

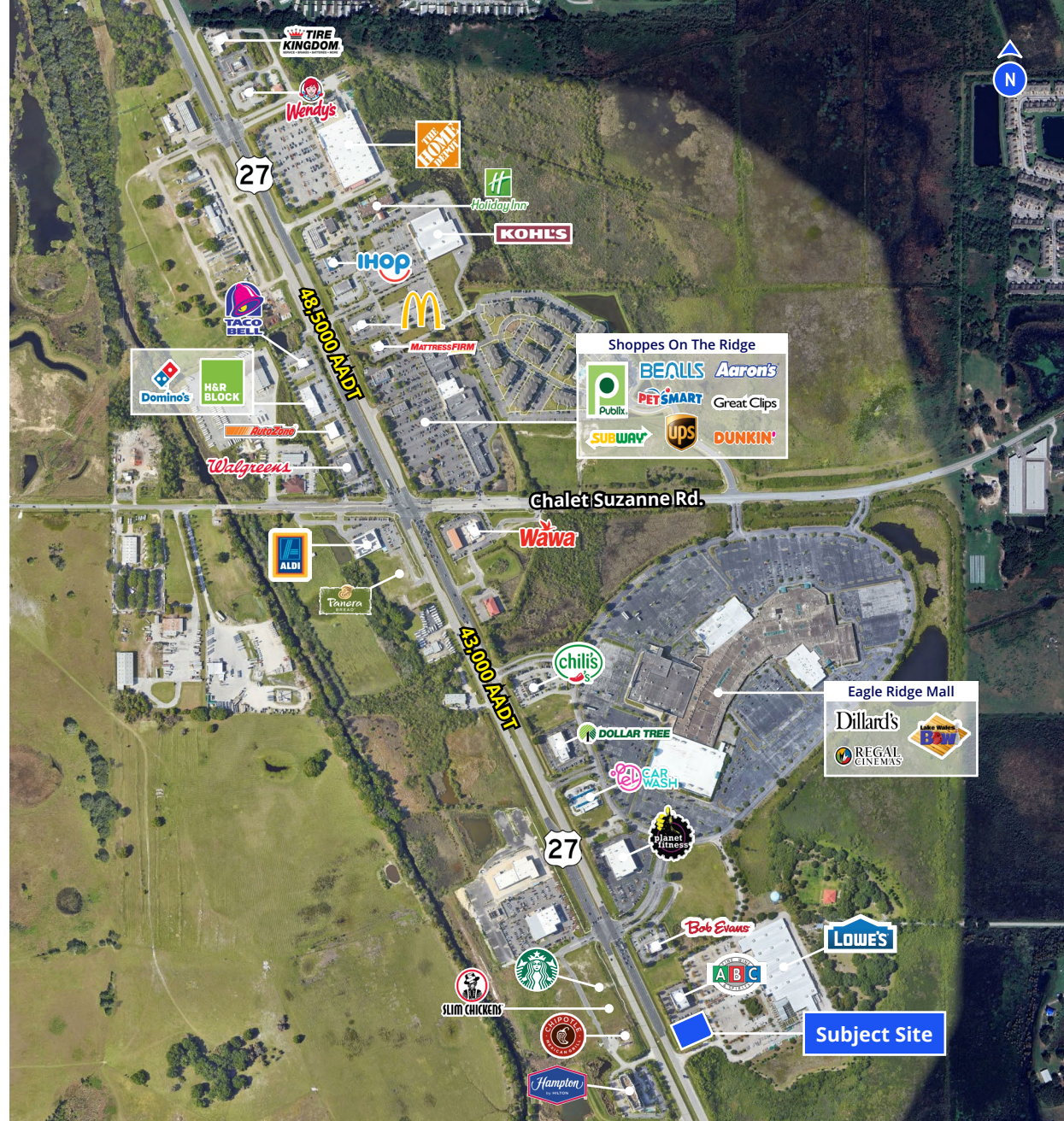


0.96 AC Retail Pad

23230 US-27 | Lake Wales, FL

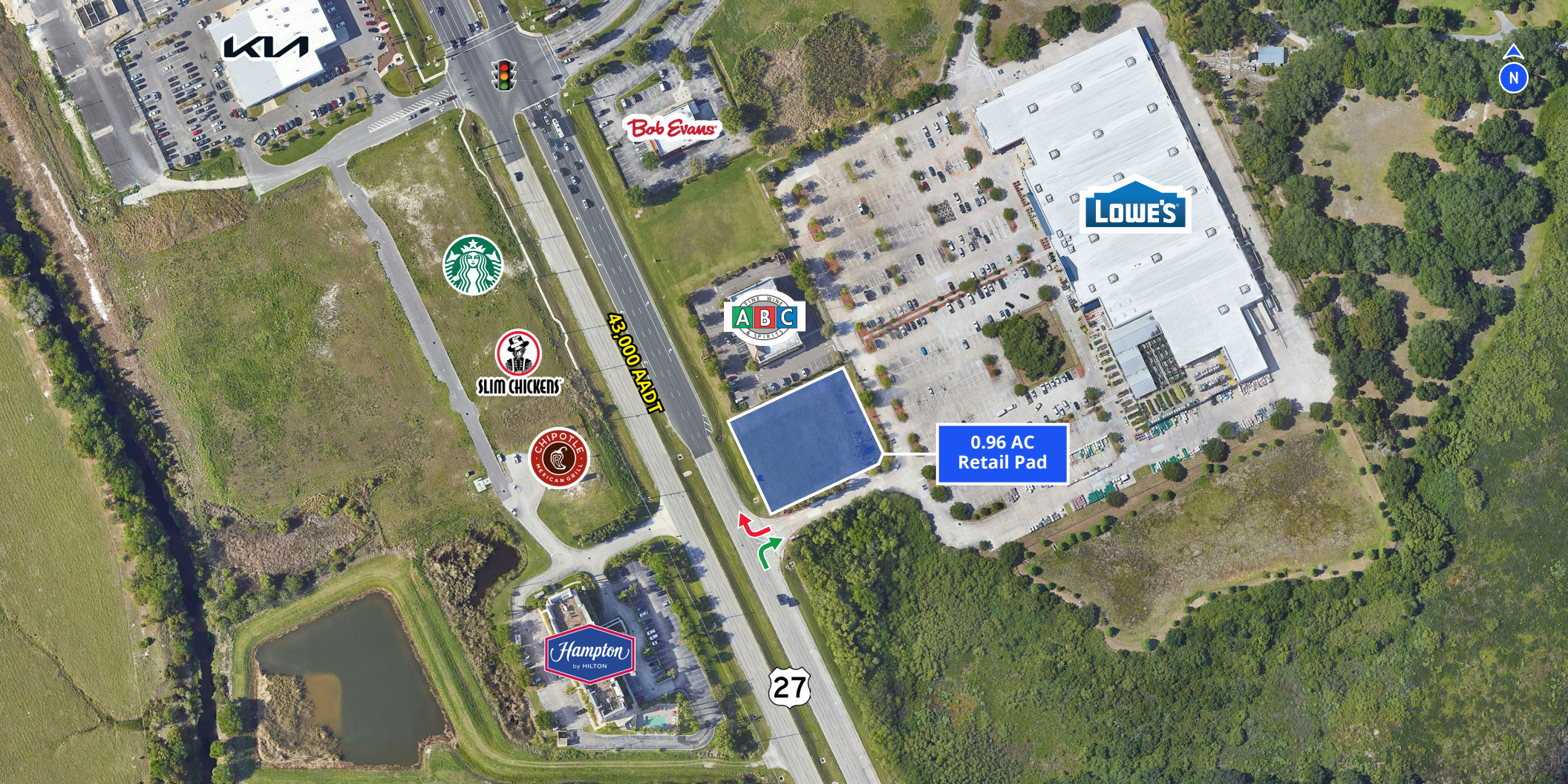
QSR & Retail Spaces Available
Shadow-Anchored by Lowe's

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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 frontage and visibility.
- Ideal for QSR, coffee, medical, or retail users.
- Shadow-anchored by Lowe's Home Improvement.
- Surrounded by major national retailers including Publix, Aldi, Home Depot, Kohl's, 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

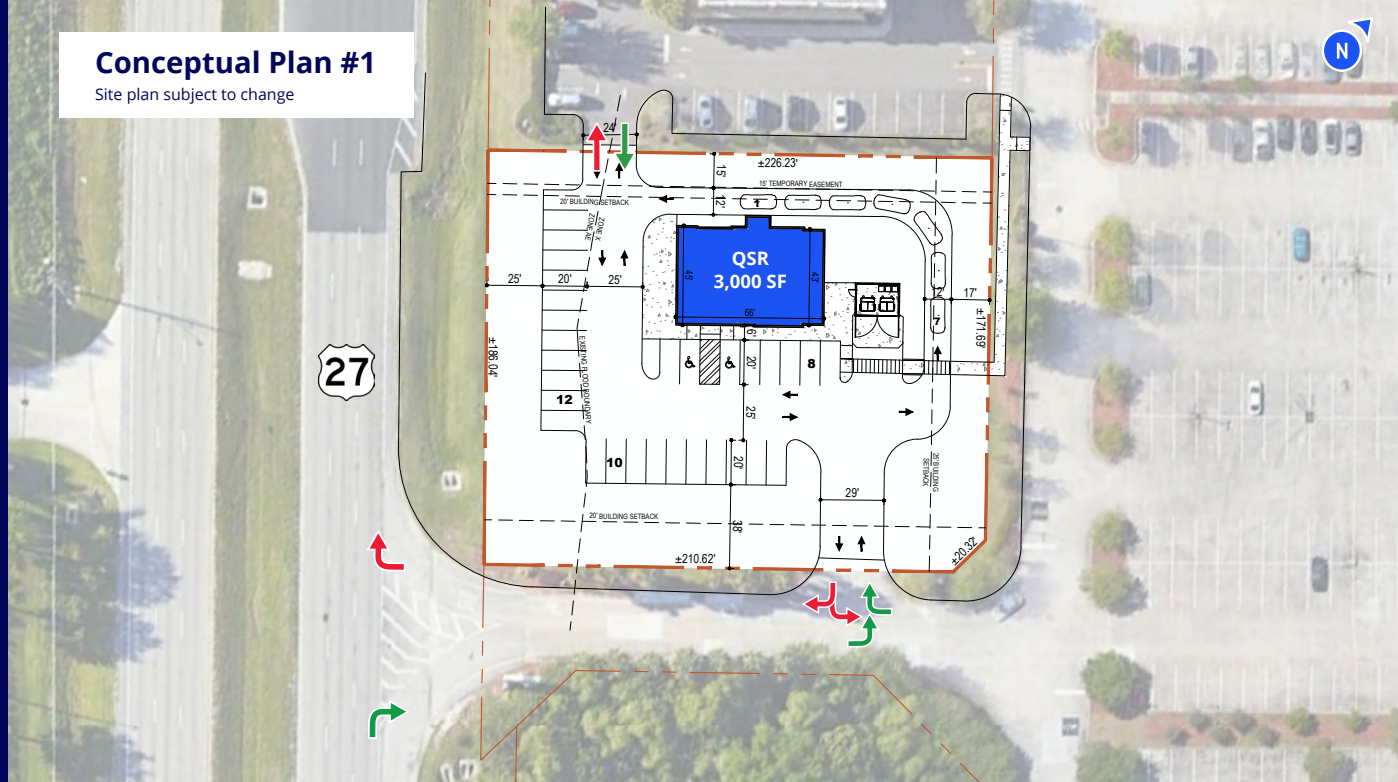


Households

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

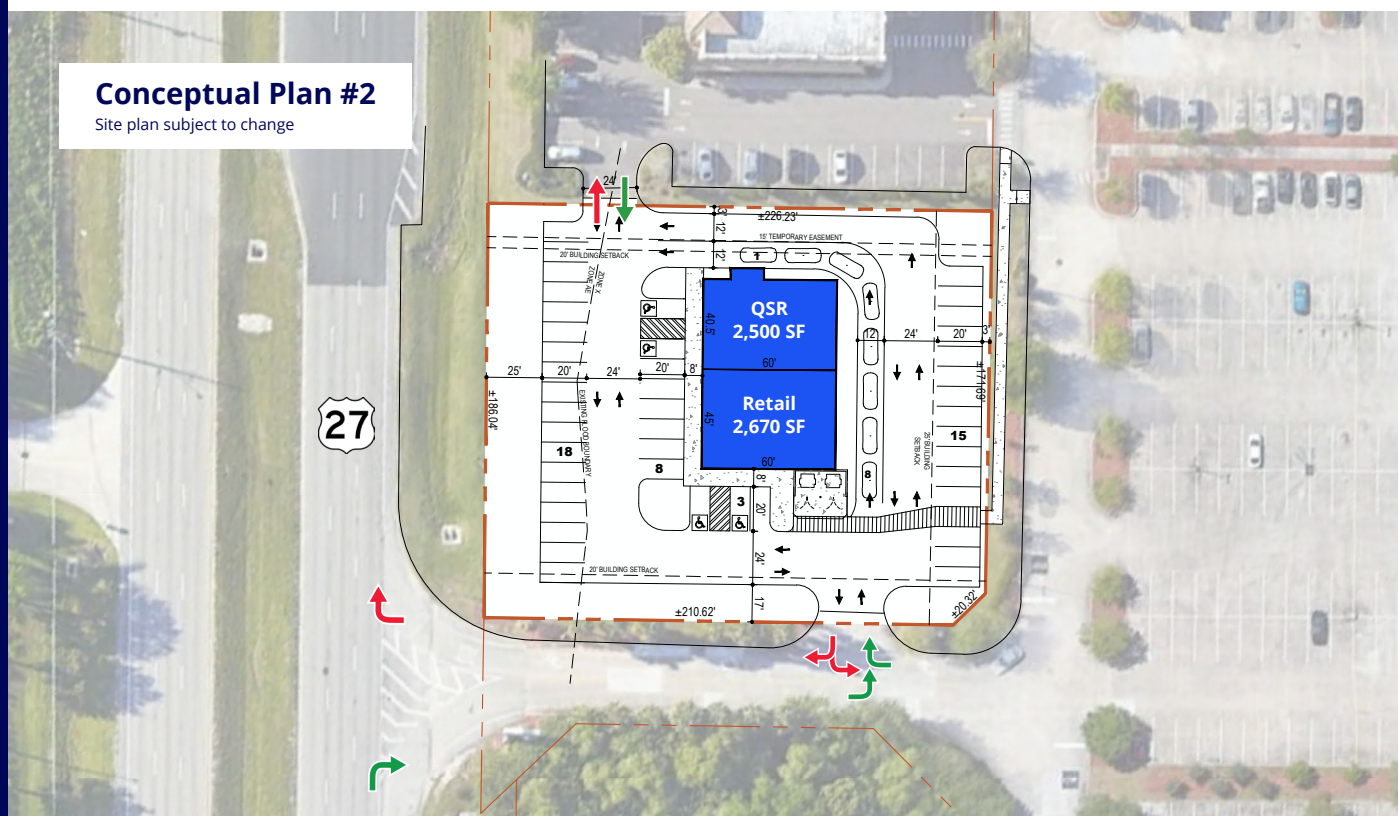
Conceptual Plan #1

Site plan subject to change



Conceptual Plan #2

Site plan subject to change





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