



PROPERTY FOR LEASE

2015 E SR 60, LAKE WALES

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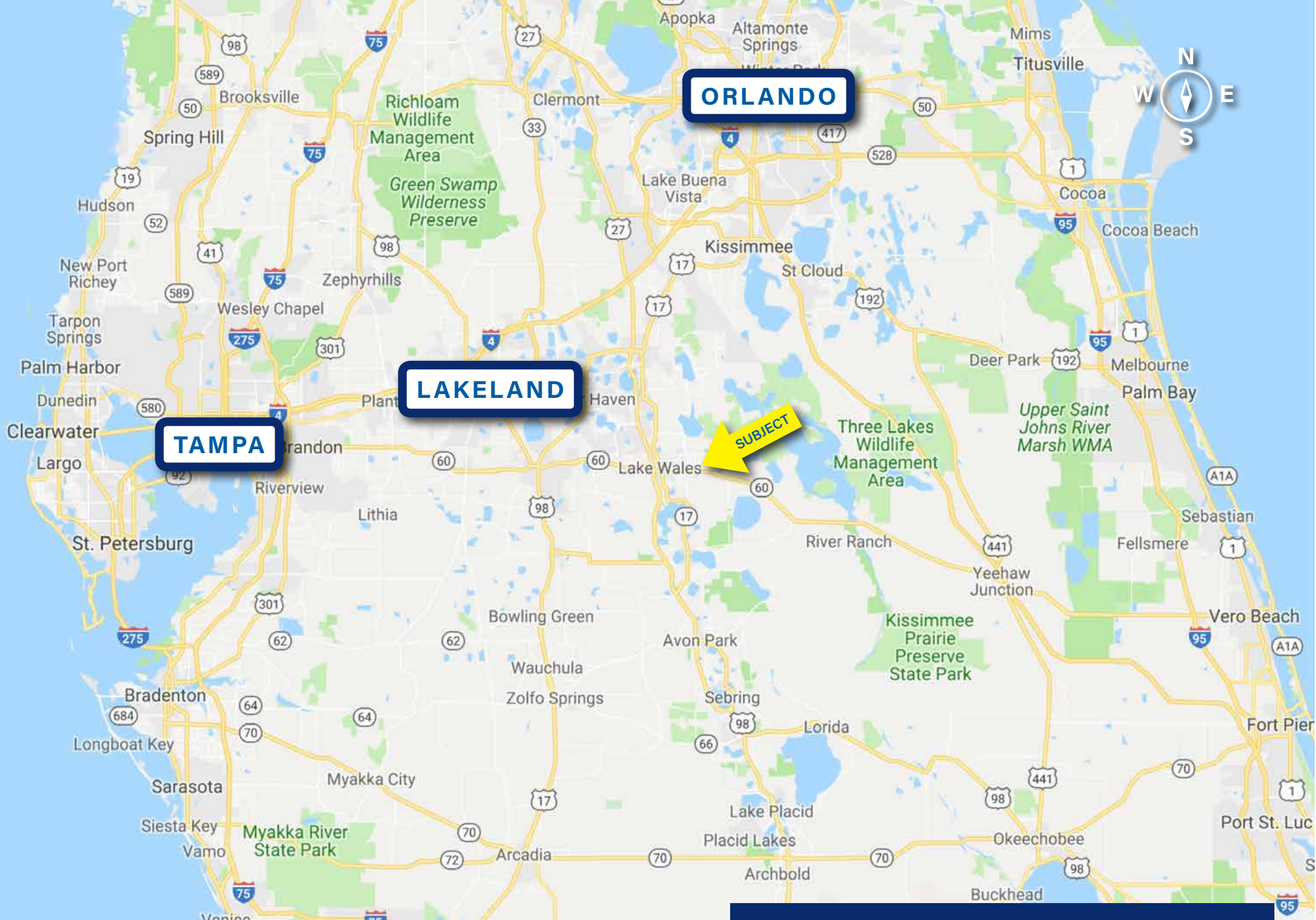


EXECUTIVE SUMMARY

2015 E SR 60 LAKE WALES, FL 33853

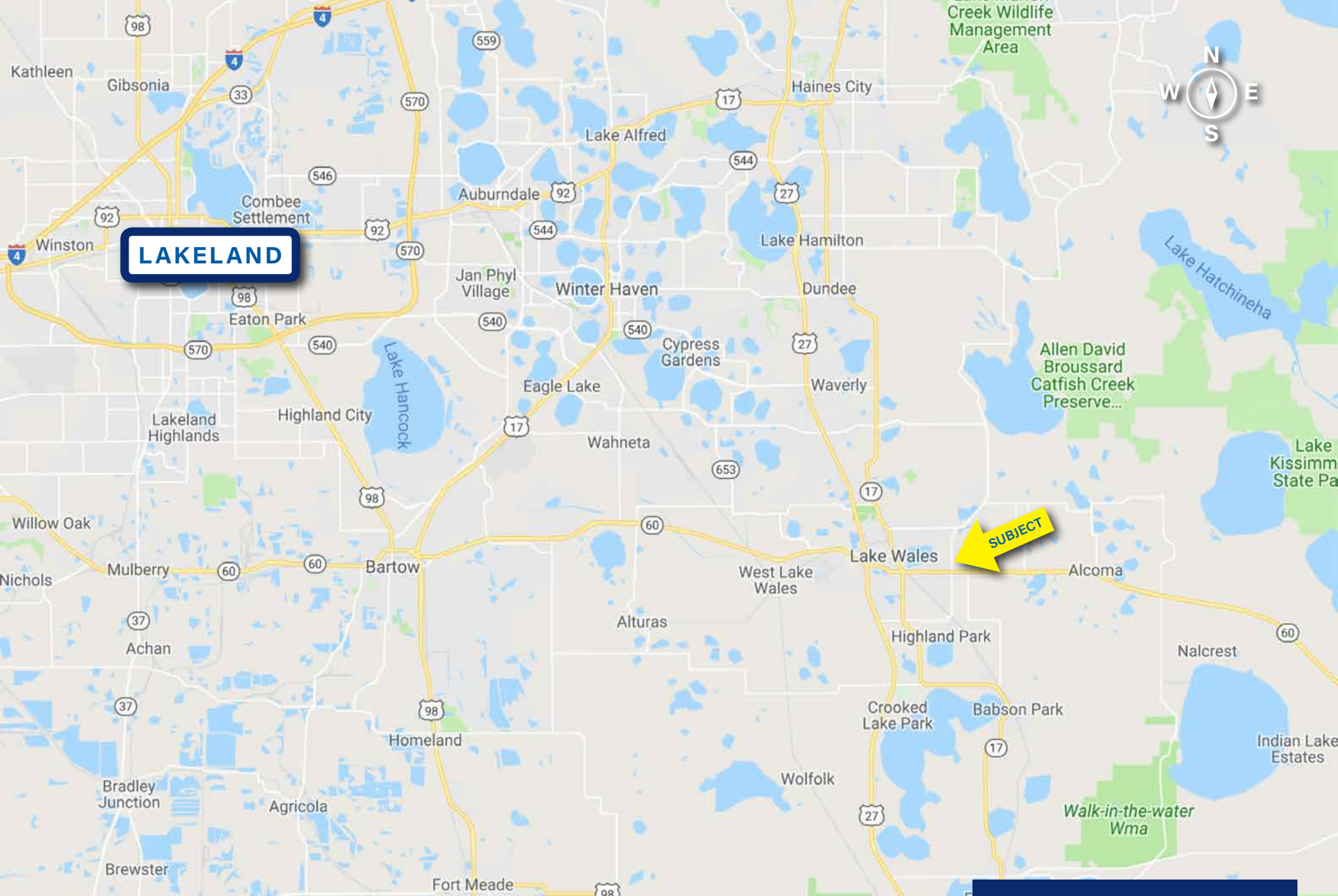
This shopping plaza is located on SR 60, near Walmart and Winn Dixie in Lake Wales, FL. Retail uses surround the property, and traffic counts are very strong. The center benefits from access to the traffic signal, and has excellent visibility from SR 60.

Site Address:	2015 E SR 60, Lake Wales, FL 33853
County:	Polk
PIN (Property Identification Number):	283006000000024030
Land Size:	6.57 +/- Acres
Building Size:	46,082 +/- SF
Available Units:	Suite 2031 (2,400 +/- SF) Suite 2039 (18,700 +/- SF) Suite 2039A (10,300 +/-SF)
Year Built:	1989
Property Use:	Community Shopping Center
Utilities:	On Site
Zoning:	Highway Commercial
Taxes:	\$30,427.23 (2018)
Traffic Count:	24,500 cars/day on SR 60
Asking Rate:	\$10 per SF (\$2.19 NNN)



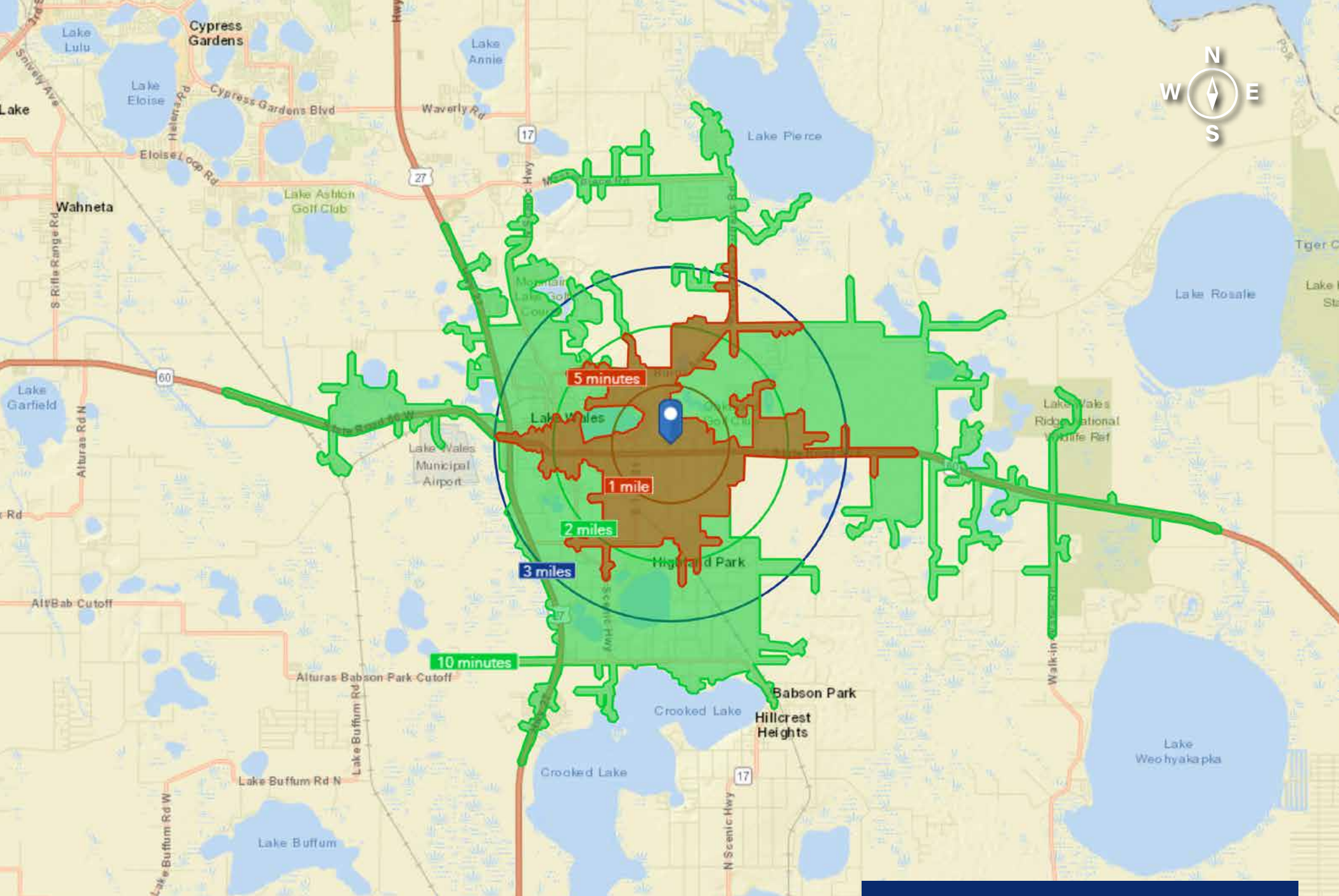
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located in Lake Wales, FL on SR 60 just east of US 27

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	3,454	11,884	17,271	9,871	21,670	667,696	20,875,686	330,088,686
Households	1,289	4,567	6,661	3,756	8,393	249,123	8,152,541	124,110,001
Families	835	3,025	4,339	2,448	5,516	173,193	5,273,287	81,631,156
Average Household Size	2.65	2.56	2.56	2.59	2.55	2.63	2.51	2.59
Owner Occupied Housing Units	840	2,717	3,768	2,185	5,060	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	449	1,850	2,893	1,571	3,333	79,532	2,959,407	45,847,716
Median Age	43.8	40.1	40.2	40.2	42.3	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	\$41,549	\$39,335	\$36,668	\$38,245	\$37,097	\$47,429	\$52,098	\$58,100
Average Household Income	\$57,997	\$54,358	\$52,370	\$52,708	\$52,157	\$64,107	\$75,281	\$83,694
Per Capita Income	\$23,039	\$21,441	\$20,738	\$20,732	\$20,817	\$24,475	\$29,913	\$31,950
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.29%	1.53%	1.40%	1.46%	1.22%	1.55%	1.41%	0.83%
Households	1.18%	1.46%	1.31%	1.39%	1.15%	1.48%	1.36%	0.79%
Families	1.06%	1.33%	1.20%	1.25%	1.03%	1.42%	1.30%	0.71%
Owner HHs	1.68%	2.12%	2.06%	2.02%	1.79%	2.07%	1.91%	1.16%
Median Household Income	3.62%	3.40%	3.48%	3.17%	3.27%	2.65%	2.52%	2.50%

The surrounding area is growing both in population and income levels. Within 2 miles, the population growth rate is 1.53% which is nearly double when compared to the U.S.

BENCHMARK DEMOGRAPHICS

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

Households by Income

<\$15,000	15.40%	19.40%	21.90%	19.60%	20.50%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	14.40%	12.00%	13.00%	13.00%	13.70%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	12.90%	12.40%	12.70%	12.70%	12.80%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	14.20%	16.70%	15.40%	16.50%	16.00%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	15.80%	19.00%	17.80%	18.00%	18.20%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	15.10%	10.30%	9.50%	10.70%	9.50%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	7.90%	6.10%	5.50%	5.90%	5.40%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	2.40%	1.40%	1.50%	1.50%	1.40%	2.90%	4.50%	6.00%
\$200,000+	1.90%	2.50%	2.60%	2.10%	2.40%	2.90%	5.10%	6.70%

Population by Age

0 - 4	5.60%	6.40%	6.60%	6.50%	6.20%	6.00%	5.30%	6.00%
5 - 9	5.80%	6.40%	6.50%	6.50%	6.20%	6.00%	5.40%	6.20%
10 - 14	6.00%	6.40%	6.40%	6.40%	6.20%	6.00%	5.60%	6.30%
15 - 19	5.90%	5.90%	5.80%	5.90%	5.70%	5.90%	5.70%	6.40%
20 - 24	6.00%	6.00%	6.00%	5.90%	5.80%	5.90%	6.30%	6.90%
25 - 34	11.80%	13.40%	13.20%	13.30%	12.60%	12.70%	13.20%	13.90%
35 - 44	10.10%	10.60%	10.40%	10.60%	10.00%	11.40%	11.70%	12.50%
45 - 54	11.90%	11.80%	11.60%	11.60%	11.30%	11.80%	12.70%	12.80%
55 - 64	13.10%	12.50%	12.70%	12.40%	13.10%	13.10%	13.60%	13.00%
65 - 74	12.10%	10.50%	10.80%	10.60%	12.20%	12.10%	11.50%	9.40%
75 - 84	7.60%	6.40%	6.50%	6.50%	7.20%	6.60%	6.30%	4.60%
85+	4.00%	3.70%	3.70%	3.80%	3.50%	2.40%	2.70%	2.00%

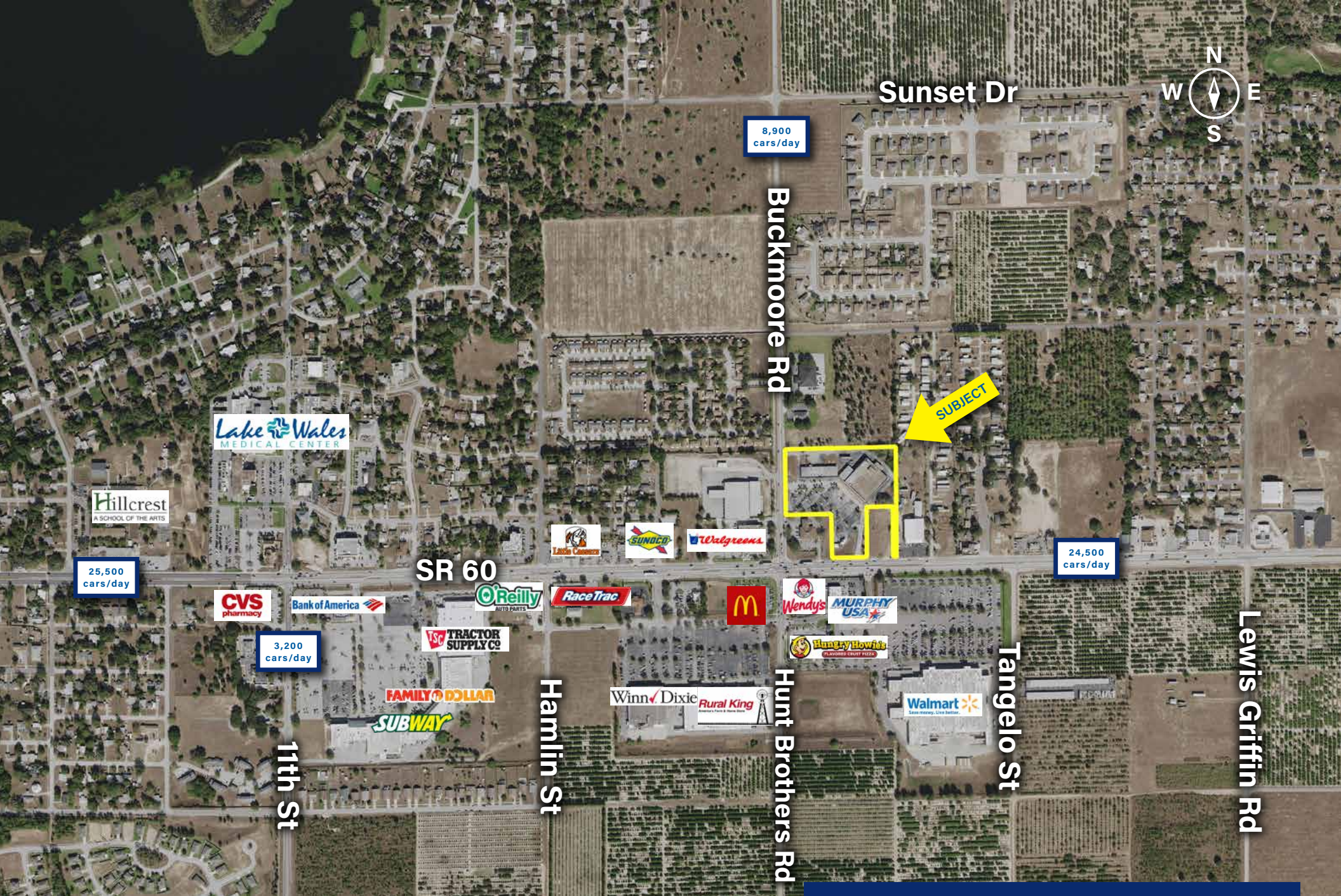
Race and Ethnicity

White Alone	73.80%	66.00%	62.20%	66.30%	66.30%	72.30%	73.00%	69.90%
Black Alone	15.10%	23.10%	27.30%	22.20%	23.70%	15.30%	16.40%	12.90%
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%	0.70%	0.70%	0.70%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.80%	6.50%	6.10%	7.10%	5.80%	7.00%	4.30%	6.90%
Two or More Races	3.30%	3.10%	3.10%	3.10%	2.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	22.10%	21.70%	20.60%	22.80%	19.60%	22.60%	25.90%	18.30%



The SR 60 trade area is very strong with large big box retailers like Publix and Walmart.

TRADE AREA MAP



Sunset Dr

8,900 cars/day

Buckmoore Rd

SUBJECT

24,500 cars/day

SR 60

25,500 cars/day

3,200 cars/day

11th St

Hamilin St

Hunt Brothers Rd

Tangelo St

Lewis Griffin Rd

NEIGHBORHOOD AERIAL

The subject property is directly across from Walmart and Winn Dixie.



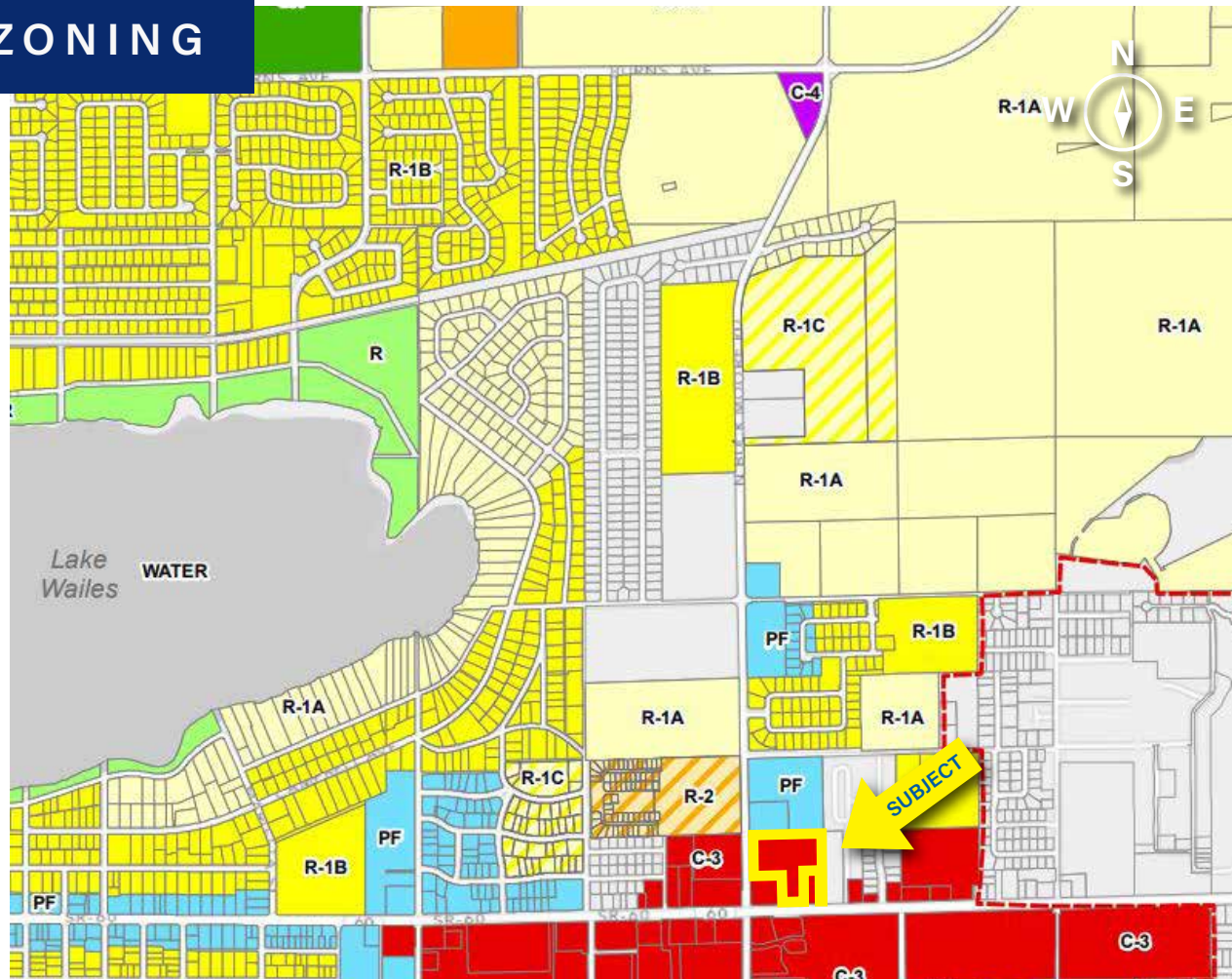
The subject center benefits from access to the traffic signal, and it has excellent visibility from SR 60.

SITE AERIAL

Parking in front of shopping plaza






ZONING



Highway Commercial (C-3)

The 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
-  R-1B
-  R-1A



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