

2

N 1st STREET



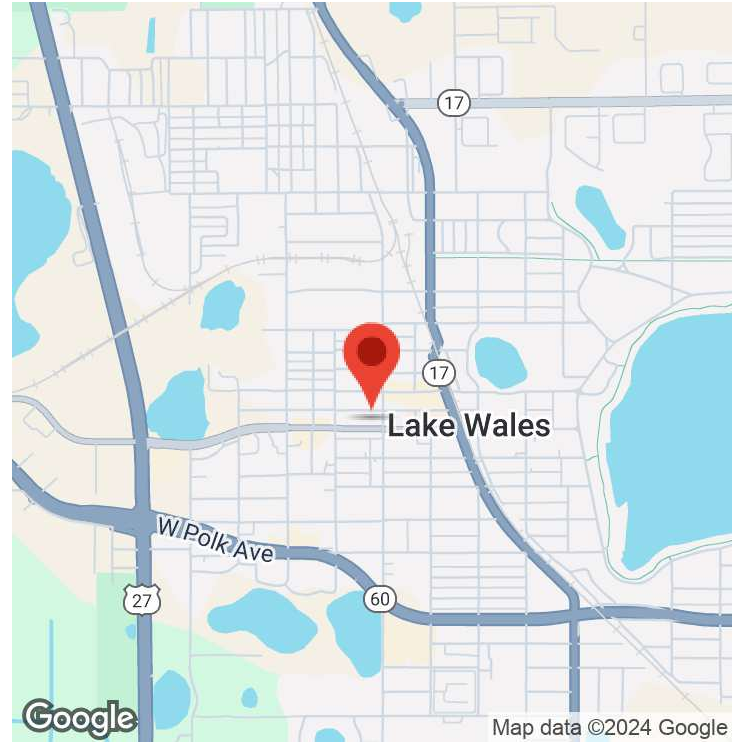
# OPPORTUNITY FOR 6,400 SF GROUND- FLOOR MEDICAL OFFICE IN LAKE WALES, FL

**MEGHAN YOUNG**  
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**six/ten** LLC

# EXECUTIVE SUMMARY

OPPORTUNITY FOR 6,400 SF GROUND-FLOOR MEDICAL OFFICE IN DOWNTOWN LAKE WALES, FL | 2 N 1ST STREET



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	22,058 SF
Available SF:	6,462 SF
Year Built:	1989
Renovated:	2012

## PROPERTY OVERVIEW

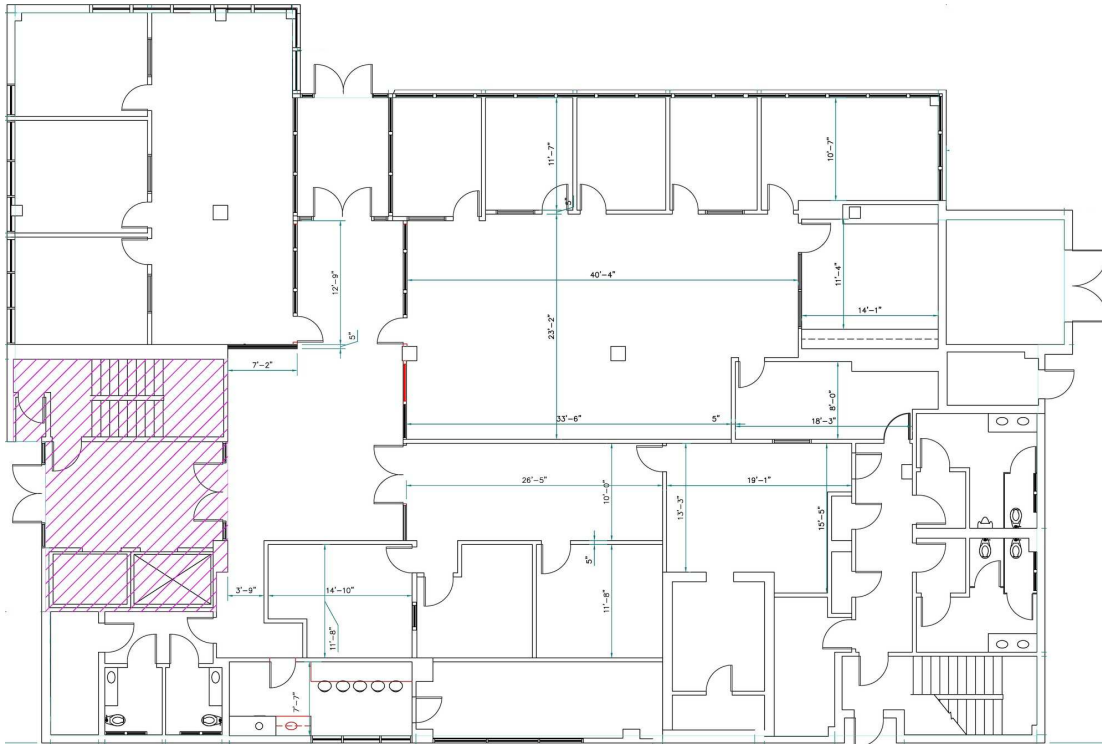
Entire first floor to be available in Fall of 2024! The footprint is currently divided into 3 separate office suites, but the space could easily be consolidated or renovated for a single tenant. The plentiful on-site parking and ground-floor accessibility make this an ideal opportunity for a conversion to medical office. This former bank building commands attention with its size & central location in downtown Lake Wales, and offers exceptional visibility and multiple points of access from the street. The building access control system will ensure your security & privacy. Don't miss this unique chance to be the single tenant on the first floor!

## PROPERTY HIGHLIGHTS

- Entire ground floor available Fall 2024
- Ideal for medical-office conversion
- On-site parking with convenient customer access
- Centrally located in downtown Lake Wales
- Access controlled building
- Locally owned & professionally managed by Six/Ten LLC

# LEASE SPACES

## FIRST FLOOR

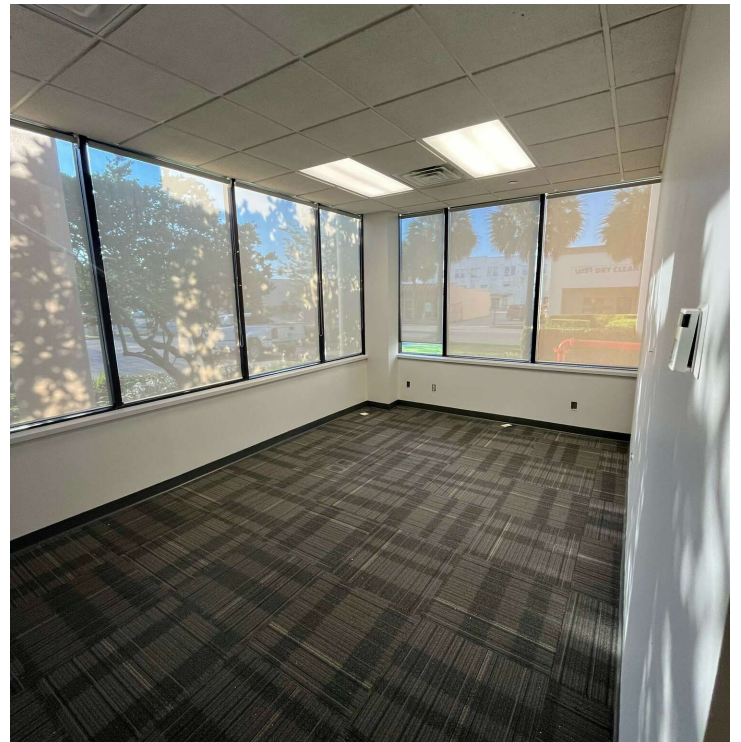


### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First floor	Available	6,462 SF	NNN	\$15.00 SF/yr	Entire ground floor to be available in Fall of 2024. The footprint is currently divided into 3 separate office suites, but the space could easily be consolidated or renovated for a single tenant. The on-site parking and ground-floor accessibility make this an ideal location for a medical tenant.

# ADDITIONAL PHOTOS

OPPORTUNITY FOR 6,400 SF GROUND-FLOOR MEDICAL OFFICE IN DOWNTOWN LAKE WALES, FL | 2 N 1ST STREET

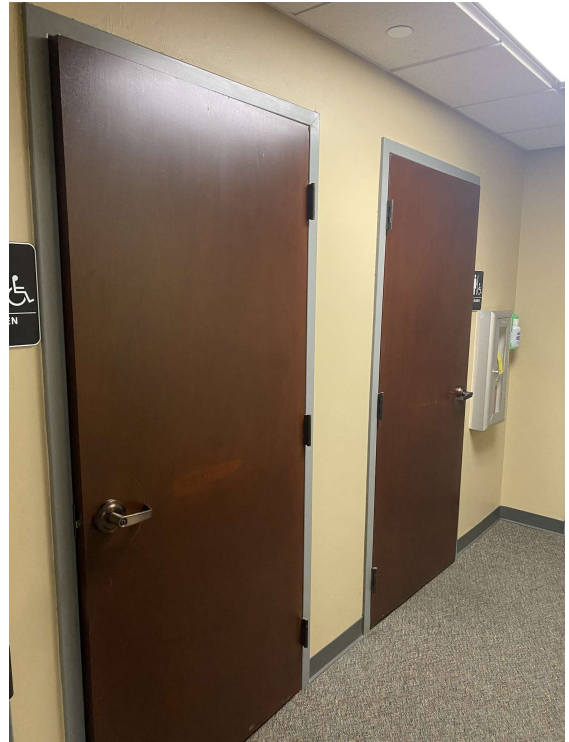


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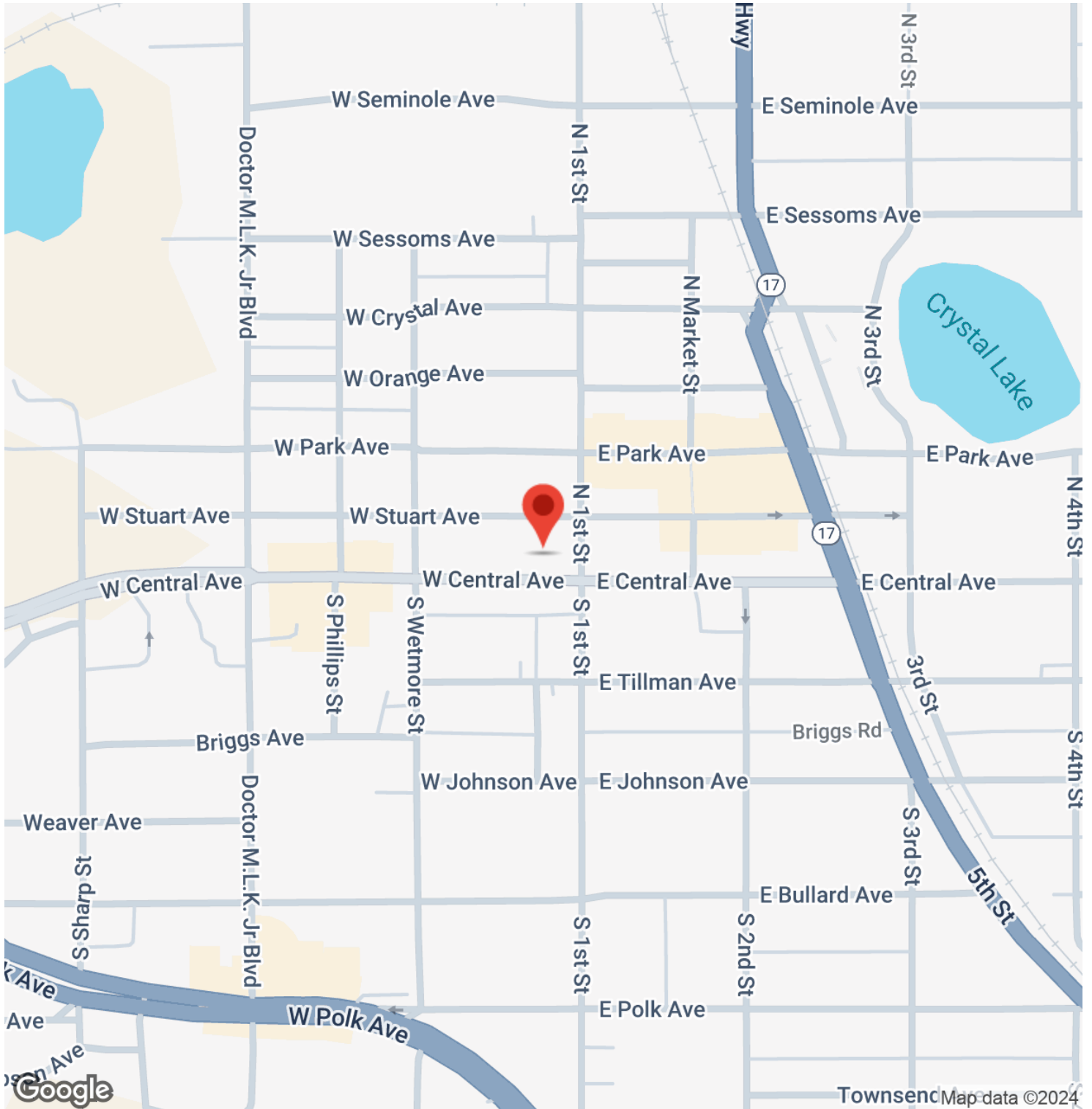
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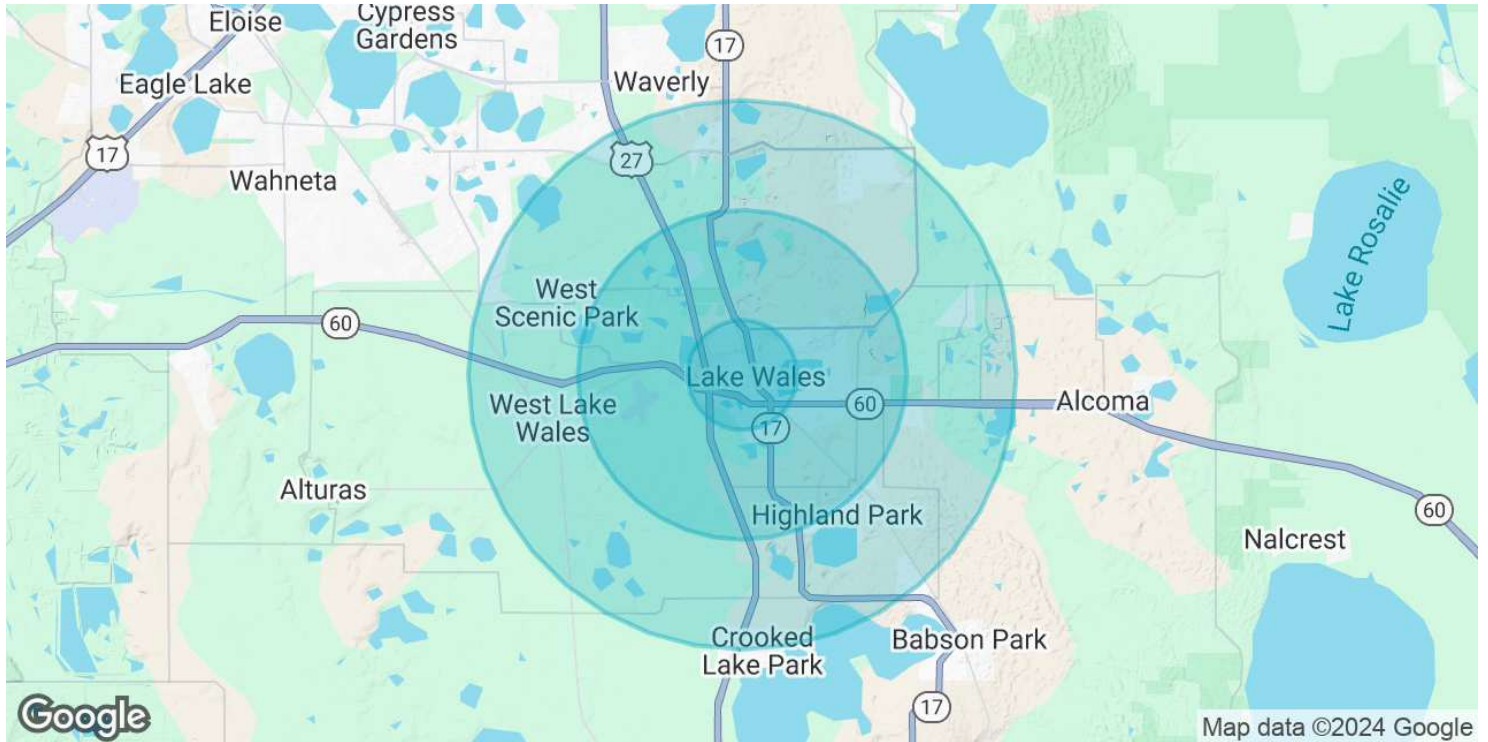
# LOCATION MAP

OPPORTUNITY FOR 6,400 SF GROUND-FLOOR MEDICAL OFFICE IN DOWNTOWN LAKE WALES, FL | 2 N 1ST STREET



# DEMOGRAPHICS MAP & REPORT

OPPORTUNITY FOR 6,400 SF GROUND-FLOOR MEDICAL OFFICE IN DOWNTOWN LAKE WALES, FL | 2 N 1ST STREET



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,571	14,083	27,544
Average Age	40.2	40.7	42.1
Average Age (Male)	37.2	37.8	39.9
Average Age (Female)	42.2	42.4	43.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,070	5,676	11,149
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$36,540	\$48,508	\$51,628
Average House Value	\$116,098	\$128,131	\$148,480

\* Demographic data derived from 2020 ACS - US Census