FIRST CAPITAL Property Group
Commercial Real Estate Services

LAKE WALES MEDICAL



MEDICAL OFFICE FOR LEASE

23607 US HWY 27 LAKE WALES, FL 33859

Contact: Trey Gravenstein — E: Trey@FCPG.com
Vice President of Brokerage Services — P: 407.872.0177 ext. 119

Contact: Michael Castrilli — E: Michael@FCPG.com
Vice President of Brokerage Services — P: 407.872.0177 ext. 130

For Lease: $18.00 / SF, NNN

Availability: 2,650 - 7,850 SF

Parking Ratio: 5 / 1,000

BUILDING SF BREAKDOWN

1st Floor: ± 5,200 SF
2nd Floor: ± 2,650 SF

41.9
MEDIAN AGE (1 MILE RADIUS)

2nd GEN MEDICAL BUILDOUT

AVAILABLE NOW



- Class "A" 2nd generation medical building with substantial medical interior renovations; turn-key ready
- Direct access off Highway 27 boasting 50,500 AADT and shared access with Wawa at signalized intersection of Chalet Suzanne Rd and Hwy 27
- Strategically positioned close to Advent Health Lake Wales
- 5 miles from FL-60 & FL-17 S main artery to surrounding trade areas
- Medical Buildout includes sizable exam rooms, procedure rooms, surgery room, patient restrooms, physician offices, staff lounge with private restroom, file room, large reception and waiting area
- Building façade signage available

2026 DEMOGRAPHICS

	Total Population	Total Households	Average HH Income
1 Mile	2,450	1,040	$70,455
3 Miles	18,483	8,275	$76,051
5 Miles	64,151	26,526	$86,456

615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com

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LOCATION



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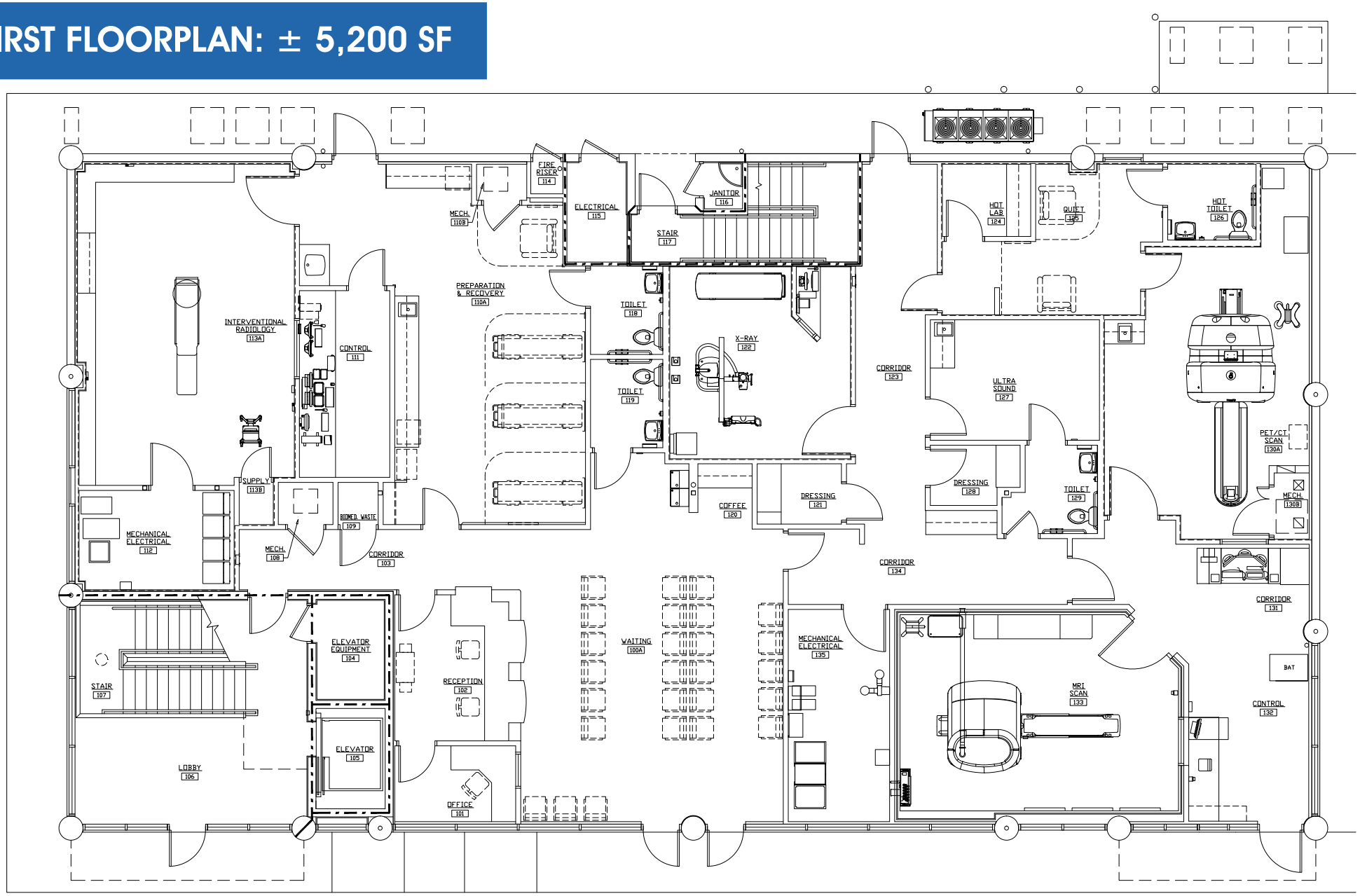
FIRST FLOORPLAN: ± 5,200 SF



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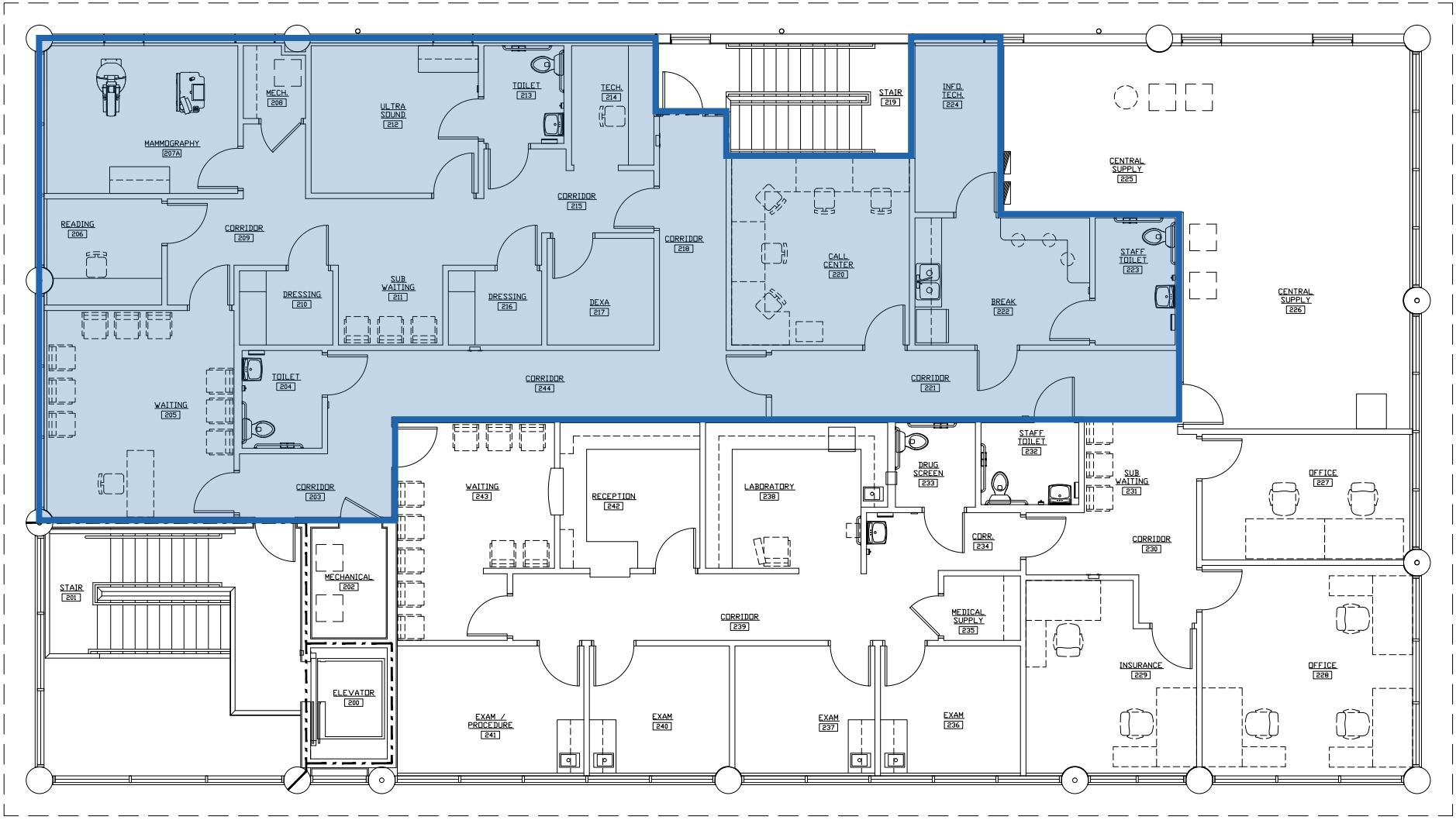
SECOND FLOORPLAN: ± 2,650 SF



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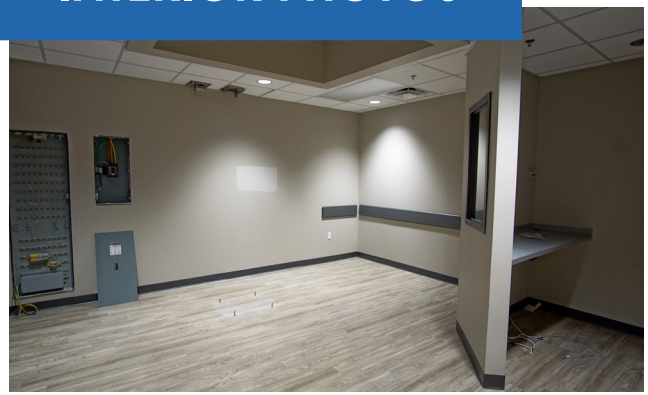
INTERIOR PHOTOS











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