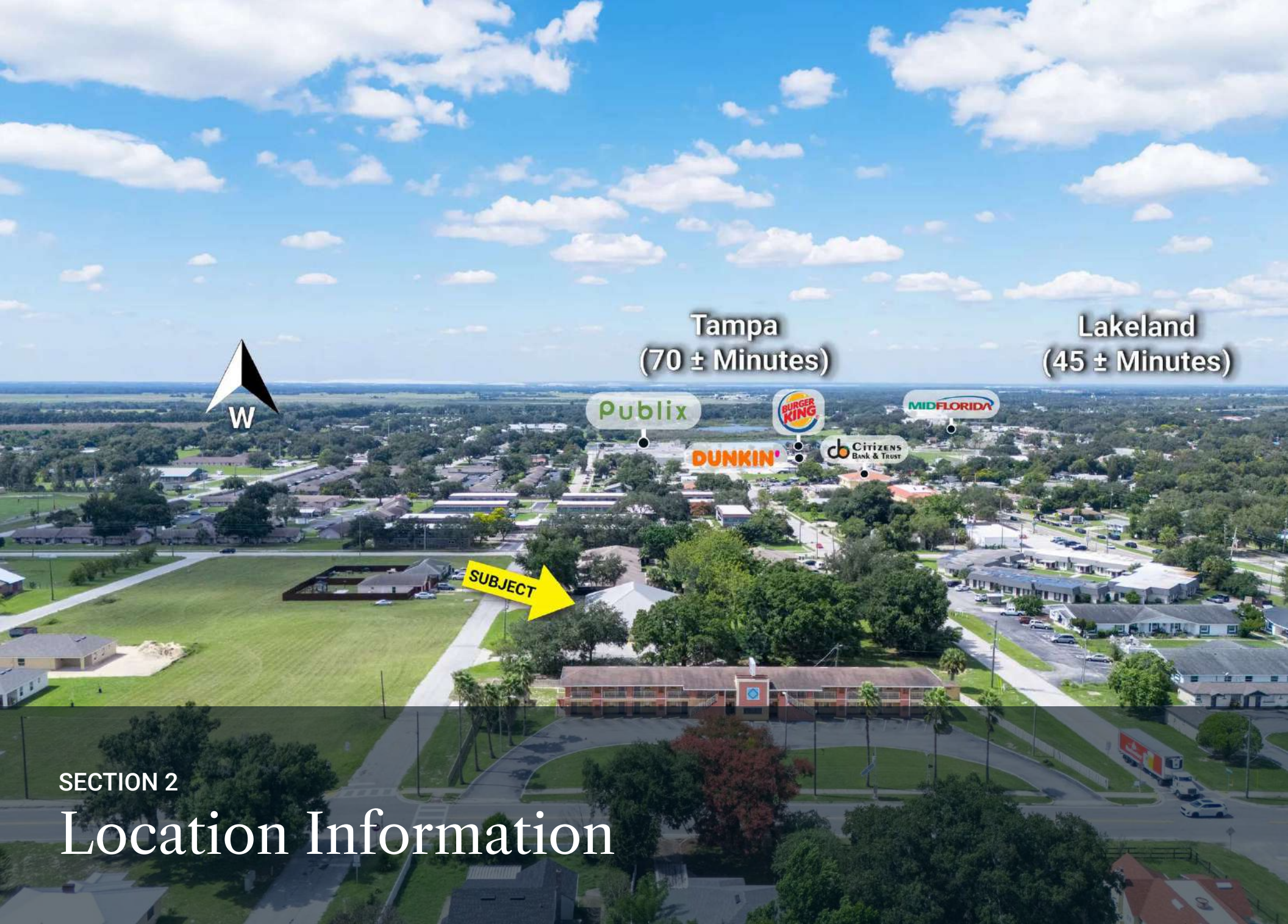
FLOOR PLAN



SQUARE FOOTAGE	
NEW OFFICE	2955
FUTURE RENTAL	2811
FRONT PORCH	502
TOTAL	6268

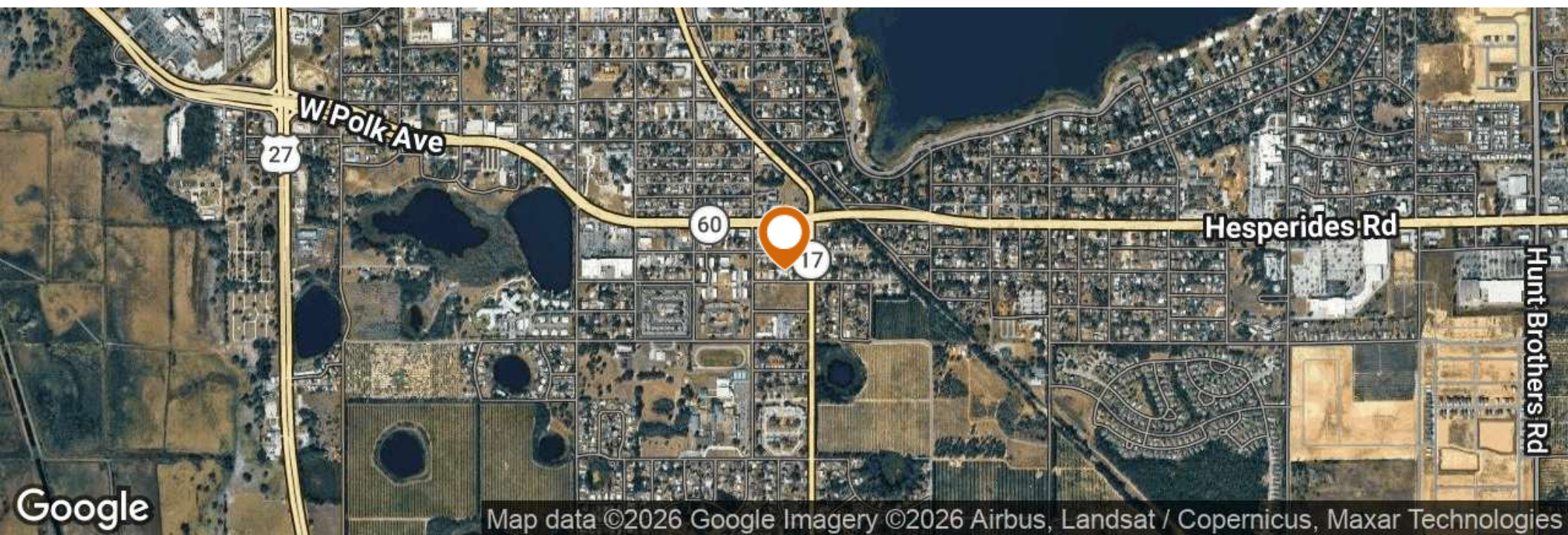
FLOOR PLAN SCALE 1/4" = 1'-0"

STRUCTURAL PLANS ONLY PREPARED BY
OR UNDER THE STRICT SUPERVISION OF
JAN C. FREDRICK, PROFESSIONAL
ENGINEER. ENGINEER IS NOT
RESPONSIBLE FOR ANY STRUCTURAL
ERRORS, OMISSIONS, DISCREPANCIES,
OR ANY NON-STRUCTURAL INFORMATION.



SECTION 2

Location Information



BENCHMARK DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES	10 MINS	15 MINS	30 MINS	LAKE WALES	POLK COUNTY	FL	US
Population	18,538	30,388	103,115	25,200	42,895	278,607	18,491	870,943	23,027,836	339,887,819
Households	7,239	11,894	42,213	9,831	17,018	108,607	7,616	331,547	9,263,074	132,422,916
Families	4,746	7,810	28,405	6,452	11,227	73,375	4,994	228,519	6,004,732	84,464,295
Average Household Size	2.52	2.51	2.42	2.51	2.48	2.52	2.39	2.58	2.43	2.50
Owner Occupied Housing Units	4,435	7,949	30,637	6,462	11,746	77,833	4,635	237,213	6,222,143	85,052,805
Renter Occupied Housing Units	2,804	3,945	11,576	3,369	5,272	30,774	2,981	94,334	3,040,931	47,370,111
Median Age	40.0	42.4	45.3	41.5	43.2	42.7	43.3	41.3	43.6	39.6
INCOME										
Median Household Income	\$59,105	\$60,319	\$65,995	\$60,260	\$61,268	\$65,590	\$65,408	\$72,392	\$78,205	\$81,624
Average Household Income	\$76,016	\$75,040	\$84,632	\$76,520	\$75,937	\$85,500	\$78,226	\$94,597	\$111,382	\$116,179
Per Capita Income	\$29,842	\$30,247	\$34,540	\$30,850	\$30,795	\$33,559	\$32,466	\$36,199	\$44,891	\$45,360
TRENDS: 2026 - 2031 ANNUAL GROWTH RATE										
Population	1.80%	1.90%	2.10%	1.80%	2.00%	2.10%	1.90%	2.10%	1.1%	0.4%
Households	2.00%	2.10%	2.20%	2.00%	2.20%	2.30%	2.10%	2.30%	1.3%	0.6%
Families	1.90%	2.00%	2.20%	2.00%	2.20%	2.30%	2.30%	2.30%	1.3%	0.5%
Owner HHs	2.80%	2.80%	2.80%	2.70%	2.90%	2.90%	3.00%	2.70%	1.8%	0.9%
Median Household Income	2.80%	2.40%	3.00%	3.00%	2.50%	3.00%	2.70%	2.90%	2.8%	2.5%

10/15/26

BENCHMARK DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES	10 MINS	15 MINS	30 MINS	LAKE WALES	POLK COUNTY	FL	US
HOUSEHOLDS BY INCOME										
<\$15,000	15.8%	14.0%	9.5%	13.8%	12.8%	9.9%	14.7%	8.0%	8.0%	8.3%
\$15,000 - \$24,999	9.5%	8.6%	6.7%	9.3%	7.8%	6.7%	8.5%	5.8%	5.8%	5.9%
\$25,000 - \$34,999	7.4%	7.1%	7.1%	7.2%	8.0%	7.3%	5.5%	6.5%	6.7%	6.3%
\$35,000 - \$49,999	10.9%	11.5%	12.8%	11.6%	11.9%	12.7%	9.9%	12.0%	10.5%	9.8%
\$50,000 - \$74,999	17.0%	20.0%	20.3%	17.5%	20.0%	19.9%	17.9%	19.3%	16.9%	15.6%
\$75,000 - \$99,999	13.3%	13.4%	13.5%	13.4%	13.7%	13.9%	16.2%	13.6%	12.9%	12.5%
\$100,000 - \$149,999	15.6%	15.8%	17.5%	17.0%	16.3%	16.6%	17.5%	18.9%	18.4%	17.8%
\$150,000 - \$199,999	5.6%	4.9%	6.9%	5.5%	5.1%	6.5%	5.4%	7.7%	8.7%	9.8%
\$200,000+	5.1%	4.6%	5.7%	4.9%	4.4%	6.5%	4.4%	8.1%	12.1%	14.0%
POPULATION BY AGE										
0-4	6.1%	5.6%	5.0%	5.7%	5.4%	5.3%	5.4%	5.3%	4.7%	5.4%
5-9	6.2%	5.6%	5.2%	5.7%	5.5%	5.6%	5.3%	5.6%	5.0%	5.8%
10-14	6.6%	6.0%	5.6%	6.2%	5.9%	5.9%	6.1%	6.0%	5.3%	6.0%
15-19	6.4%	6.3%	5.8%	6.5%	6.3%	6.2%	5.8%	6.2%	5.8%	6.5%
20-24	6.5%	6.0%	5.4%	6.3%	5.8%	5.8%	5.4%	6.2%	6.0%	6.7%
25-29	6.3%	5.9%	5.6%	6.0%	5.7%	6.0%	6.1%	6.3%	6.2%	6.7%
30-34	6.1%	5.9%	5.7%	5.9%	5.7%	6.0%	6.0%	6.5%	6.3%	6.9%
35-39	5.9%	5.7%	5.6%	5.8%	5.7%	6.0%	5.9%	6.4%	6.2%	6.7%
40-44	6.6%	6.3%	5.9%	6.1%	6.1%	6.1%	6.2%	6.3%	6.2%	6.6%
45-49	5.3%	5.0%	5.3%	5.0%	5.1%	5.5%	4.9%	5.7%	5.8%	6.0%
50-54	5.1%	5.0%	5.5%	4.9%	5.0%	5.6%	4.7%	5.8%	6.1%	6.0%
55-59	5.4%	5.7%	5.9%	5.6%	5.7%	5.7%	5.1%	5.8%	6.3%	5.9%
60-64	5.8%	6.1%	6.6%	5.9%	6.3%	6.3%	6.0%	6.2%	6.9%	6.2%
65-69	6.1%	6.6%	7.1%	6.6%	6.9%	6.5%	6.9%	6.2%	6.6%	5.8%
70-74	5.4%	6.4%	7.2%	6.0%	6.5%	6.3%	7.2%	5.7%	5.8%	4.9%
75-79	4.6%	5.6%	6.1%	5.3%	5.7%	5.4%	6.4%	4.8%	4.9%	3.7%
80-84	3.0%	3.7%	3.9%	3.6%	3.7%	3.4%	4.0%	3.0%	3.2%	2.3%
Age 85+	2.7%	2.8%	2.7%	2.9%	2.8%	2.6%	2.8%	2.3%	2.7%	2.0%
RACE AND ETHNICITY										
White Alone	47.5%	56.0%	60.1%	55.9%	58.4%	54.2%	51.9%	54.7%	56.3%	60.0%
Black Alone	29.1%	21.4%	14.8%	14.8%	18.4%	18.3%	24.1%	15.7%	14.9%	12.5%
American Indian Alone	0.8%	0.7%	0.6%	1.0%	0.6%	0.7%	0.6%	0.7%	0.5%	1.1%
Asian Alone	1.0%	0.9%	2.3%	0.9%	1.1%	1.9%	1.2%	2.2%	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	10.4%	9.8%	9.5%	15.4%	9.7%	11.1%	10.5%	11.3%	7.6%	8.8%
Two or More Races	11.2%	11.2%	12.7%	11.9%	11.6%	13.8%	11.6%	15.4%	17.4%	10.8%
Hispanic Origin (Any Race)	27.7%	26.7%	26.6%	32.2%	26.6%	30.6%	27.8%	31.7%	27.7%	19.7%

Downtown Lake Wales



S Scenic Hwy

Emerald Ave

SECTION 3

Photos & Maps

INTERIOR PHOTOS

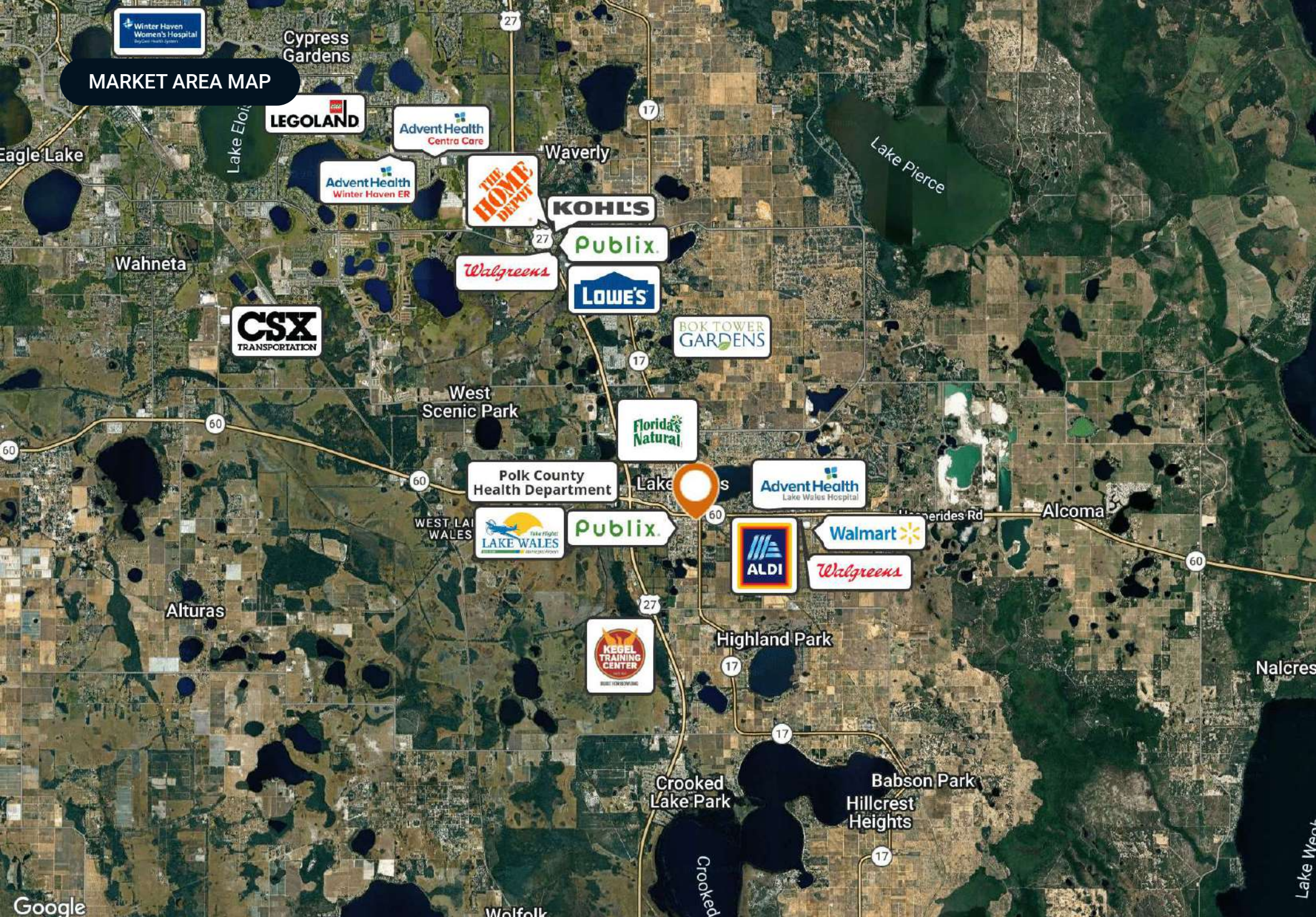


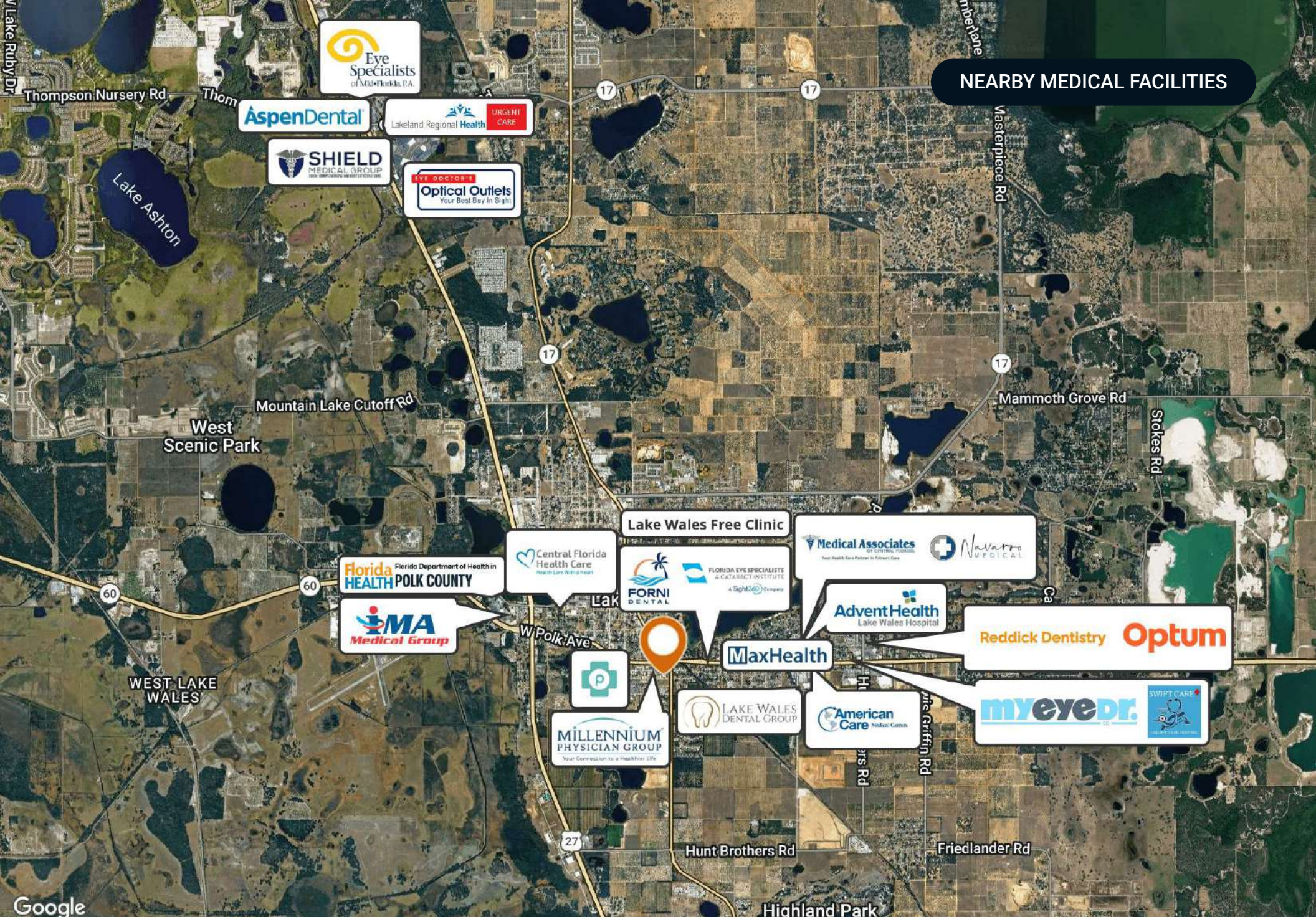
INTERIOR PHOTOS



EXTERIOR PHOTOS







NEARBY MEDICAL FACILITIES

MEDICAL FACILITIES ACROSS THE COUNTY

The map displays the following medical facilities across Polk County:

- HCA Florida Healthcare:** ChampionsGate Emergency, Haines City Emergency, Auburndale Emergency, Lakeland Emergency, North Lakeland Emergency.
- Advent Health:** Heart of Florida, Centra Care (multiple locations), Winter Haven ER, Lake Wales Hospital, Bond Clinic Urgent Care.
- BayCare:** Urgent Care (multiple locations), Winter Haven Hospital.
- Lakeland Regional Health:** Urgent Care (multiple locations), Freestanding ER.
- South Florida Baptist Hospital:** BayCare Health System.
- Other Facilities:** Owl Now Urgent Care, Sunshine Urgent Care, Watson Clinic, Bartow Regional Medical Center, Bartow Regional Medical Center.

Major highways shown include I-4, I-75, US-90, and US-27. Cities and towns labeled include Polk City, Davenport, Haines City, Auburndale, Lake Alfred, Lake Hamilton, Dundee, Wahneta, West Scenic Park, Alcoma, Highland Park, Alturas, Bartow, Mulberry, Nichols, Willow Oak, and Achan.

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 Belleview 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

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ADVISOR BIOGRAPHY



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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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