

**FOR SALE**

**14571 Highway 27  
Lake Wales, FL**

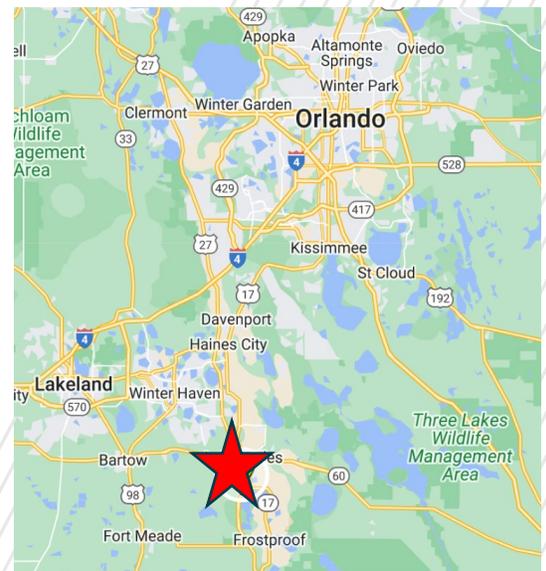


**PROPERTY HIGHLIGHTS**

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.

<b>BUILDING SF</b>	1,152
<b>LAND SF</b>	12,632
<b>YEAR BUILT</b>	1978
<b>PARKING</b>	5 Spaces
<b>TRAFFIC COUNTS</b>	19,000 VPD

<b>SIGNAGE TYPE</b>	Pylon
<b>1-MILE (POP.)</b>	2,439
<b>3-MILE (POP.)</b>	5,314
<b>MED. INCOME</b>	\$50,385
<b>SPACE USE</b>	See Restrictions



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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

<b>TAX PARCEL ID</b>	27-30-35-927500-001022
<b>2024 RE TAXES</b>	\$1,166.00
<b>ZONING</b>	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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