

LAKE WALES, FL

1.1 ACRE COMMERCIAL SITE ON CENTRAL AVENUE



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Suite 306
Winter Haven, FL 33881

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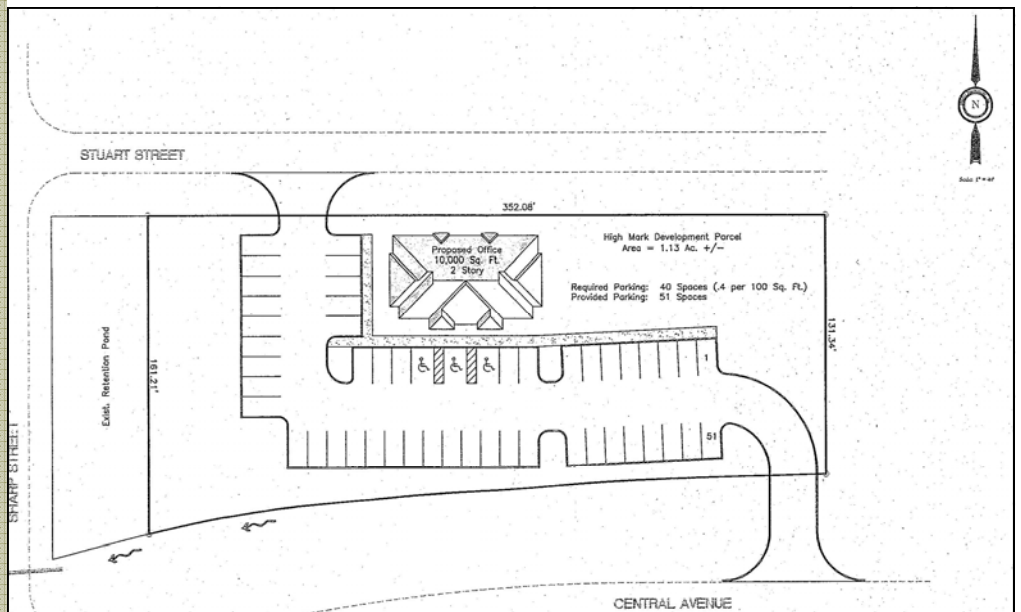
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SITE PLAN



HIGHLIGHTS

- ◆ 1.1 Acre Commercial site on Central Ave. just west of downtown Lake Wales.
- ◆ 350' frontage on Central Ave., 350' frontage on Stuart Ave.
- ◆ Possibility to re-position City retention pond giving this site 2 hard corners and frontage on Sharp St.
- ◆ Water and sewer are available at the site from the City of Lake Wales.
- ◆ Property is zoned C2-R inside city limits of Lake Wales.
- ◆ Located 0.27 miles from the US Hwy 27 & SR 60 Interchange.
- ◆ Priced at \$325,000.

2006 DEMOGRAPHICS	1 Mile:	3 Miles	5 Miles
Population	3,502	14,789	25,885
Total Population Median Age	35.5	37.7	40.4
Median Household Income	\$26,842	\$32,624	\$35,179
Average Household Income	\$42,408	\$49,306	\$50,717

