

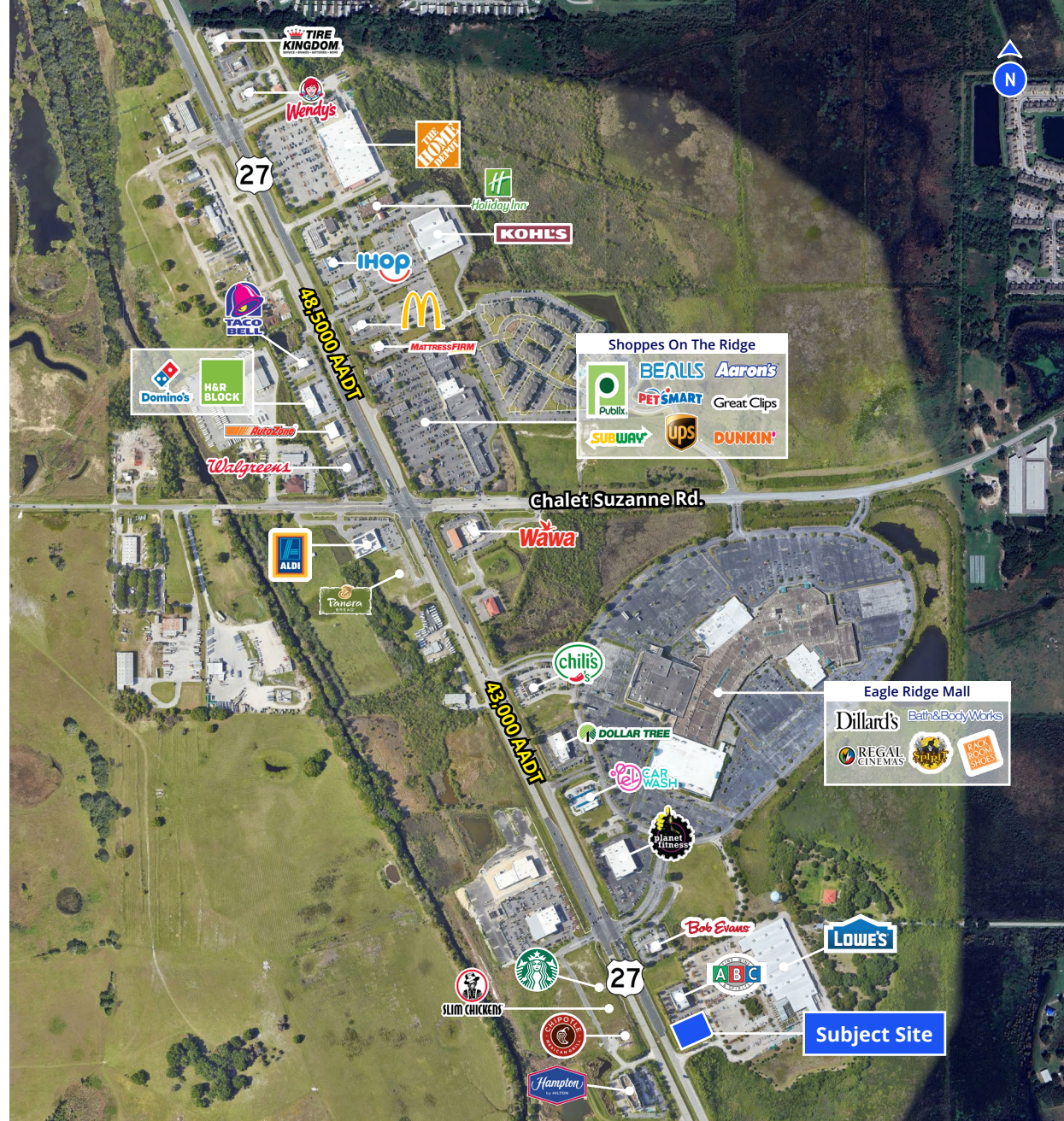


0.96 AC Retail Pad

23230 US-27 | Lake Wales, FL

QSR & Retail Spaces Available
Anchored by a Big Box Retailer

RETAIL FOR LEASE



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Property Highlights

- ±0.96-acre retail pad available for ground lease or build-to-suit
- Prime location along US-27 with exceptional visibility and traffic counts exceeding 40,000 vehicles per day
- Anchored by Lowe's Home Improvement, ensuring consistent customer draw and strong co-tenancy
- Ideal for QSR, coffee, medical, or retail users seeking a high-exposure pad in a proven retail corridor
- Surrounded by major national retailers including ABC Fine Wine & Spirits, Bob Evans, Chipotle, Starbucks, and Planet Fitness
- Located within a high-growth retail and residential market, just minutes from downtown Lake Wales and major employers

Area Demographics



Population

3-Mile: 14,814
5-Mile: 54,204
7-Mile: 89,728



Daytime Population

3-Mile: 16,069
5-Mile: 50,242
7-Mile: 84,362



Average HH Income

3-Mile: \$75,480
5-Mile: \$82,558
7-Mile: \$88,399

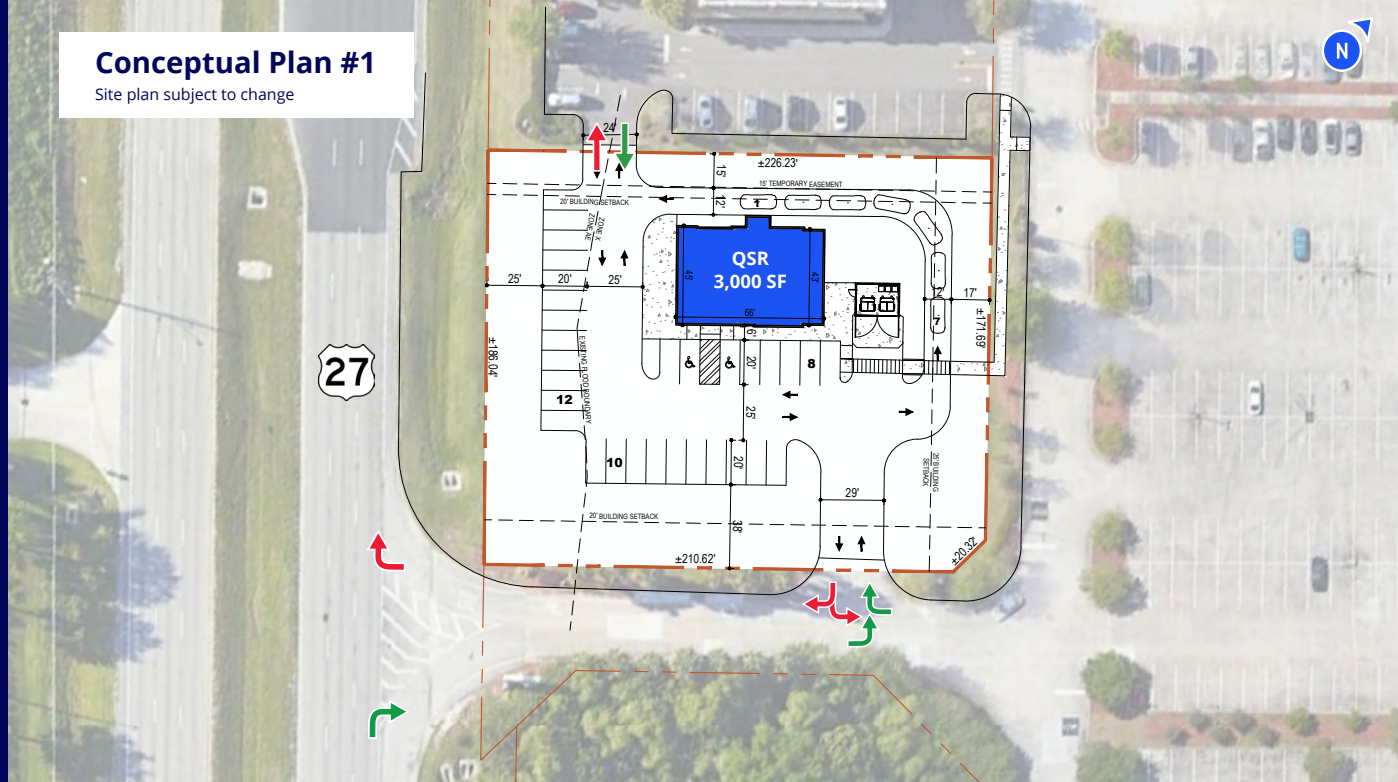


Households

3-Mile: 6,645
5-Mile: 22,326
7-Mile: 36,165

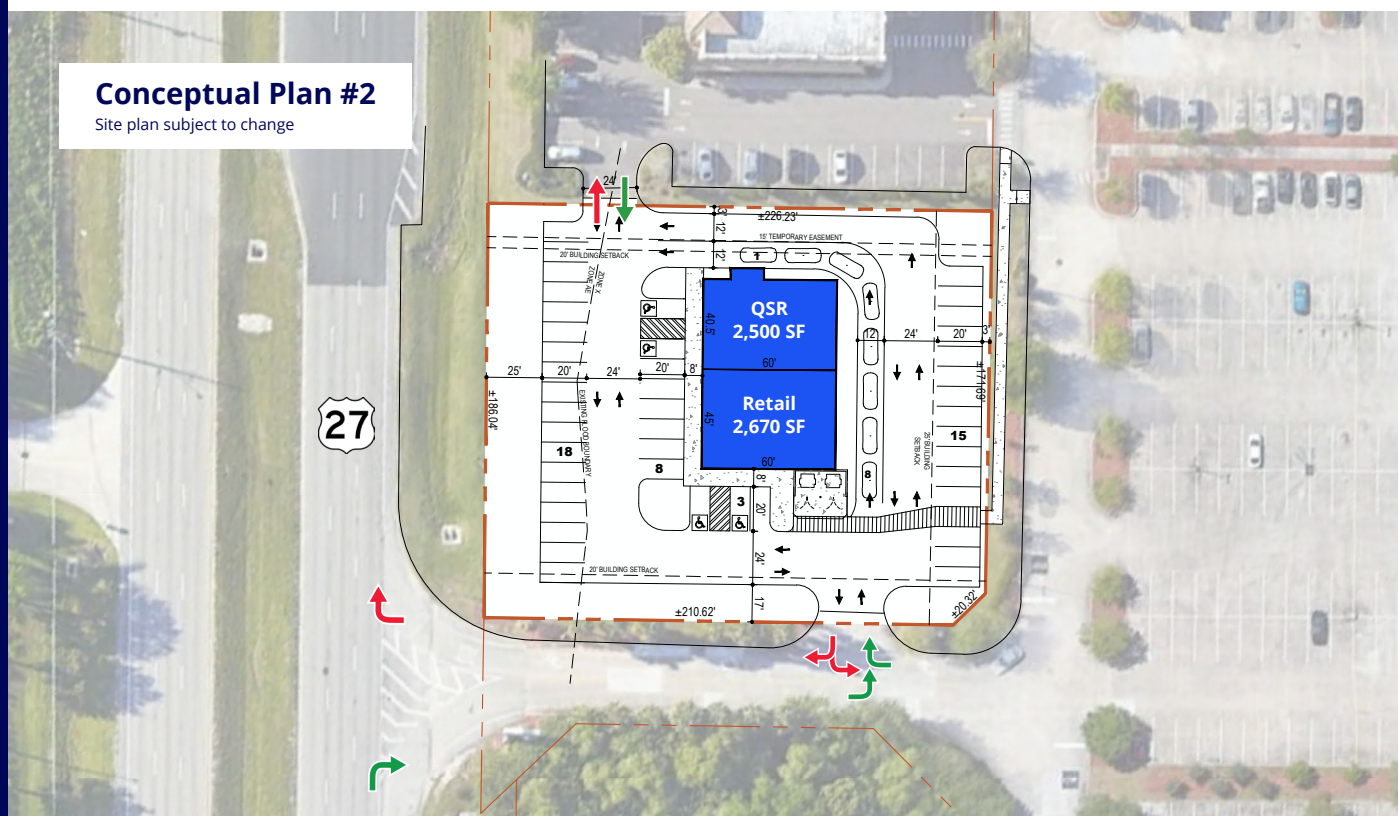
Conceptual Plan #1

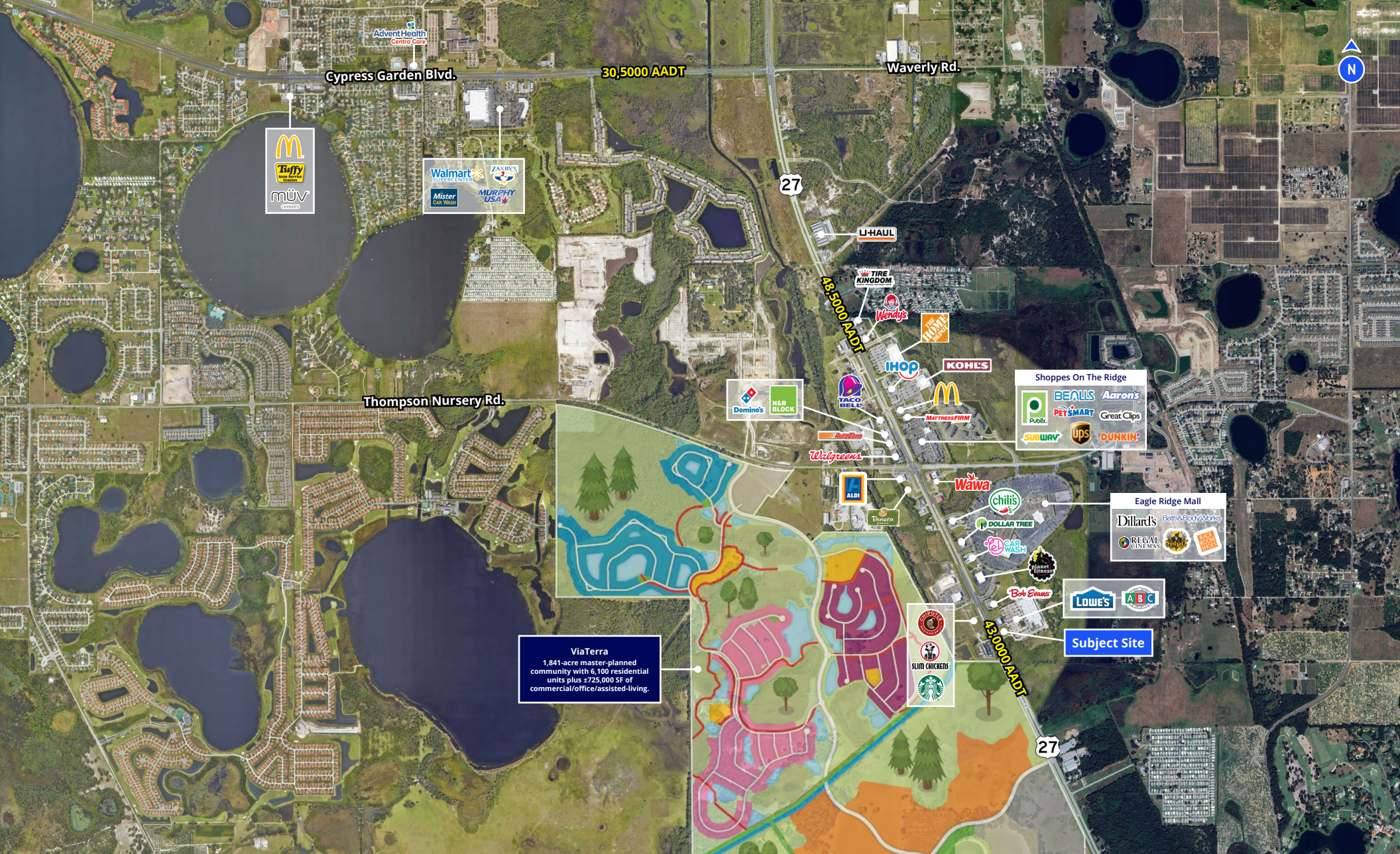
Site plan subject to change



Conceptual Plan #2

Site plan subject to change





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