

HIGH PROFILE PAD AVAILABLE

NEC EAGLE RIDGE MALL ENTRANCE AND HWY 27, LAKE WALES, FL 33859

FOR SALE & LEASE



LOCATION DESCRIPTION

NEC Eagle Ridge Mall Entrance and Hwy 27

PROPERTY HIGHLIGHTS

- New development directly in front of Eagle Ridge Mall
- Up to 3,000 SF available
- Excellent visibility from Hwy 27
- Excellent QSR opportunity
- Area retailers include Dillard's, Lowe's, Home Depot, Kohl's, AMC Theater, Publix, Aldi, PetSmart, Beall's Outlet, McDonalds, Taco Bell, Dunkin Donuts, Wendy's, Denny's
- Traffic Counts (AADT): Hwy 27 - 40,000; Chalet Suzanne Rd - 10,500



DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MI
Total Population	1,137	14,624	53,898	163,331
Daytime Population	3,773	15,540	52,676	189,871
Households	555	6,402	21,827	63,195
Average HH Income	\$66,589	\$69,568	\$75,528	\$76,832



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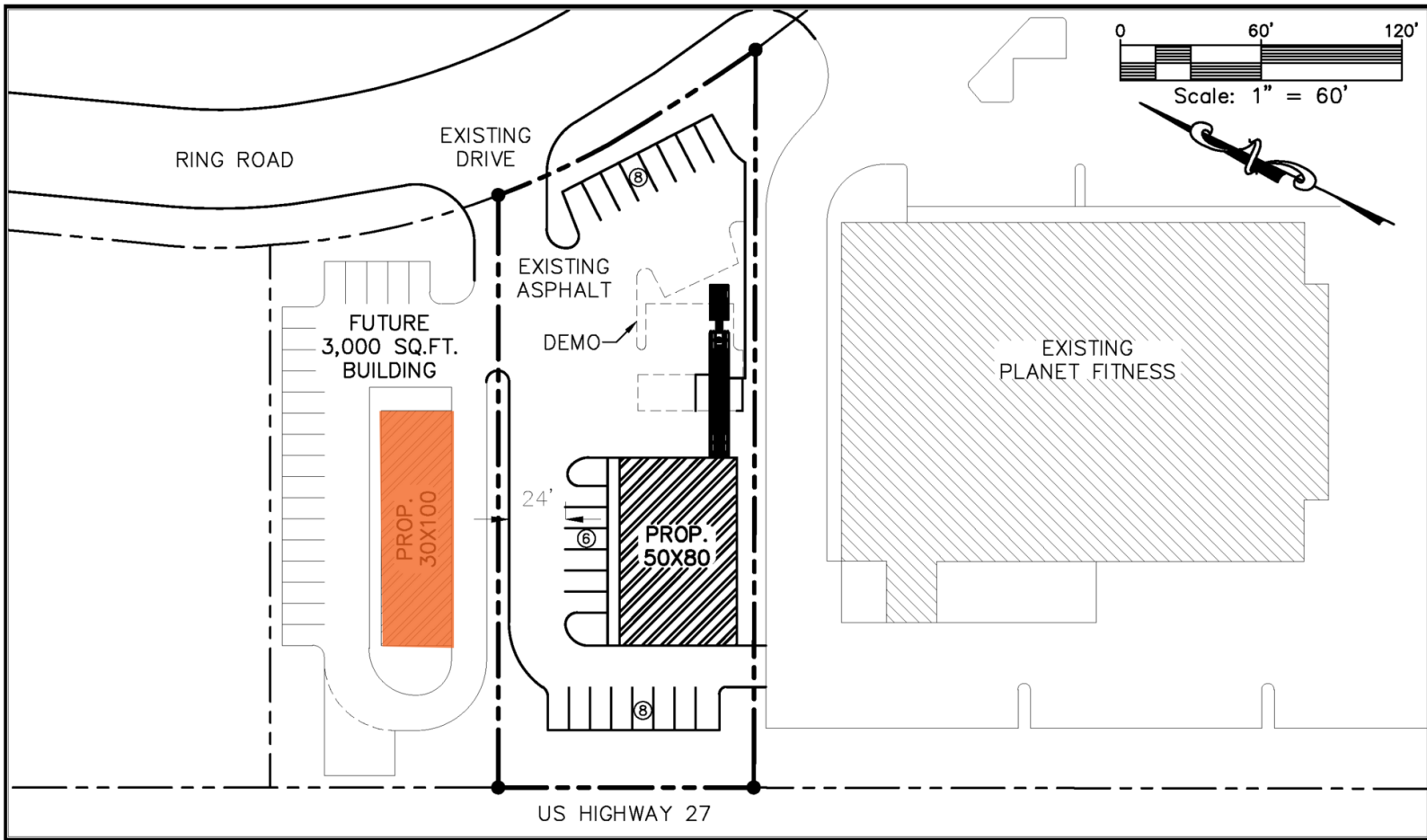
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SUITE	TENANT NAME	SPACE SIZE
OP	Available	3,000 SF



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