

FOR SALE

**14571 Highway 27
Lake Wales, FL**

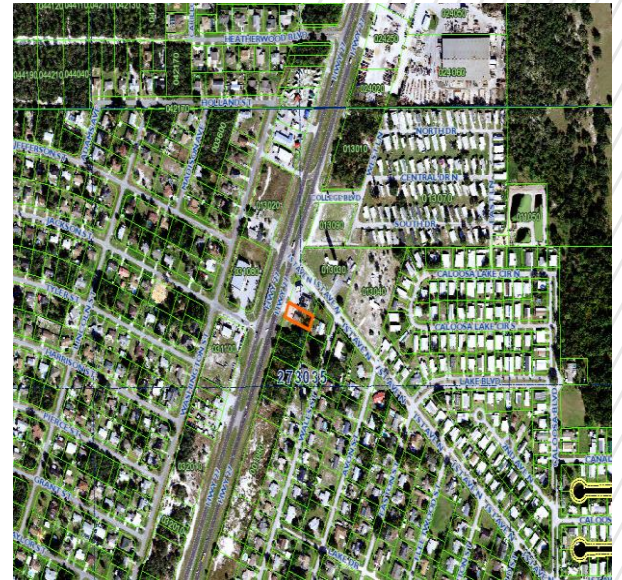


PROPERTY HIGHLIGHTS

1,152 square foot building located on US Hwy 27. Perfect space for a restaurant or retail store. Adjacent parcel to a Circle K. Full access to US Hwy 27 the major thoroughfare of Lake Wales.

BUILDING SF	1,152
LAND SF	12,632
YEAR BUILT	1978
PARKING	5 Spaces
TRAFFIC COUNTS	18,700 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	1,470
3-MILE (POP.)	20,329
MED. INCOME	\$58,837
SPACE USE	Commercial



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Market Highlights

Highway 27 is the major throughfare for Lake Wales. Running North/South. Located in between Webber and Warner Universities. Across the street from Dollar General.



LEGAL INFORMATION

TAX PARCEL ID	27-30-35-927500-001022
2020 RE TAXES	\$1,082.29
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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