



FOR LEASE NURSERY SPACE \$13.00 NNN SF

FOR LEASE | 3,216 SF OFFICE ON 0.51± ACRES - HIGHWAY
FRONTAGE | LAKE WALES, FL

16110 U.S. 27, LAKE WALES, FL 33859



LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



LEASE RATE **\$13.00 SF/YR**

OFFERING SUMMARY

Listing Price	\$13.00 SF/yr
Acres	0.51 Acres
County	polk
Zoning	LCCX
Utilities	Well and septic
Parcel IDs	27-30-23-000000-023090
Coordinates	27.8539553, -81.5878676
Frontage	103.52 ft
Real Estate Taxes	1593.83

PROPERTY OVERVIEW

High-visibility commercial property directly on US Highway 27 available for lease. The ±3,216 SF office space sits on a fully fenced .51 acre parcel with existing greenhouse infrastructure, making it ideal for retail, warehouse, landscaping supply, agricultural operations, or contractor yard use. Additional 2,800 sqft Warehouse could be available to lease as well. Ownership is open to tenant improvements and will work with users to adapt the space for retail/commercial or warehouse configurations. Excellent access, strong traffic counts, and growth potential in a rapidly expanding corridor just south of Lake Wales.

ID#: 1516655

Additional Photos

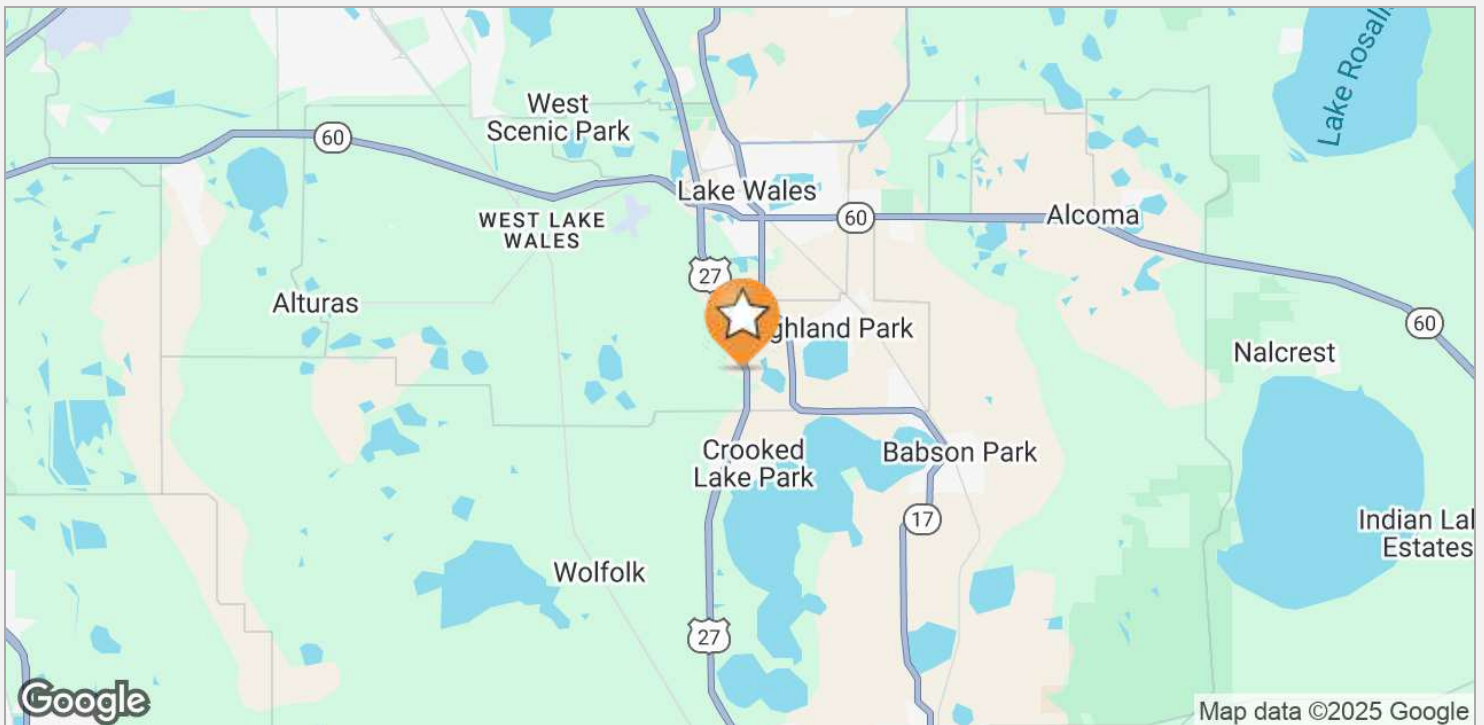
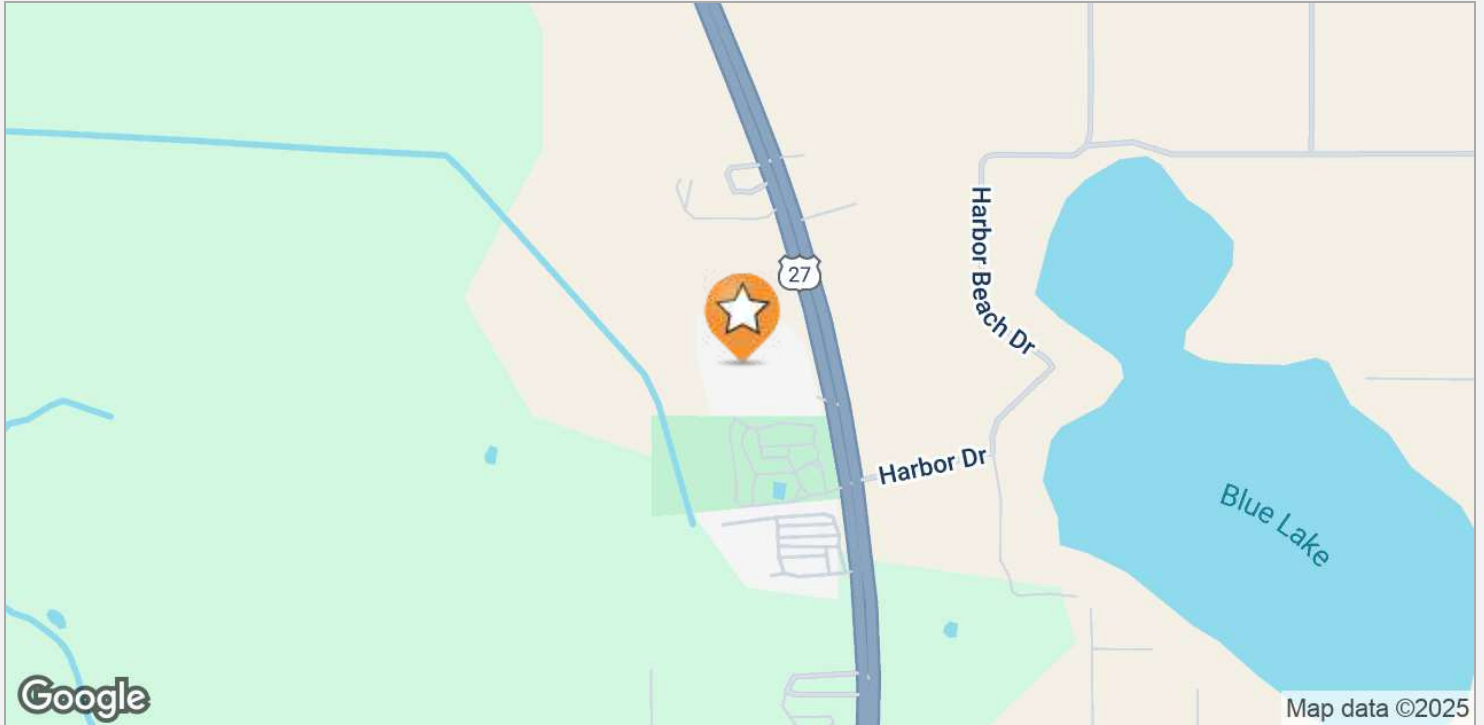
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Location Maps

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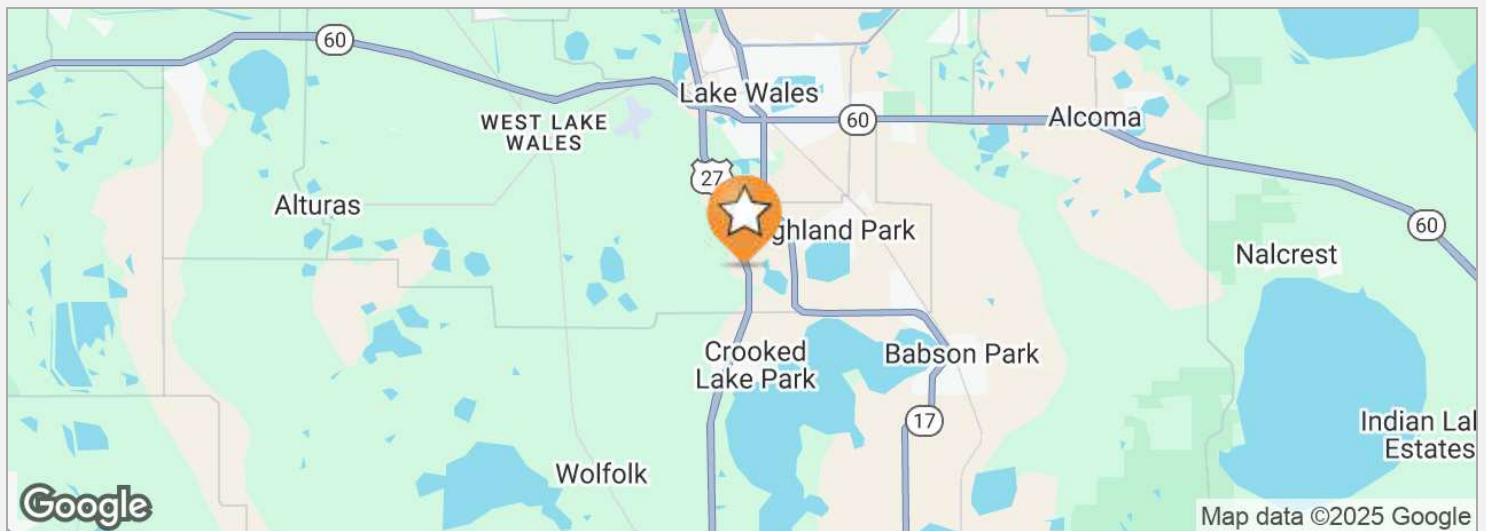
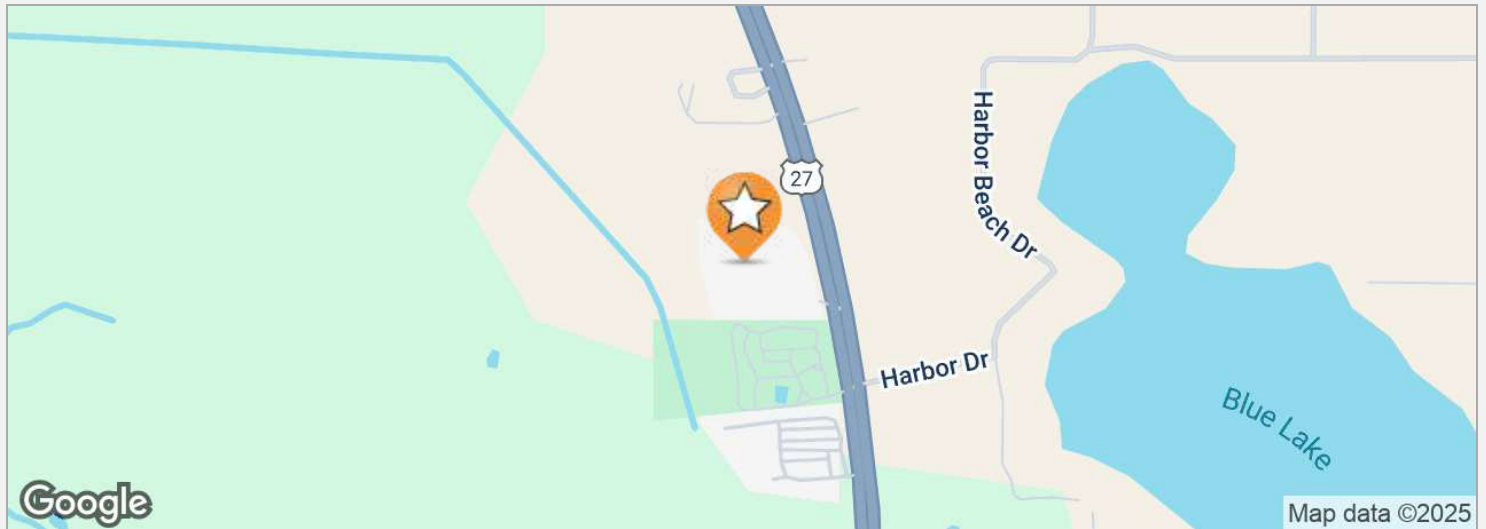
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141 5th St. NW Suite 202
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DRIVE TIMES

To Orlando (Downtown): Approximately 1 hour and 15 minutes via US-27 North and I-4 East

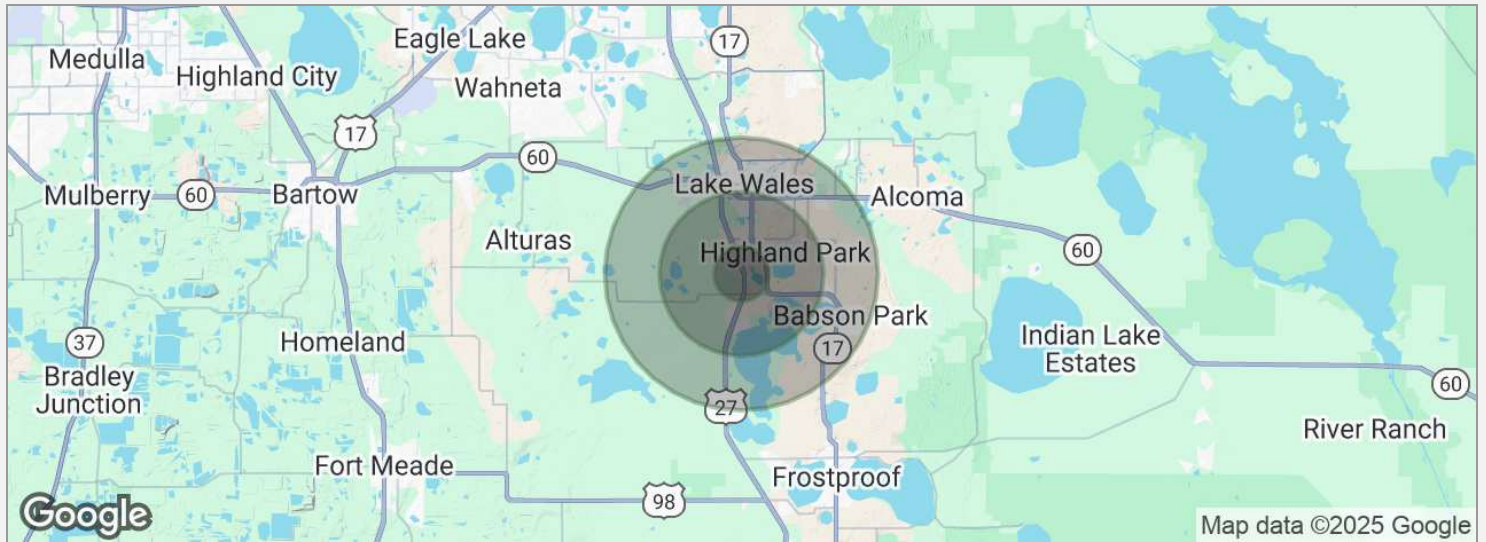
To Tampa (Downtown): Approximately 1 hour and 20 minutes via State Road 60 West and I-4 West

DRIVING DIRECTIONS

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Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	540	9,330	26,126
Median age	42	41	41
Median age (male)	41	39	40
Median age (Female)	43	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	215	3,530	9,893
# of persons per HH	2.5	2.6	2.6
Average HH income	\$68,580	\$63,207	\$68,874
Average house value	\$252,008	\$204,138	\$233,205

* Demographic data derived from 2020 ACS - US Census

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