

PROPOSAL

Orange Grove Plaza Standalone Building

1110 STATE ROAD 60 E

Lake Wales, FL 33853

PRESENTED BY:

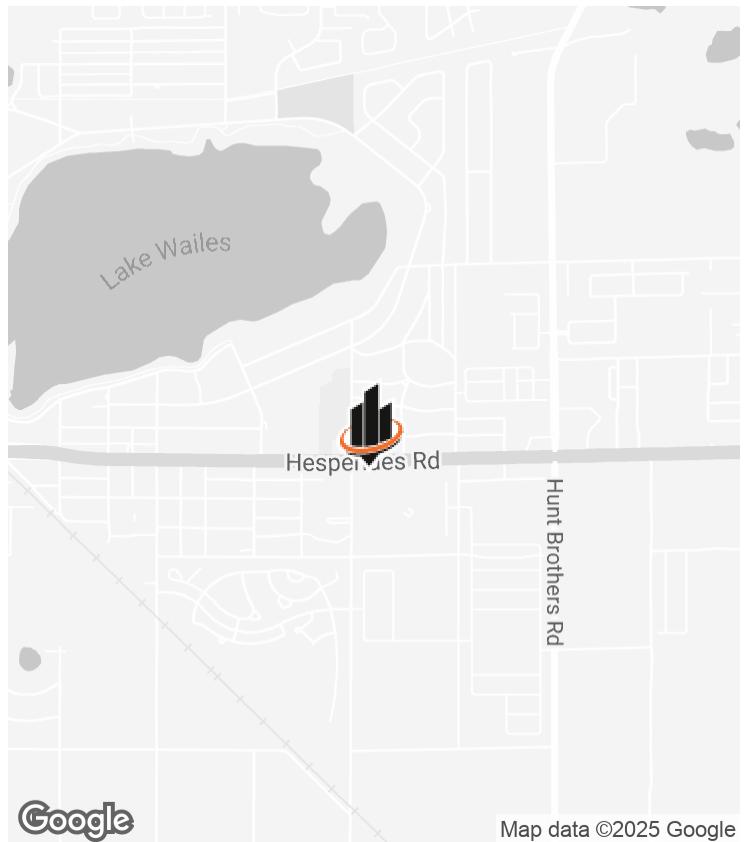
LANCE COBB

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FL #SL3483253



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LEASE RATE:	Negotiable
NUMBER OF UNITS:	1
AVAILABLE SF:	4,953 SF
LOT SIZE:	0.5 Acres
BUILDING SIZE:	4,953 SF

PROPERTY DESCRIPTION

Excellent Commercial Investment Opportunity
This former McDonald's building at 1110 Hwy 60 E, Lake Wales, FL, offers 4,953 sq. ft. of versatile space on half an acre, with high visibility and traffic exposure (28,500 AADT). Ideal for a restaurant, bar, or a variety of business ventures, it's strategically located near key attractions like Bok Tower Gardens and Lake Wales Ridge State Forest, and just outside the popular Orange Grove shopping plaza with retailers such as Tractor Supply, Subway, and Anytime Fitness. With easy access to major roadways and a vibrant local economy, this property is a prime opportunity for business owners and investors looking to capitalize on Lake Wales' growth.

PROPERTY HIGHLIGHTS

- Spacious 4,953 SF free-standing building
- Zoned C2 for diverse retail opportunities
- Strategic location in the vibrant Lake Wales area
- Ample parking for customers and staff

COMPLETE HIGHLIGHTS

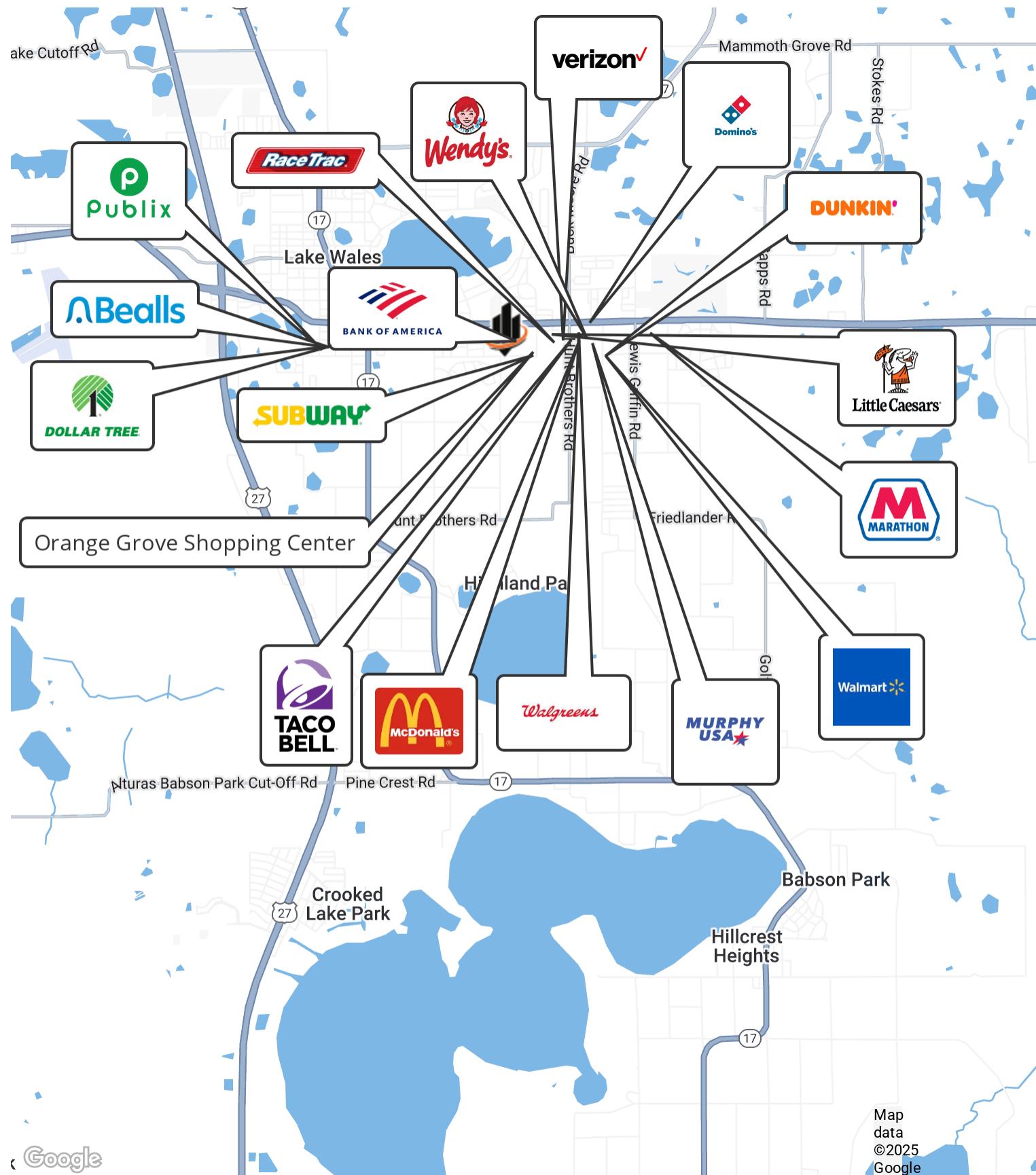


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- Strategic location in the vibrant Lake Wales area
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RETAILER MAP



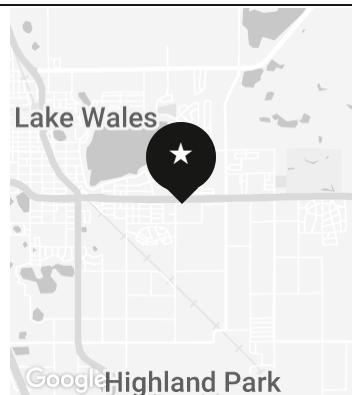
SALE COMPS



ORANGE GROVE PLAZA STANDALONE BUILDING

1110 State Road 60 E, Lake Wales, FL 33853

PRICE: \$1,500,000 **BLDG SIZE:** 4,953 SF
YEAR BUILT: 1989 **PRICE/SF:** \$302.85



4116 LOGISTICS PARKWAY

4116 Logistics Parkway, Winter Haven, FL 33880

PRICE: \$19,555,200 **BLDG SIZE:** 407,400 SF
PRICE/SF: \$48.00



505 AVENUE A EAST

Winter Haven, FL 33880

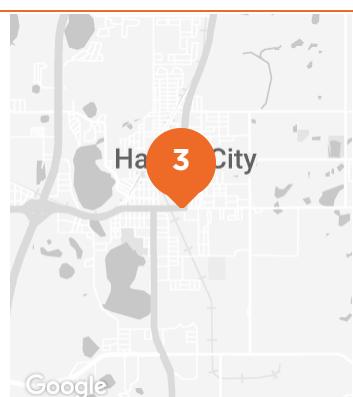
PRICE: \$1,721,500



1671 HINSON AVE

Haines City, FL 33844

PRICE: \$1,141,720 **BLDG SIZE:** 2,717 SF
YEAR BUILT: 1994 **PRICE/SF:** \$420.21



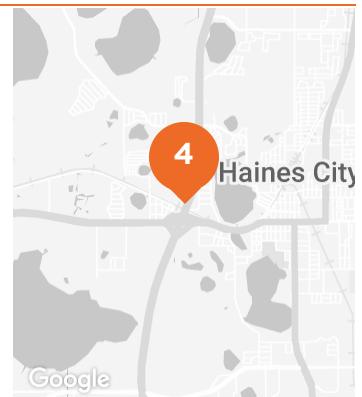


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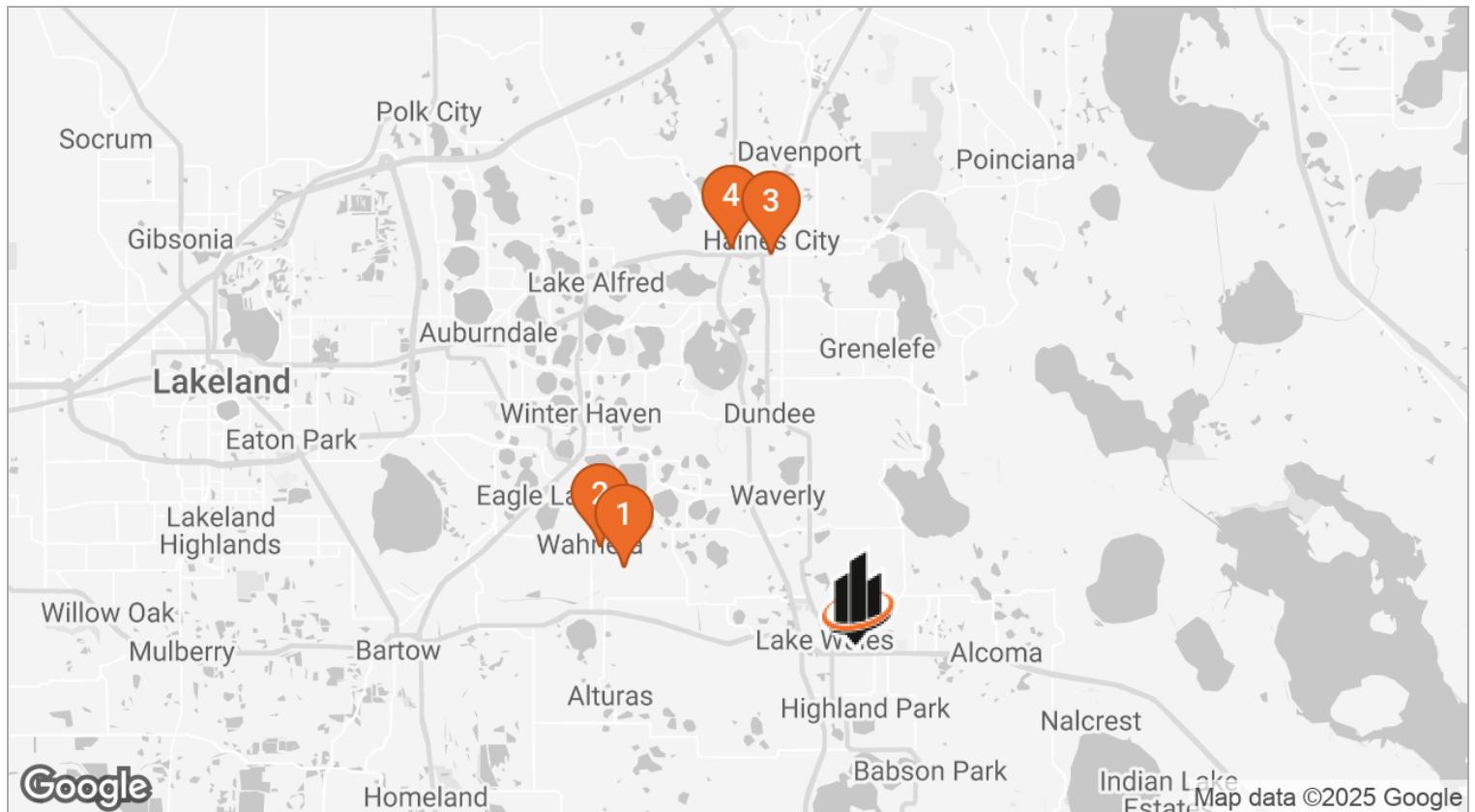
802 LANGSTON AVE

Haines City, FL 33844

PRICE: \$590,000 **BLDG SIZE:** 1,800 SF
YEAR BUILT: 2020 **PRICE/SF:** \$327.78

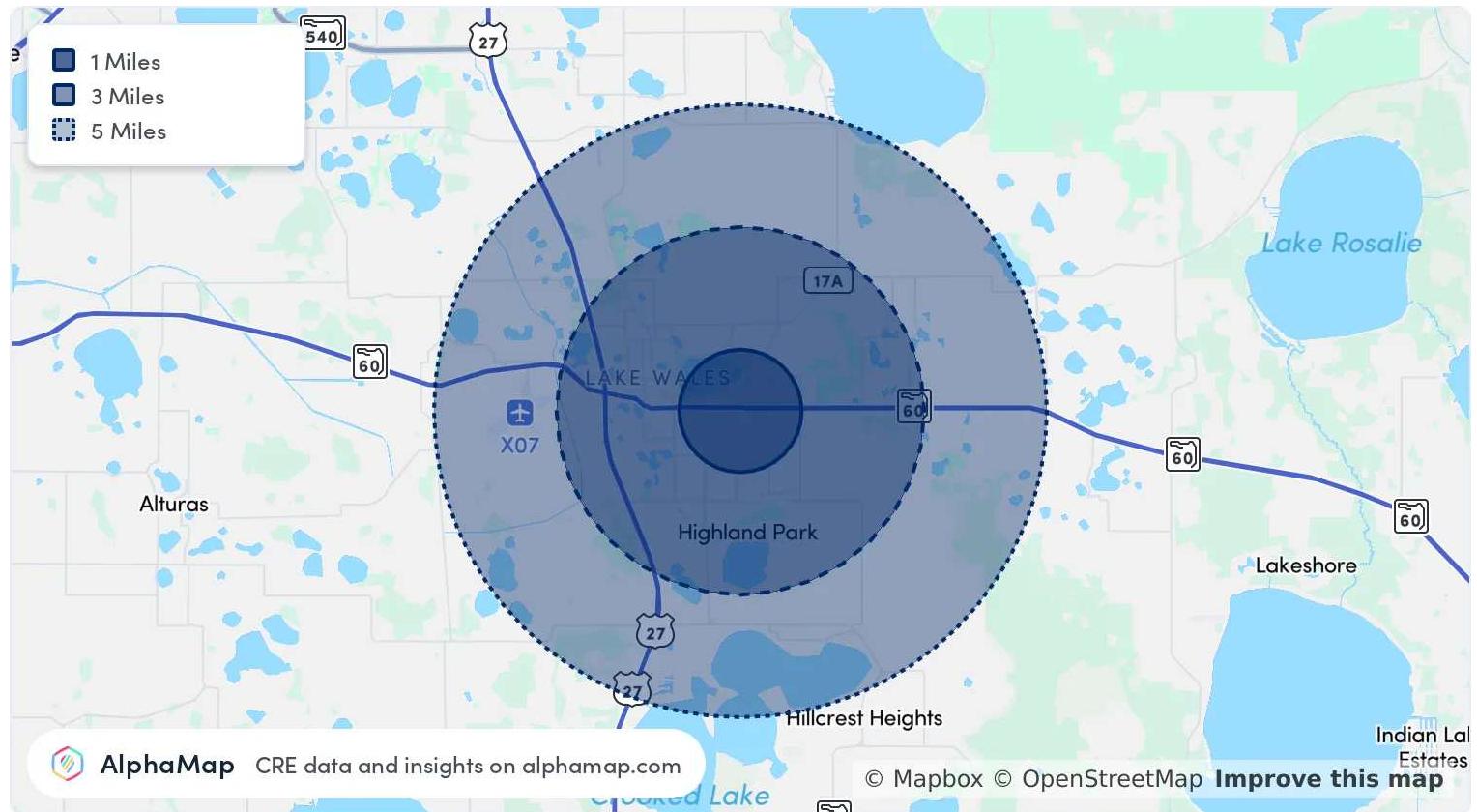


SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/SF
★	Orange Grove Plaza Standalone Building 1110 State Road 60 E Lake Wales, FL	\$1,500,000	4,953 SF	1	\$302.85
1	4116 Logistics Parkway 4116 Logistics Parkway Winter Haven, FL	\$19,555,200	407,400 SF	-	\$48.00
2	505 Avenue A East Winter Haven, FL	\$1,721,500	-	-	-
3	1671 Hinson Ave Haines City, FL	\$1,141,720	2,717 SF	-	\$420.21
4	802 Langston Ave Haines City, FL	\$590,000	1,800 SF	-	\$327.78
AVERAGES		\$5,752,105	137,306 SF		\$265.33

AREA ANALYTICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,578	19,595	28,994
AVERAGE AGE	42	41	42
AVERAGE AGE (MALE)	40	39	41
AVERAGE AGE (FEMALE)	43	42	44

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,736	7,385	11,228
PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$73,856	\$68,135	\$66,910
AVERAGE HOUSE VALUE	\$216,890	\$233,776	\$234,107
PER CAPITA INCOME	\$28,406	\$25,235	\$25,734

Map and demographics data derived from AlphaMap

ADVISOR BIO



LANCE COBB

Advisor

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Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
REALTOR® Association of Sarasota and Manatee, Inc.
Asian American Hotel Owners Association (AAHOA)

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