



OPTUM - LAKE WALES

1143 STATE ROAD 60 E
LAKE WALES, FL 33853



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EXCLUSIVELY PRESENTED BY:



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ADVENTHEALTH
LAKE WALES ER



ADVENTHEALTH SPORTS MED
& REHAB LAKE WALES



AMERICAN CARE
MEDICAL CENTER



SWIFT CARE URGENT
CARE CENTER

PROPERTY SUMMARY

Offering Price	\$675,000.00
Building SqFt	3,052 SqFt
Year Built	2004
Lot Size (SF)	16,509.00 SqFt
Parcel ID	283006939400001101
Zoning Type	Commercial
County	Polk
Coordinates	27.894411,-81.562619
Tax Amount	\$9,294.99

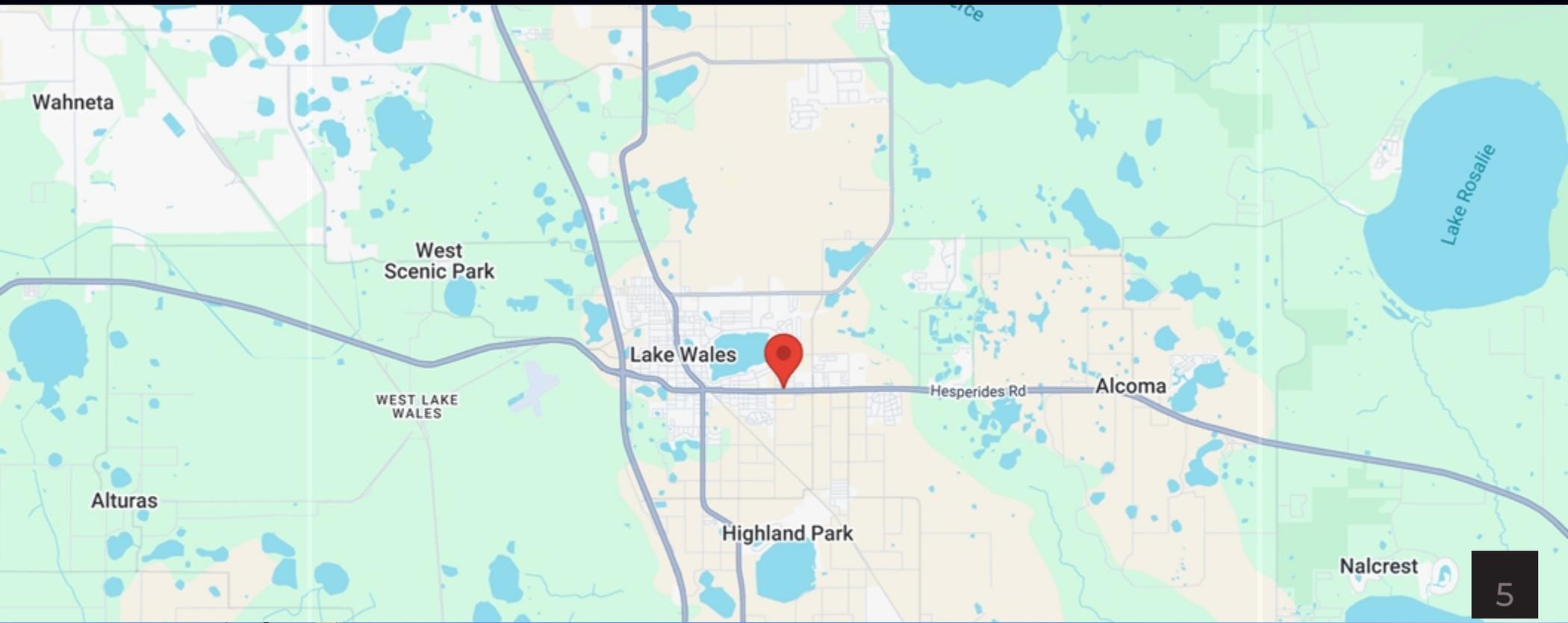
INVESTMENT SUMMARY

This ±3,052 SF single-tenant medical office in Lake Wales is leased to OptumCare, a national healthcare provider and subsidiary of UnitedHealth Group, and is strategically positioned just minutes from AdventHealth Lake Wales, anchoring the area's primary healthcare corridor. The property offers stable occupancy backed by national credit in an established medical location, making it an attractive opportunity for investors seeking durable healthcare income in a growing Central Florida market.



INVESTMENT HIGHLIGHTS

- ±3,052 SF single-tenant medical office building
- Leased to OptumCare, a national healthcare provider and subsidiary of UnitedHealth Group
- Located along State Road 60 just minutes from AdventHealth Lake Wales
- Lease in place through August 31, 2027 with annual rent increases
- Two five-year renewal options at fair market value
- Minimal landlord expense exposure and management responsibilities
- Corporate-backed healthcare tenancy in a growing Central Florida market





 **OPTUM**

LOCATION HIGHLIGHTS

- Positioned along State Road 60, a primary east–west corridor through Lake Wales
- Minutes from AdventHealth Lake Wales, a key regional hospital serving East Polk County
- Located within an established medical corridor surrounded by healthcare users
- Strong visibility and convenient access from major thoroughfares
- Central location between Tampa and Orlando within the I-4 growth corridor
- Growing Central Florida submarket supported by population expansion
- Increasing demand for outpatient and community-based healthcare services
- Accessible to surrounding residential neighborhoods and workforce base
- Healthcare-driven trade area with consistent patient traffic
- Stable small-city market with limited competing medical inventory



RENT ROLL

TENANT	SIZE (SF)	RENT / SF	ANNUAL BASE RENT	LEASE TYPE	LEASE START	LEASE END	NOTES
Optum	3,052	\$21.17	\$64,610.84	MG	09/01/2014	08/31/2027	Tenant pays utilities and janitorial directly, rent increases ~2% annually, and there are two five-year renewal options at fair market value.
Total Occupied	3052		\$64,610.84				
TOTAL	3052		\$64,610.84				

CASH FLOW

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$64,610.84	\$64,610.84
SCHEDULED BASE RENTAL REVENUE	\$64,610.84	\$64,610.84
TOTAL POTENTIAL GROSS REVENUE	\$64,610.84	\$64,610.84
EFFECTIVE GROSS REVENUE		
EFFECTIVE GROSS REVENUE	\$64,610.84	\$64,610.84
OPERATING EXPENSES		
PROPERTY TAX	\$9,294.00	\$9,294.00
INSURANCE	\$2,000.00	\$2,000.00
TOTAL OPERATING EXPENSES	\$11,294.00	\$11,294.00
NET OPERATING INCOME		
NET OPERATING INCOME	\$53,316.84	\$53,316.84
CAP RATE	7.90%	7.90%



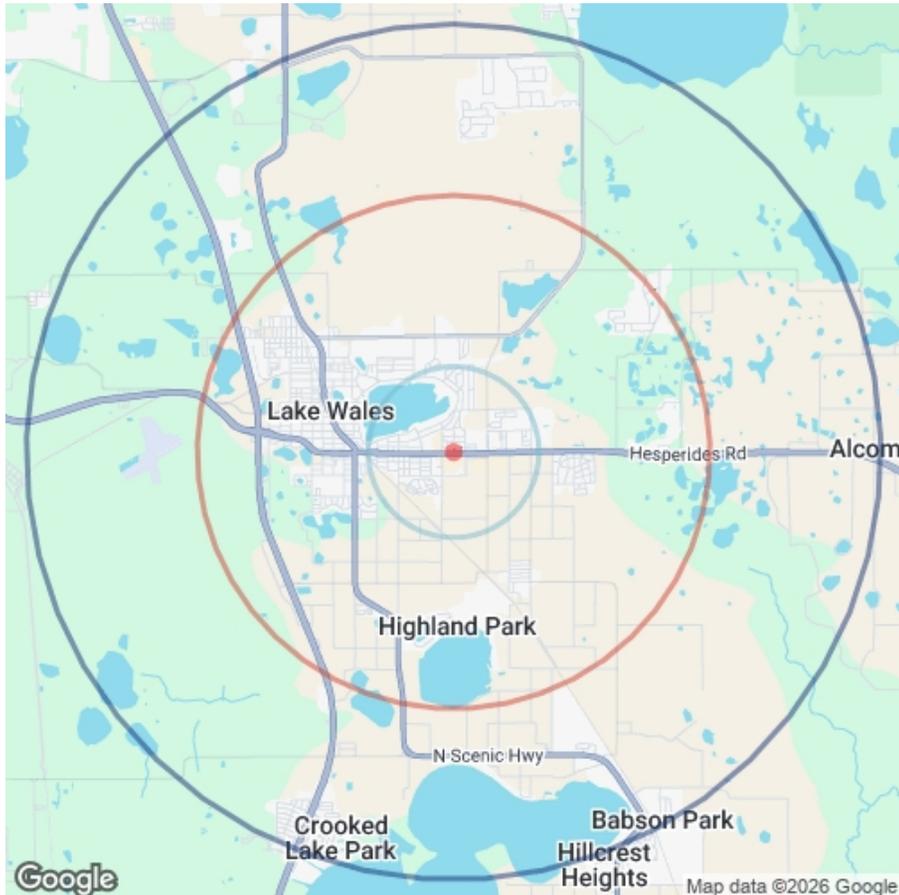
Optum

Optum is a national healthcare provider and subsidiary of UnitedHealth Group, one of the largest healthcare companies in the world. It operates thousands of care sites across the U.S., delivering physician-led outpatient services and value-based care, backed by strong corporate credit, national scale, and long-term industry stability.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,323	15,673	23,656
2010 Population	3,343	15,913	24,787
2025 Population	4,173	18,087	28,257
2030 Population	4,553	19,479	30,818
2025-2030 Growth Rate	1.76 %	1.49 %	1.75 %
2025 Daytime Population	4,961	21,528	30,437

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	185	919	1,338
\$15000-24999	205	671	1,024
\$25000-34999	120	596	865
\$35000-49999	180	790	1,273
\$50000-74999	200	1,269	2,321
\$75000-99999	194	989	1,565
\$100000-149999	288	1,087	1,723
\$150000-199999	132	443	583
\$200000 or greater	80	314	438
Median HH Income	\$ 61,352	\$ 60,084	\$ 60,732
Average HH Income	\$ 82,981	\$ 77,911	\$ 75,914



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,272	6,226	9,294
2010 Total Households	1,267	6,222	9,624
2025 Total Households	1,585	7,078	11,131
2030 Total Households	1,747	7,698	12,279
2025 Average Household Size	2.6	2.51	2.49
2025 Owner Occupied Housing	1,056	4,403	7,504
2030 Owner Occupied Housing	1,236	5,078	8,720
2025 Renter Occupied Housing	529	2,675	3,627
2030 Renter Occupied Housing	511	2,620	3,559
2025 Vacant Housing	126	876	1,599
2025 Total Housing	1,711	7,954	12,730



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