

# ORANGE GROVE SHOPPING CENTER

1316 – 1450 SR 60 E | Lake Wales, FL 33853



**PROPERTY HIGHLIGHTS:**

- Big Box opportunity coming available soon
- Brand new OLLIE'S opened November 2024
- New 126 Acre Residential development Hunt Club Grove North has been approved comprising of 448 single family lots and 129 townhomes. Development to be located immediately to the east and south of shopping center
- Anchored by Harbor Freight, Tractor Supply, OLLIE'S and Anytime Fitness
- Over 3,600 Single Family Homes & Townhomes under construction/proposed within 2 miles of the Shopping Center
- Located at a signalized intersection with 7 points of ingress/egress with ample parking
- Great frontage to SR 60 E (major E/W corridor) with pylon signage availability
- Situated across the street from Advent Health Lake Wales, a 160-bed facility
- Shopping center total GLA: 202,867 SF (MOL)



KEY DEMOS	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	3,952	19,345	30,224
2024 Estimated Households	1,486	7,430	11,942
<b>INCOME</b>			
2024 Estimated Avg HH Income	\$75,733	\$70,173	\$66,928
<b>AGE</b>			
Median Age	40	38	39
<b>DAYTIME DEMOS</b>			
Number of Businesses	220	983	1,364
Number of Employees	2,029	7,884	10,796
Total Daytime Population	3,735	15,261	22,803
<b>TRAFFIC COUNTS</b>			
SR 60 (E/W)	28,500 AADT		



**FOR LEASING INFORMATION:**

Luli Cannon  
813.712.3054  
lcannon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

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UNIT	TENANT	SF
1316	Laundromat	4,300
1318-20	Anytime Fitness	8,438
<b>1322</b>	<b>AVAILABLE</b>	<b>2,000</b>
1324	Kids Therapy Tower	2,500
1326	Pizzano's Pizza	2,000
1328	Bold en' Beautiful Salon	1,500
<b>1330</b>	<b>AVAILABLE</b>	<b>2,500</b>
<b>1338</b>	<b>AVAILABLE SOON</b>	<b>5,560</b>
1340	OLLIE'S COMING SOON	30,000
<b>1342</b>	<b>AVAILABLE</b>	<b>3,075</b>
1344	Fresenius Kidney Care	6,127
<b>1346</b>	<b>AVAILABLE</b>	<b>1,448</b>

UNIT	TENANT	SF
1350-52	Harvest Meat Market	5,505
1354	Heartland Pediatrics	3,857
1356	Estes Electric	896
<b>1358</b>	<b>AVAILABLE SOON</b>	<b>1,300</b>
<b>1360</b>	<b>AVAILABLE (Former Restaurant)</b>	<b>1,875</b>
<b>1362</b>	<b>AVAILABLE</b>	<b>1,500</b>
1366	Great Florida Insurance	1,500
1368	BCAT of Lake Wales	3,000
1372	Stone Cabin Coffee and Cheesecake	4,925
1376	BCAT of Lake Wales	2,450
1380-82	Subway	1,750
1384	Don't Blink Photography	981

UNIT	TENANT	SF
1386	Villa Acacia	800
1388	WAAU Access Florida Community Partner	1,300
<b>1392-1420</b>	<b>AVAILABLE SOON</b>	<b>26,755-29,154</b>
1424	Quest Diagnostics	1,355
1430	Family Dollar	8,320
1432	Estes Electric Storage	5,077
1440	Harbor Freight	31,870
1450	Tractor Supply	33,878
<b>OP 1</b>	<b>AVAILABLE</b>	<b>± 0.48 AC</b>
<b>OP 2</b>	<b>AVAILABLE</b>	<b>± 1.16 AC</b>



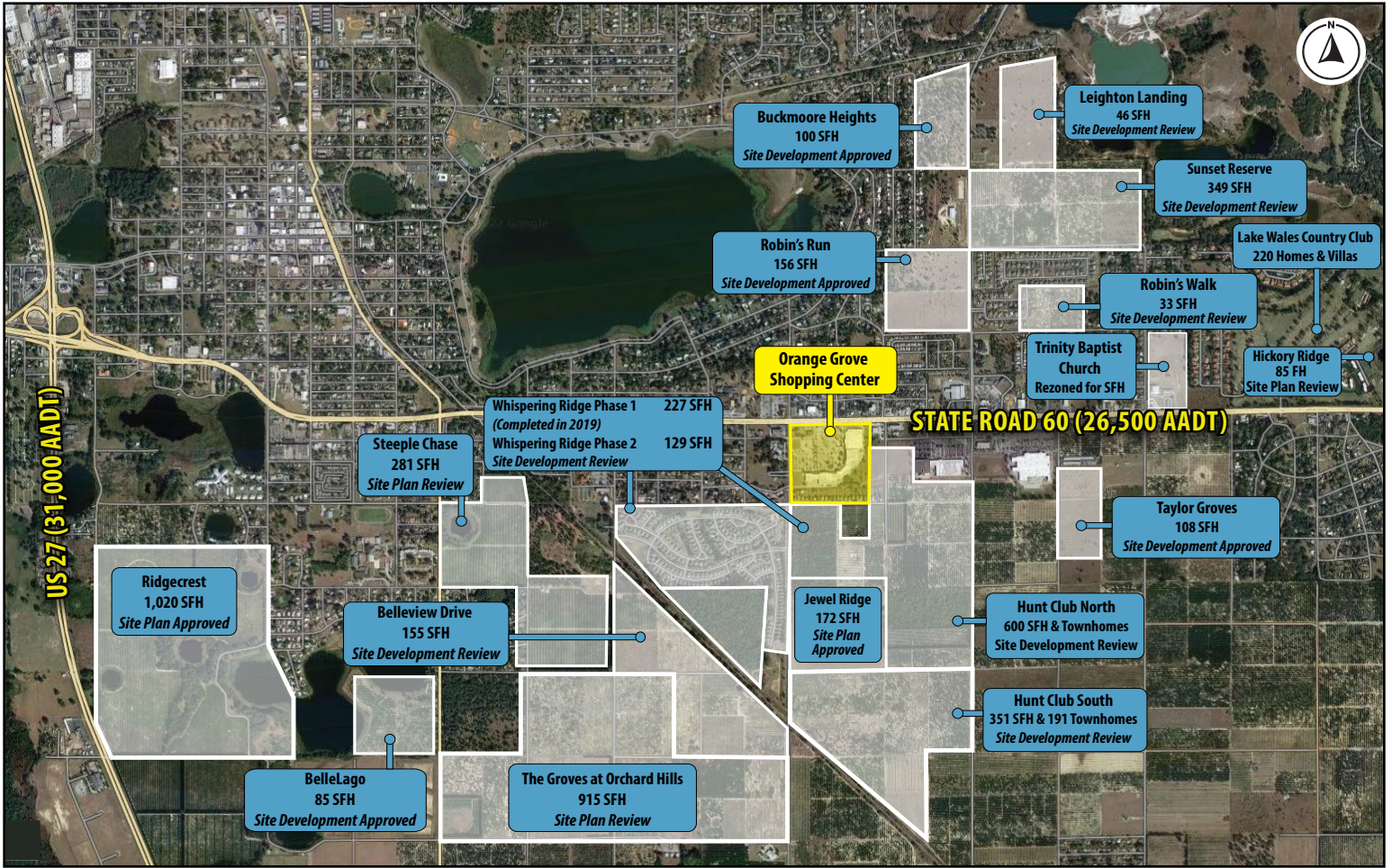
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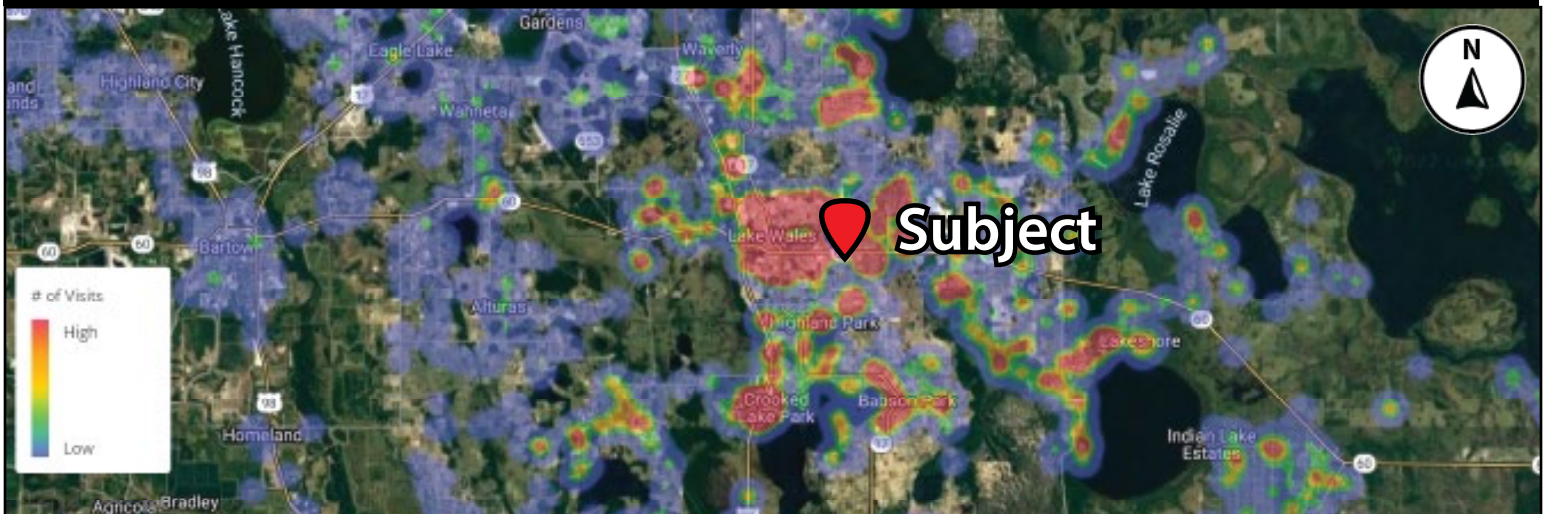
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## New and Proposed Residential Developments



## VISITOR HEAT MAP



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