

DRIVE-THRU, RETAIL & MEDICAL OPPORTUNITIES

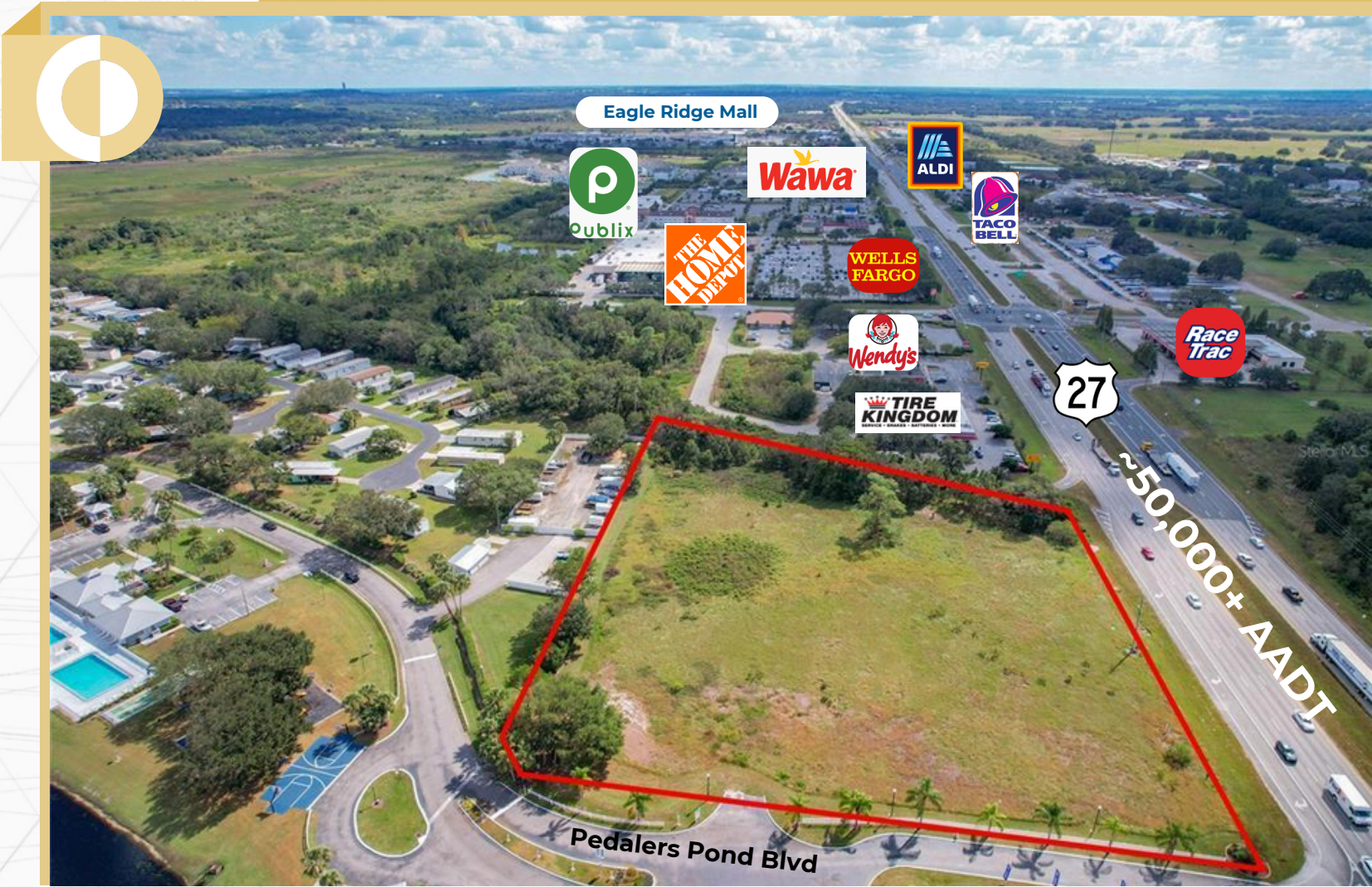
MEDICAL & RETAIL AVAILABLE HWY-27, LAKE WALES, FL

AVAILABLE

HWY-27 & PEDALERS POND,
LAKE WALES, FL

PROPERTY OVERVIEW

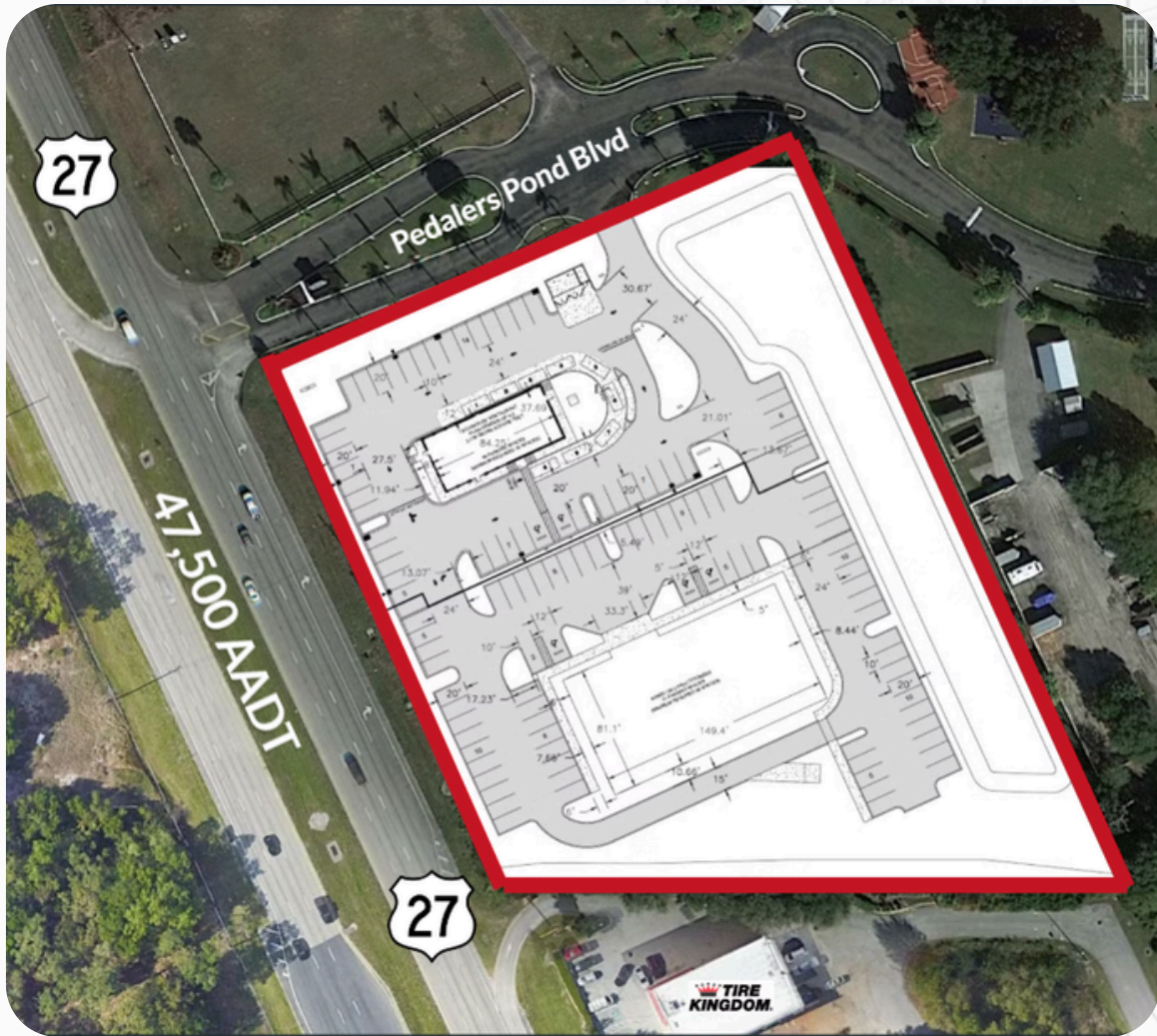
- 1-3 AC available for ground-lease or build-to-suit.
- Direct frontage on HW-27 (~50,000 AADT) in a major population growth corridor.
- In the heart of Lake Wales' main commercial corridor.
- Offering pad-ready sites cleared and ready for development, with utilities available and master stormwater.
- Favorable C-3 (Highway Commercial) zoning which allows for retail, drive-thru, restaurant, medical, and more.



OPTIMAL OUTCOMES, LLC
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LOCATION MAP & SITE PLAN



SITE HIGHLIGHTS

- Northbound and Southbound access from HWY-27 via Pedalers Pond Blvd.
- 12,000+ SF medical office building and drive-thru concept available
- Ample surface parking
- Site is cleared and ready for development with utilities available
- Favorable C-3 (Highway Commercial) zoning in City of Lake Wales

	2024 General Population	2024 Number of Households	2024 Avg. Household Income
1-MILE	3,254	1,351	\$68,993
3-MILE	20,110	8,864	\$67,326
5-MILE	57,372	23,272	\$70,853

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