

Lake Wales Commercial Portfolio

137 Hwy 60, Lake Wales, Florida 33853

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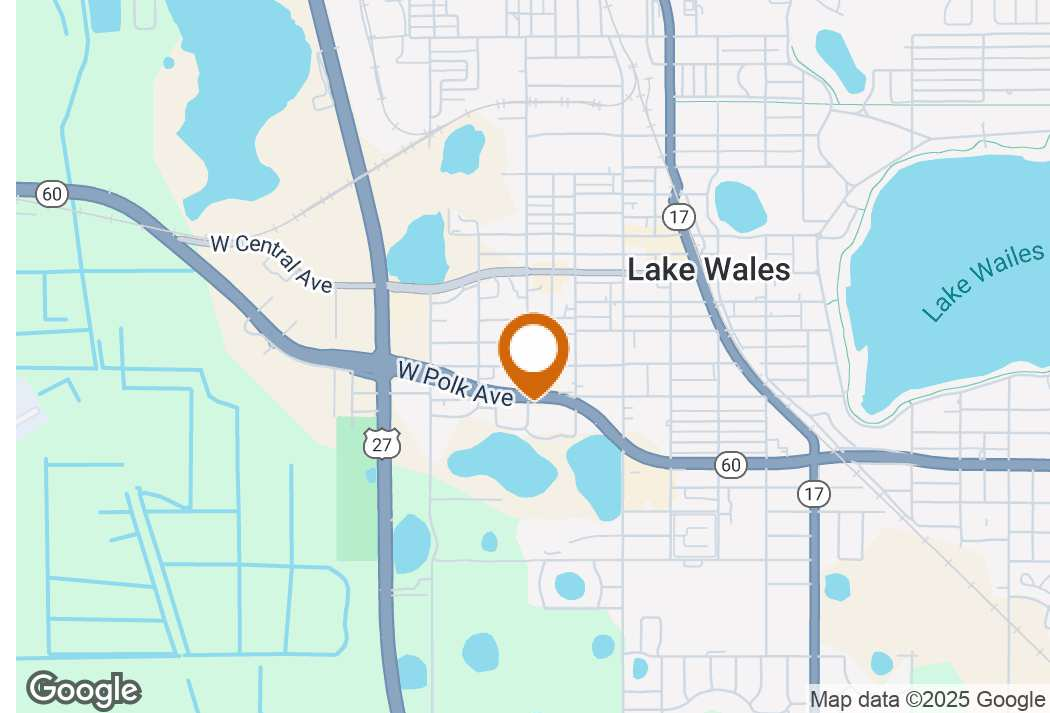
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$500,000
Address:	131 Hwy 60, Lake Wales 137 Hwy 60, Lake Wales 411 Walker St, Lake Wales
APN:	273002903500013501 273002903500013401 273002903500013502
Lot Size:	0.88 ± Acres
Total SF:	6,357 ± SF
Zoning:	Professional (PF) City of Lake Wales
Traffic Count:	27,000 ± Cars/Day (W Polk Ave)
Future Land Use:	Residential Office (RO) City of Lake Wales

Property Overview

Three contiguous parcels totaling 0.88 ± acres are now available along high-visibility Highway 60 in the heart of Lake Wales. Zoned Professional, this site boasts 200 ± feet of frontage and offers ideal exposure for offices, medical, or professional services. Located directly across from the newly reconstructed MIDFLORIDA Credit Union, the property benefits from strong area traffic and established neighboring businesses. With right-in, right-out access and exceptional visibility, this is a rare opportunity for developers or investors seeking a standout location with immediate curb appeal and long-term growth potential.

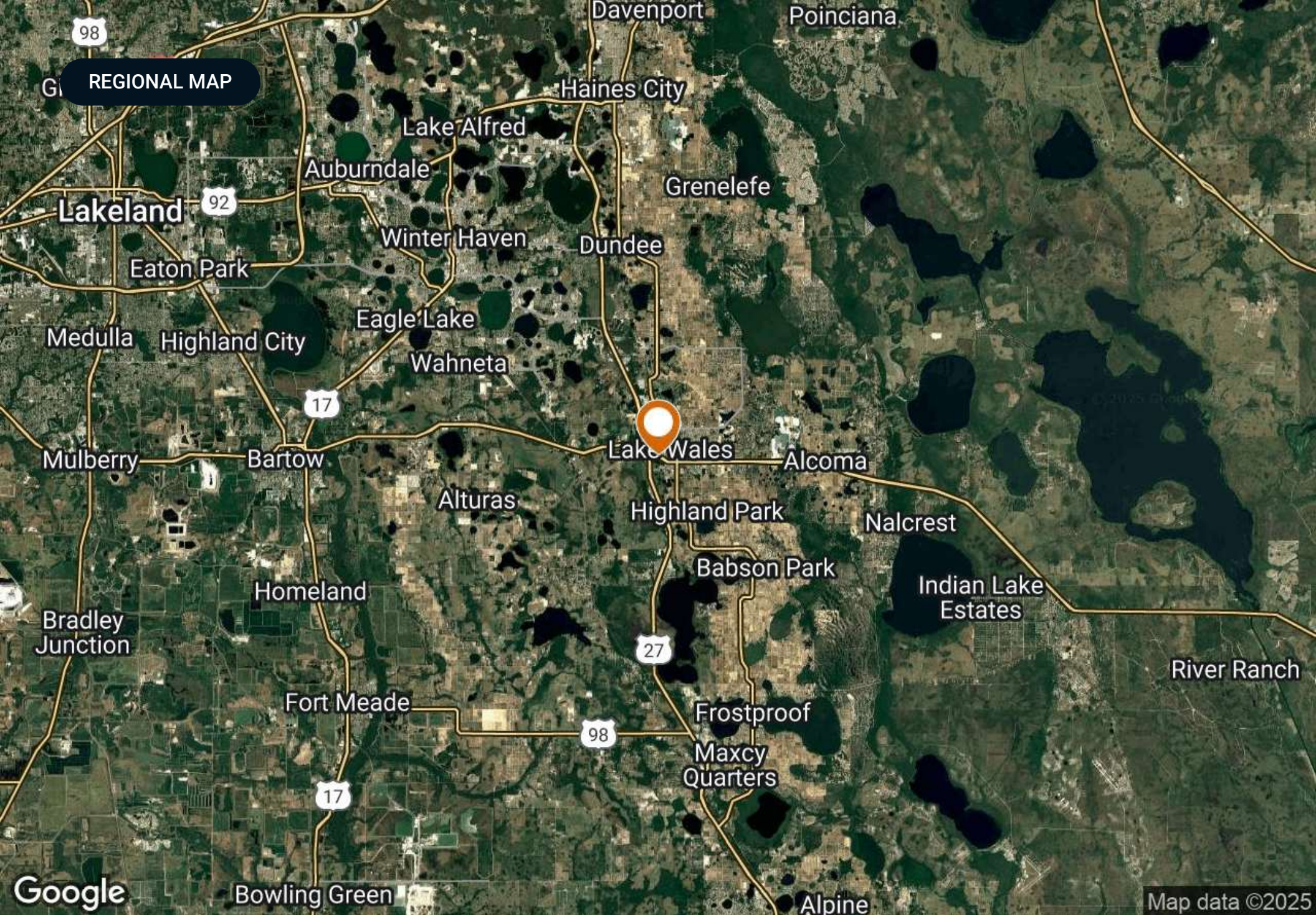
Property Highlights

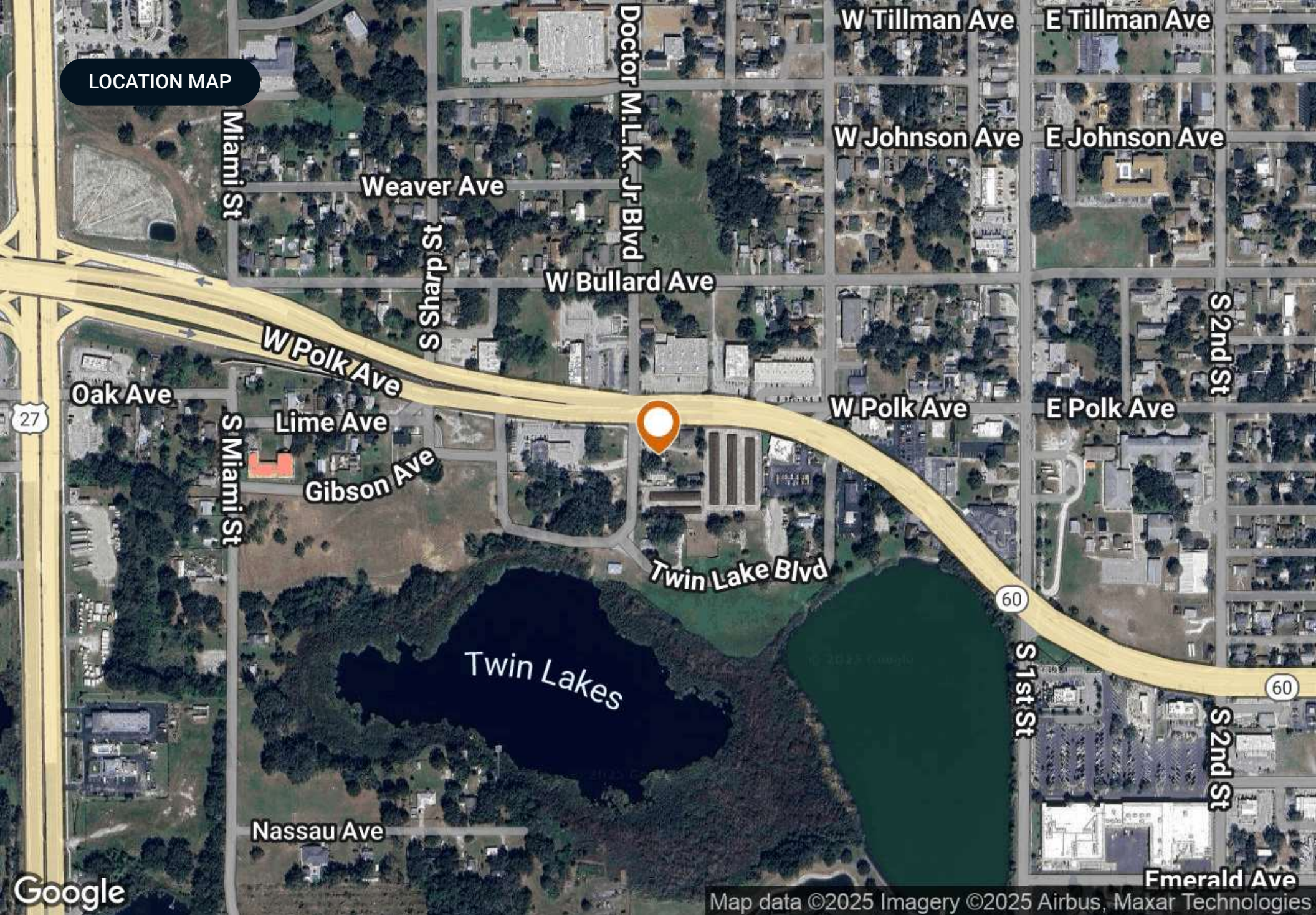
- Proximity to major thoroughfares
- Excellent frontage and visibility on SR 60 (W Polk Ave)
- Perfect for professional users



SECTION 1

Location Information





LOCATION MAP

27

60

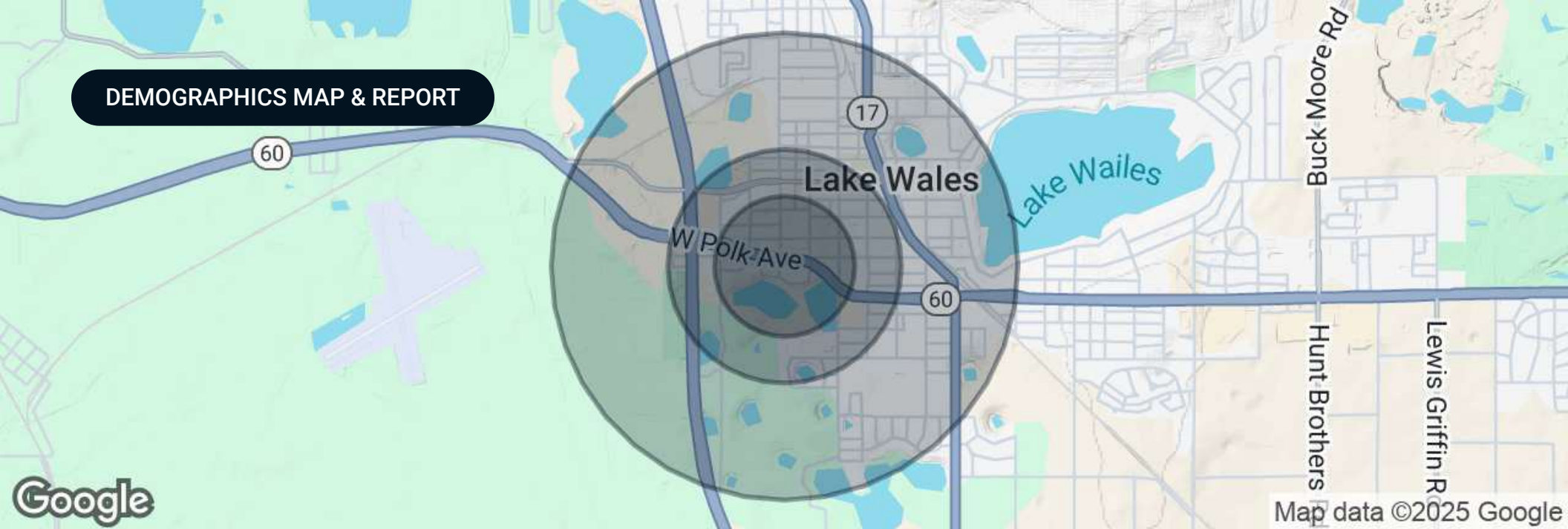
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Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

AERIAL MAP





Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	169	753	2,238
Average Age	40	44	45
Average Age (Male)	39	43	45
Average Age (Female)	41	44	46

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	72	343	1,041
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$65,195	\$71,887	\$74,998
Average House Value	\$209,074	\$224,970	\$232,640

Demographics data derived from AlphaMap



SECTION 2

Maps And Photos

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

ADDITIONAL PHOTOS





SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Linda Schultz

Advisor

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Professional Background

Linda Schultz is an Advisor at Saunders Real Estate.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at Saunders Real Estate Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail



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