

**FOR SALE**

**BROCHURE**

# Industrial / Auto Repair Building for Sale

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853



**kw** WINTER  
HAVEN  
KELLERWILLIAMS

Each Office is Independently Owned and Operated



**the REYESgroup**

**David Reyes P.A.**

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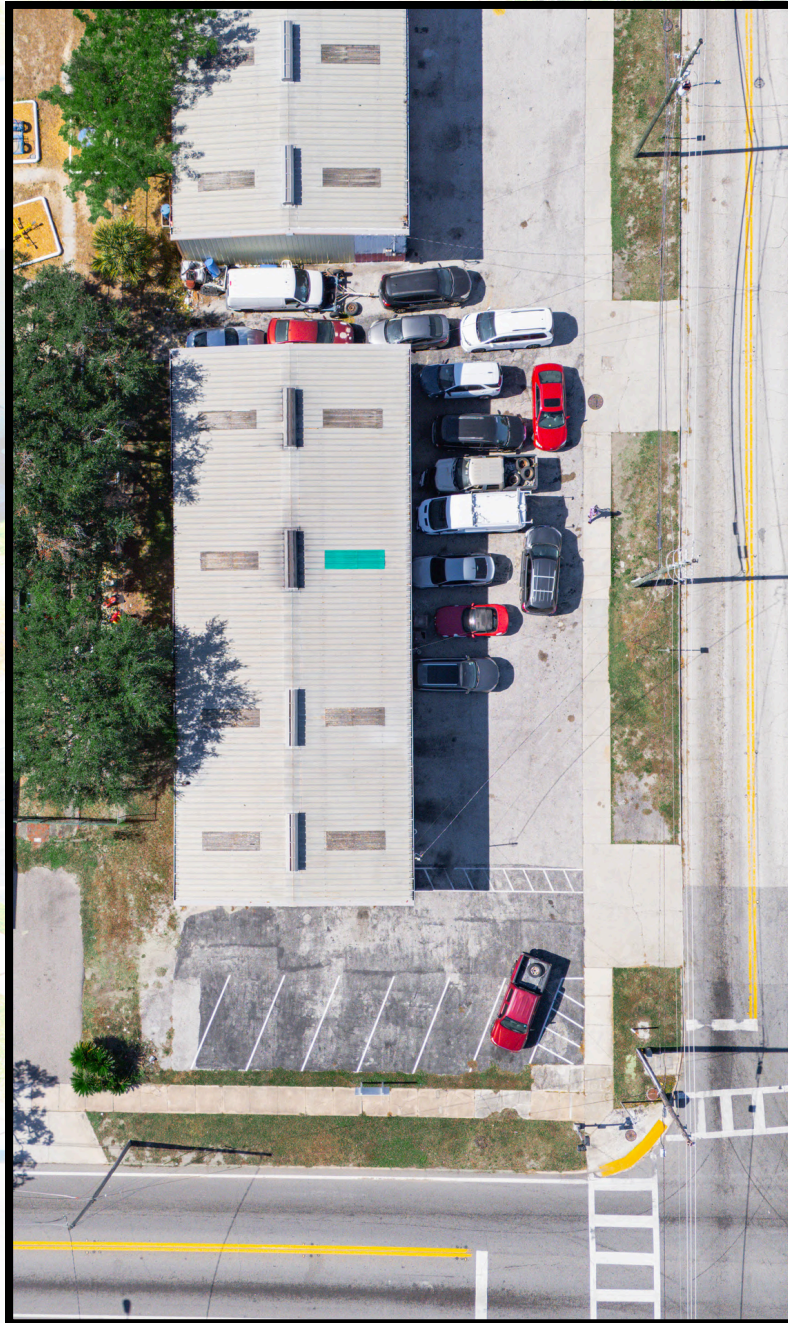
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SL679127, Florida



# OFFERING SUMMARY

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853



**PRICE:** **650,000**

**Address:** 194 DR J A Wiltshire Avenue East, Lake Wales, FL

**ARPN:** 27-30-02-090680-001011

**Square Feet:** 3,800 +/- Square Feet

**Lot Size:** 1.26 +/- Acre

**Zoning:** City of Lake Wales- Limited Commercial industrial

**Traffic Count:** Combined: 11,950

## Highlights

- Hard Corner, High Visibility Sight with a combined traffic count of 11,950 per day
- Industrial Building with 5 bays with Roll up doors
- Frontage on State Road 17 / N Scenic Highway
- 7 dedicated parking spaces with room to park in front of the bays and on the side of the building
- Opportunity for redevelopment



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# PROPERTY DESCRIPTION

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853

This hard corner Industrial building presents an excellent opportunity for auto repair, storage, or redevelopment. Zoned Limited Commercial Industrial (LCI), it allows for a wide variety of uses, including an indoor shooting range, warehouse, storage facility, car sales, rental business, restaurant, medical office, or health services facility.

The property is situated in an area experiencing rapid growth, with new residential developments expanding to the north and additional land in the northeast being sold for residential use.

Note: This opportunity does not include a business for sale. Some equipment may be available for purchase separately from the transaction.



## LOCATION:

This premium lot is located in the charming town of Lake Wales, Florida, along the highly traveled State Road 17 / North Scenic Highway—a well-known industrial corridor. The property sits just minutes from the famous Spook Hill, a popular local attraction that draws thousands of visitors each year seeking a thrilling and mysterious experience.

State Road 17 runs throughout Polk County, offering an alternative route to US-27 from Davenport into Lake Wales. The property is also just minutes from Lake Wales and conveniently close to State Road 60, a major east-west corridor that provides easy access across the state of Florida.



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# POLK COUNTY

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Polk County is the fourth largest county in Florida, located at the center of Florida's I-4 corridor. It is home to the well known cities of Lakeland, Winter Haven, and the County seat of Bartow. Polk County finds it's self in a unique opportunity to provide a lower cost of living while still providing access to nearby amenities in the surrounding cities.

Lakeland is the largest city in Polk County with incredible diverse attractions driving visitors to the area including Circle B Bar Reserve, Common Ground Playground, Florida Children's Museum, Bonnet Springs Park, Hollis Gardens at Lake Mirror, Tiger City home of the Detroit Tigers Spring Training, and Lakeland Linder Airport home to Avelo Airlines and a hub for Amazon.

Winter Haven is home to many amenities including LEGOLAND Florida Resort and Peppa Pig Theme Park, The Cypress Gardens Water Ski Team, Advent Field House and Conference Center, trails, parks, boat ramps, and more. It has become a family friendly destination for people to live, work, eat, play, and start a business.

Central Florida spans from Tampa to Daytona generating \$300 billion per year in economic activity, making it the 9th largest economy in the United States. Winter Haven offers a lower cost of living , less traffic, and more cohesive community.



\*\* Information provided from Winter Haven Magazine and the Chamber of Commerce\*



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# SURROUNDING AREA

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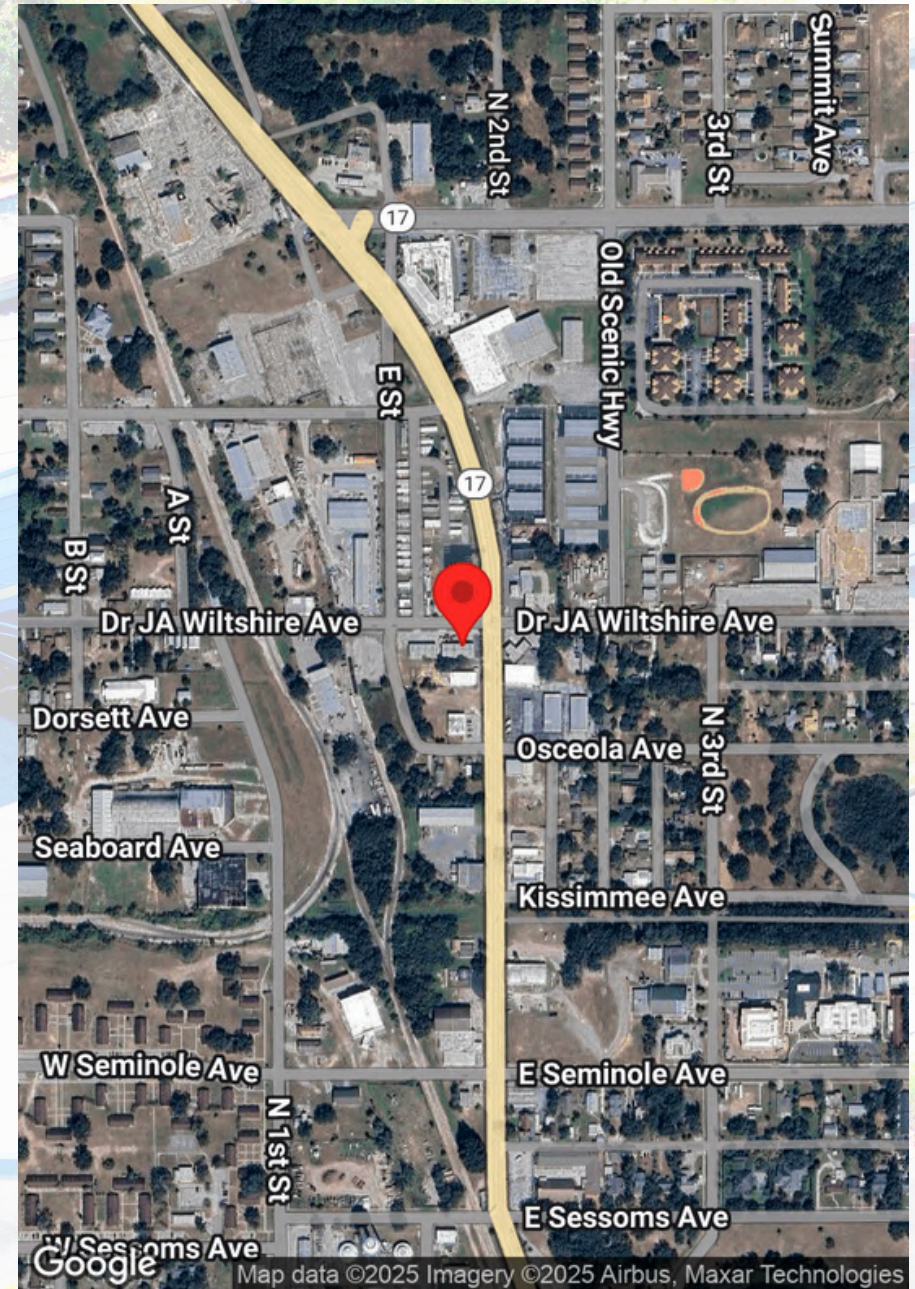
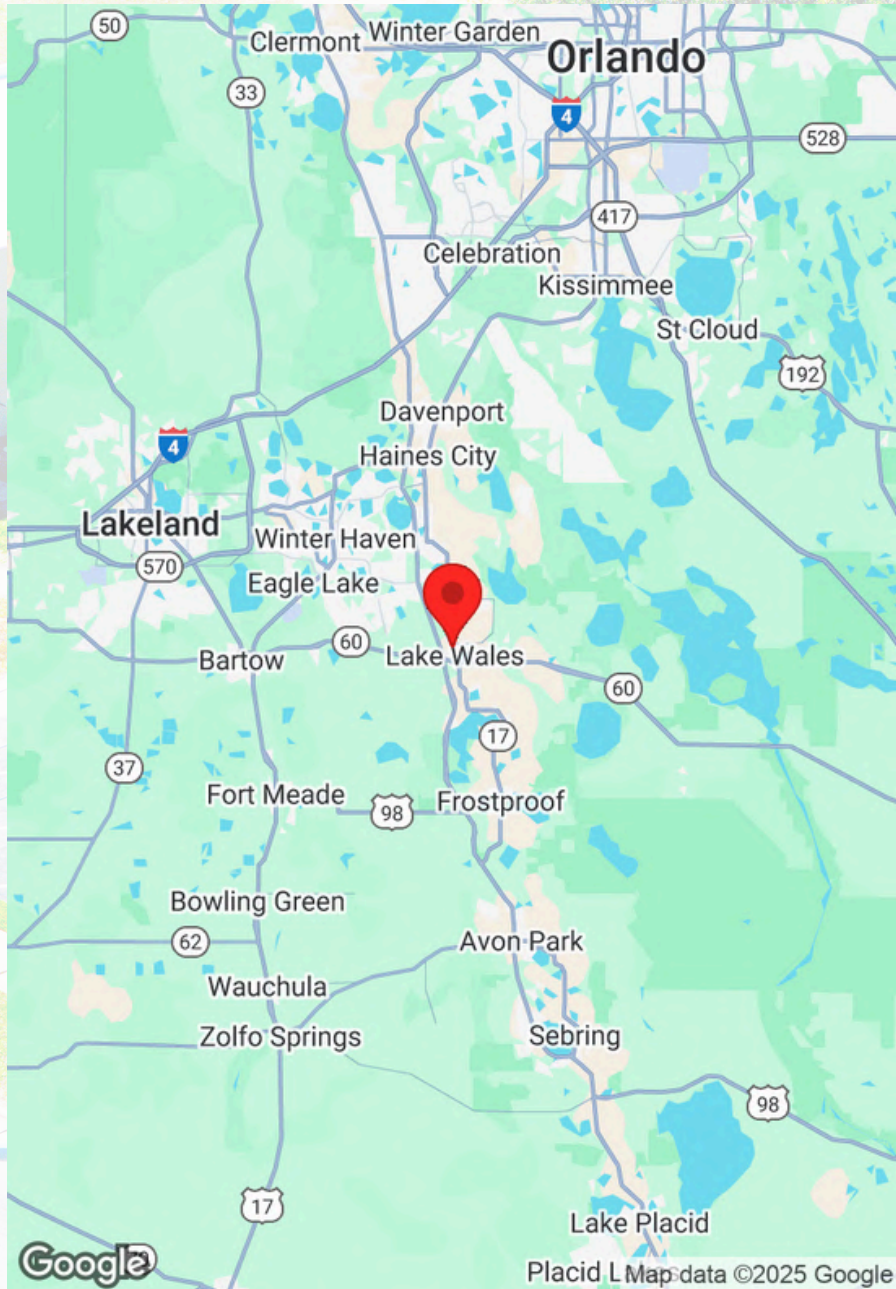
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# LOCATION MAP

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# DEMOGRAPHICS

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853

## Population

	1 Mile	3 Mile	5 Mile
Total Population	5,601	17,658	21,823
Male	2,700	8,631	16,297
Female	2,901	9,027	31,823



## County Population

Current Population	64,714
Projected by 2030	888,400 - 977,200
Net New Jobs needed by 2030	64,714



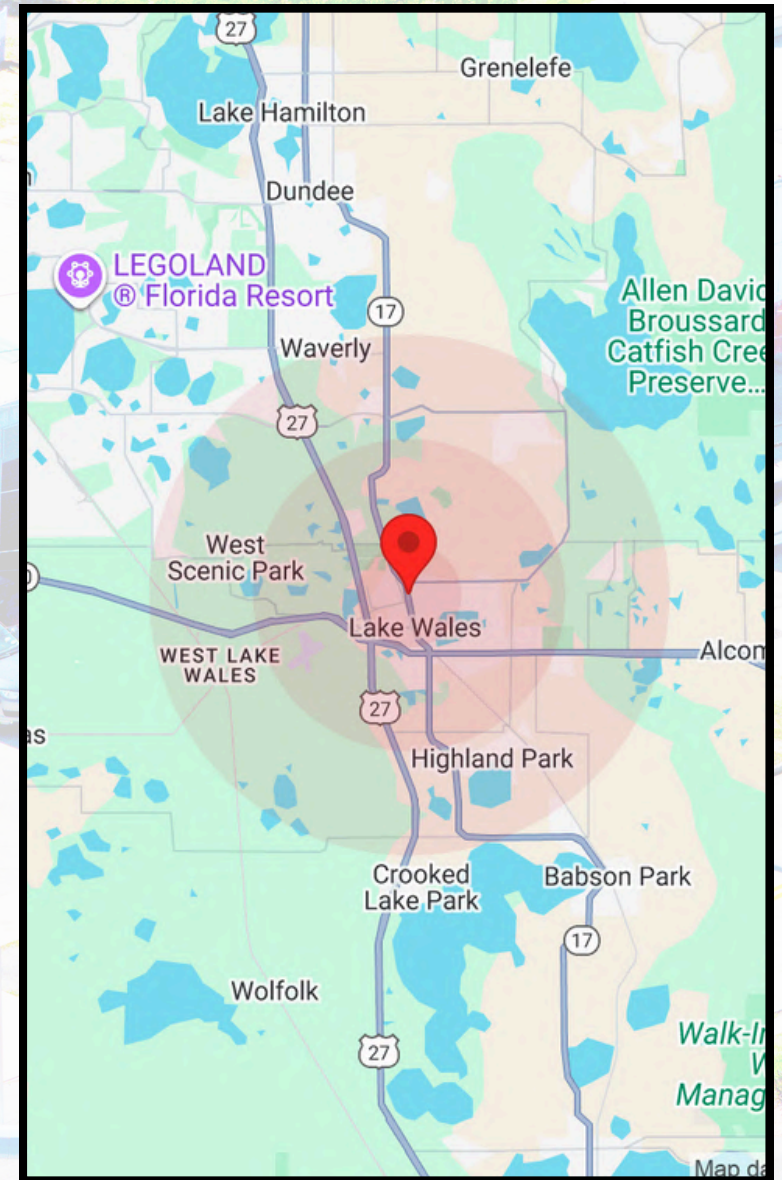
## Income

	1 Mile	3 Mile	5 Mile
Median Income	\$54,848	\$52,613	\$58,146



## Housing

	1 Mile	3 Mile	5 Mile
Total Units	2,493	8,201	14,576
Occupied	2,097	6,943	12,406
Vacant	396	1,258	2,170



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**REYESgroup**

David Reyes is the Owner and Director of The Reyes Group at Keller Williams Winter Haven. For over 21 years he has faithfully served the home and business owners of Polk County as a highly qualified and dedicated commercial and residential specialist.

He guides commercial buyers, sellers, investors, and developers of office spaces, retail locations, raw land, multi-family lots, residential investments, and property management to pursue ultimate commercial opportunities that will continue their business success.

David is dedicated to serving both first-time and repeat residential clients by compassionately walking his customers through the processes of home buying, renting, and selling. David finds joy in guiding customers to finding a home that perfectly fits their lifestyle, goals, and future.

With over \$14 Million in individual sales since 2016, David is highly regarded by the leadership of Keller Williams, his past and current clients, and professionals in the field. He was personally awarded Top Monthly Listings Closed multiple times in 2019 and has since led his team to be awarded Top Listings Taken in May 2020. He is consistently a Top 10% Producer in East Polk County and in the leaderboard for Top 3% in Listing Volume.

After receiving his degree in Human Resource and Management from Trinity International University, David moved to Polk County with his high school sweetheart, Susie, in 1994 where they are now raising their six beautiful children.

David is passionate about real estate and compassionately serving the community. He is confident that his team will intentionally serve you with integrity, professionalism, and dedication to meet all of your buying and selling needs!



# DISCLAIMER

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853

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