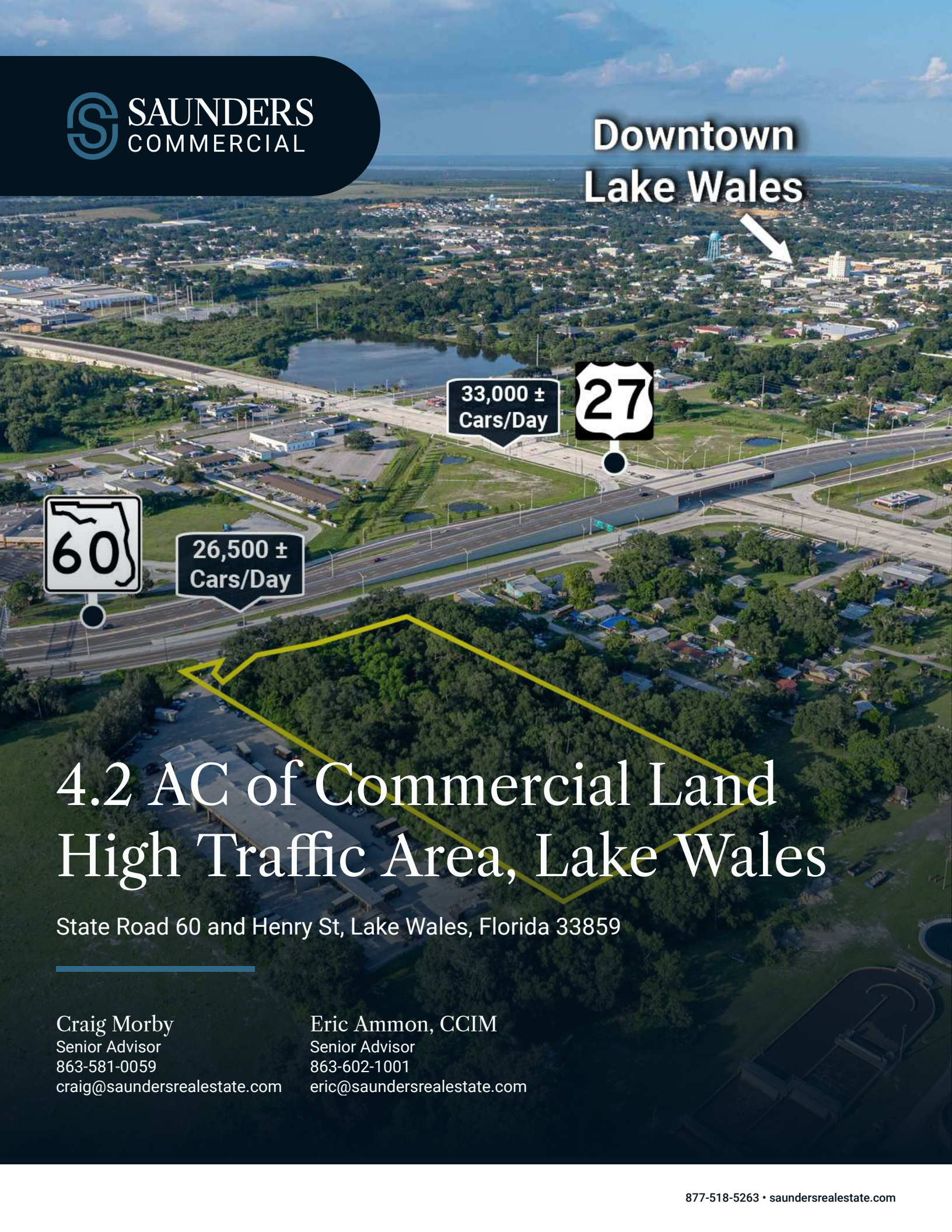


**Downtown
Lake Wales**



33,000 ±
Cars/Day



26,500 ±
Cars/Day

4.2 AC of Commercial Land High Traffic Area, Lake Wales

State Road 60 and Henry St, Lake Wales, Florida 33859

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PROPERTY SUMMARY



Offering Summary

Sale Price: \$475,000

Lot Size: 4.2 Acres

Price / Acre: \$113,095

Zoning: LCC - Linear Commercial Corridor, Unincorporated Polk County

Property Tax ID's 27-30-03-000000-024010 & 024070

Property Overview

Super 4.2 acre vacant commercial land site in Lake Wales at State Road 60 and US 27.

Recently reconstructed in a huge Florida Department of Transport project, the State Road 60 and US Highway 27 interchange has been completed, and this area has rejuvenated the area with much smoother and efficient traffic flows.

This site is currently zoned LCC in unincorporated Polk County - a common and expansive classification which would allow retail, office, restaurant, personal service, warehousing and many other.

The City of Lake Wales would happily annex this property, allowing for access to available water and sewer at the site and potentially opening up a few more uses, including light industrial.

Within minutes of Publix and downtown Lake Wales, and a short trip to Bartow and Lakeland.

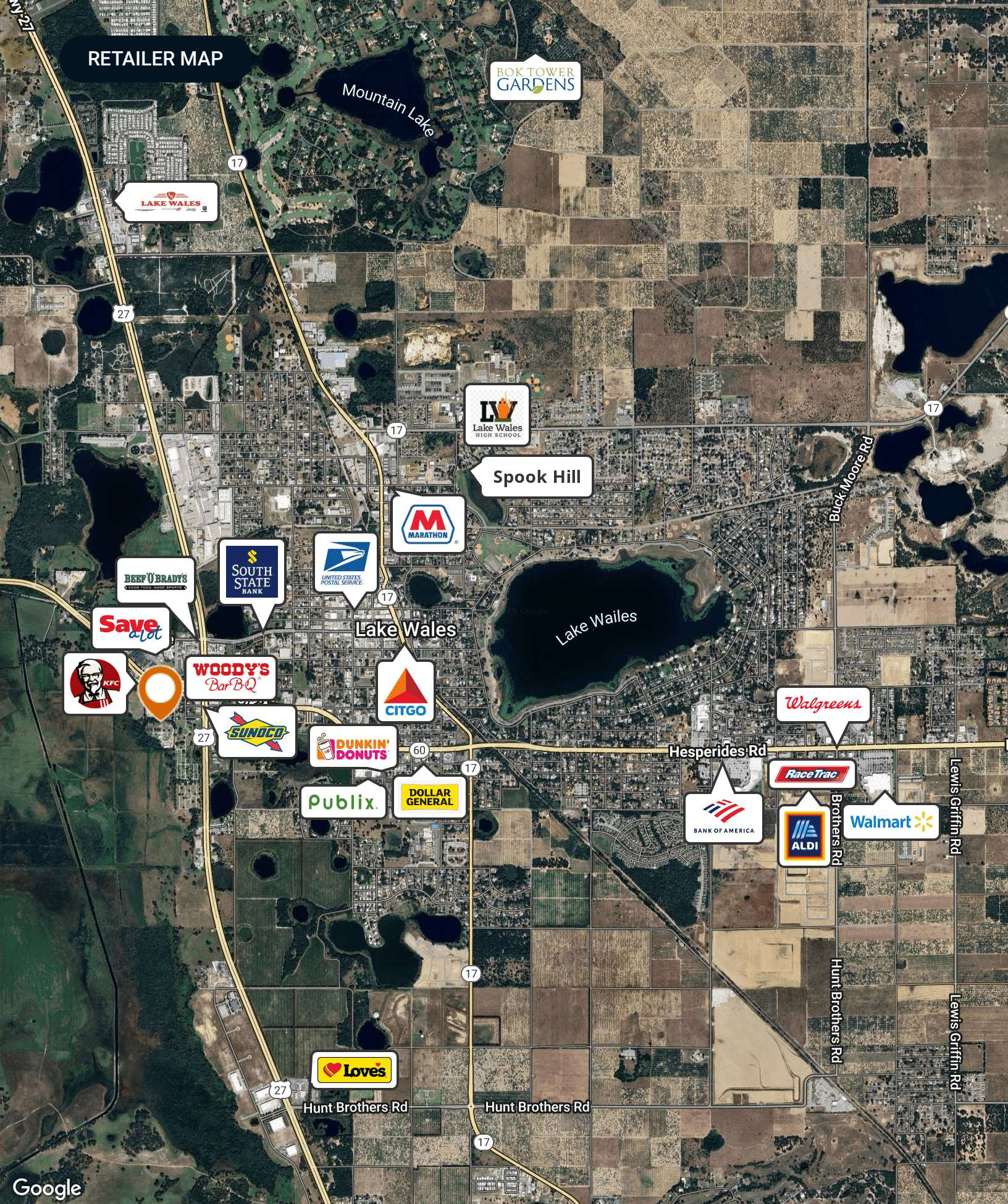
COMPLETE HIGHLIGHTS



Property Highlights

- 4.2 Acres - Lake Wales on State Road 60
- Zoned LLC, Unincorporated Polk County. Uses includes retail, restaurant, office, childcare, personal service, warehousing.
- Buyer may want to consider annexing into the City of Wales for utility hook up. The City would entertain a light industrial use here, along with many of the other uses listed above.
- 26,500 Vehicles Per Day
- Nearby street neighbors include a UPS depot and Kentucky Fried Chicken Restaurant.
- There is a long term billboard lease on the property which pays \$7,000 per year or a revenue share. Lease available.
- Within 10 minutes of downtown Lake Wales. 20 minutes to Bartow and 35-40 minutes to Lakeland.
- State Road 60 is a major east/west thoroughfare through the entire state of Florida, spanning Clearwater to Vero Beach.
- Utilities, including water and sewer can be available to the site
- The lot has been partially cleared. A Buyer may walk from the front to the back of the property without impediment.

RETAILER MAP



ADDITIONAL PHOTOS





Lake Wales

POLK COUNTY

Founded	1917
Population	16,774 (2023)
Area	14 sq mi
Website	lakewalesfl.gov
Major Employers	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

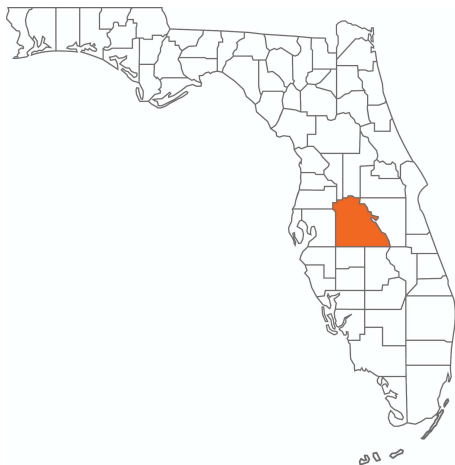
Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205-foot carillon tower atop one of Florida's highest points.



Polk County

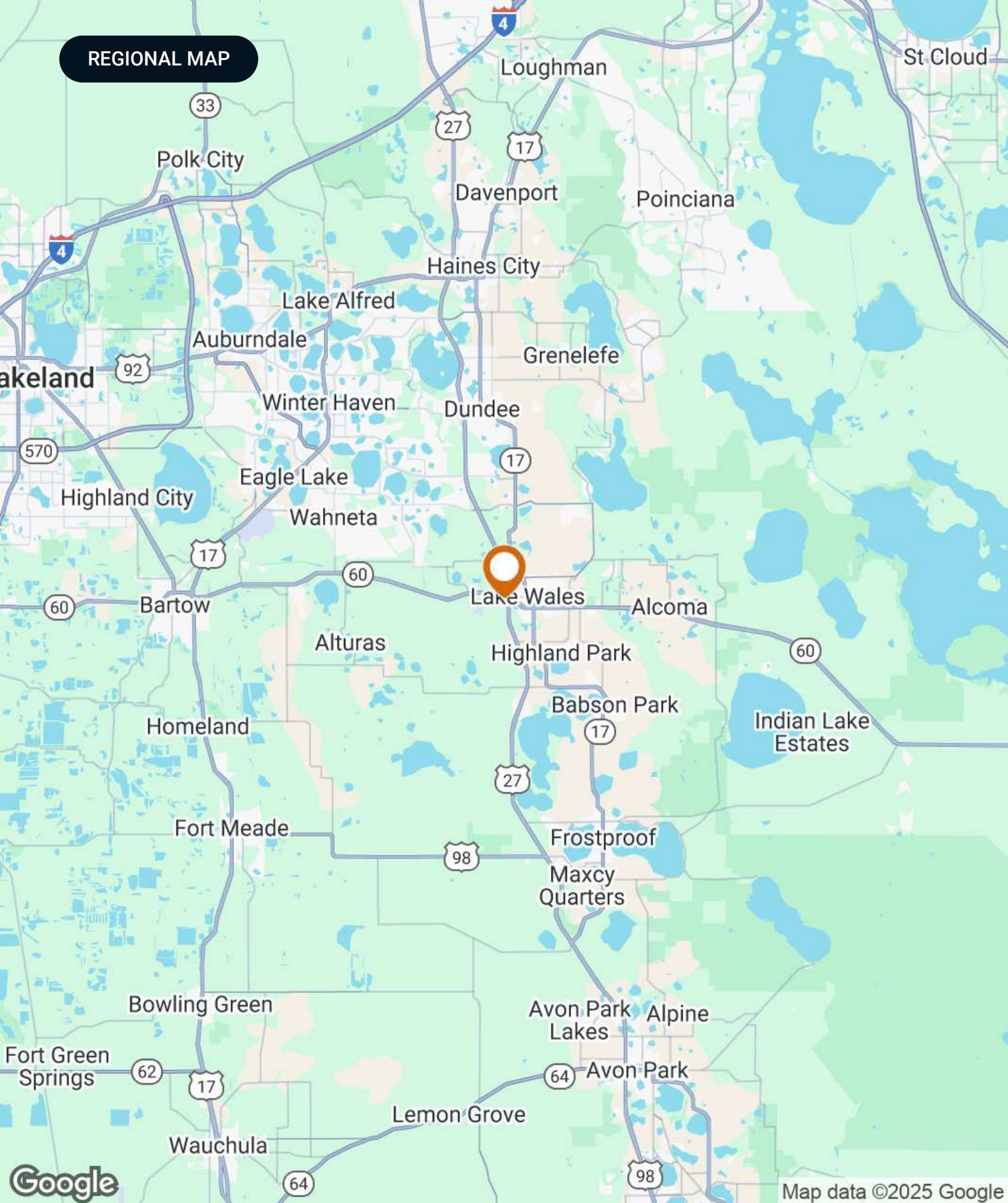
FLORIDA



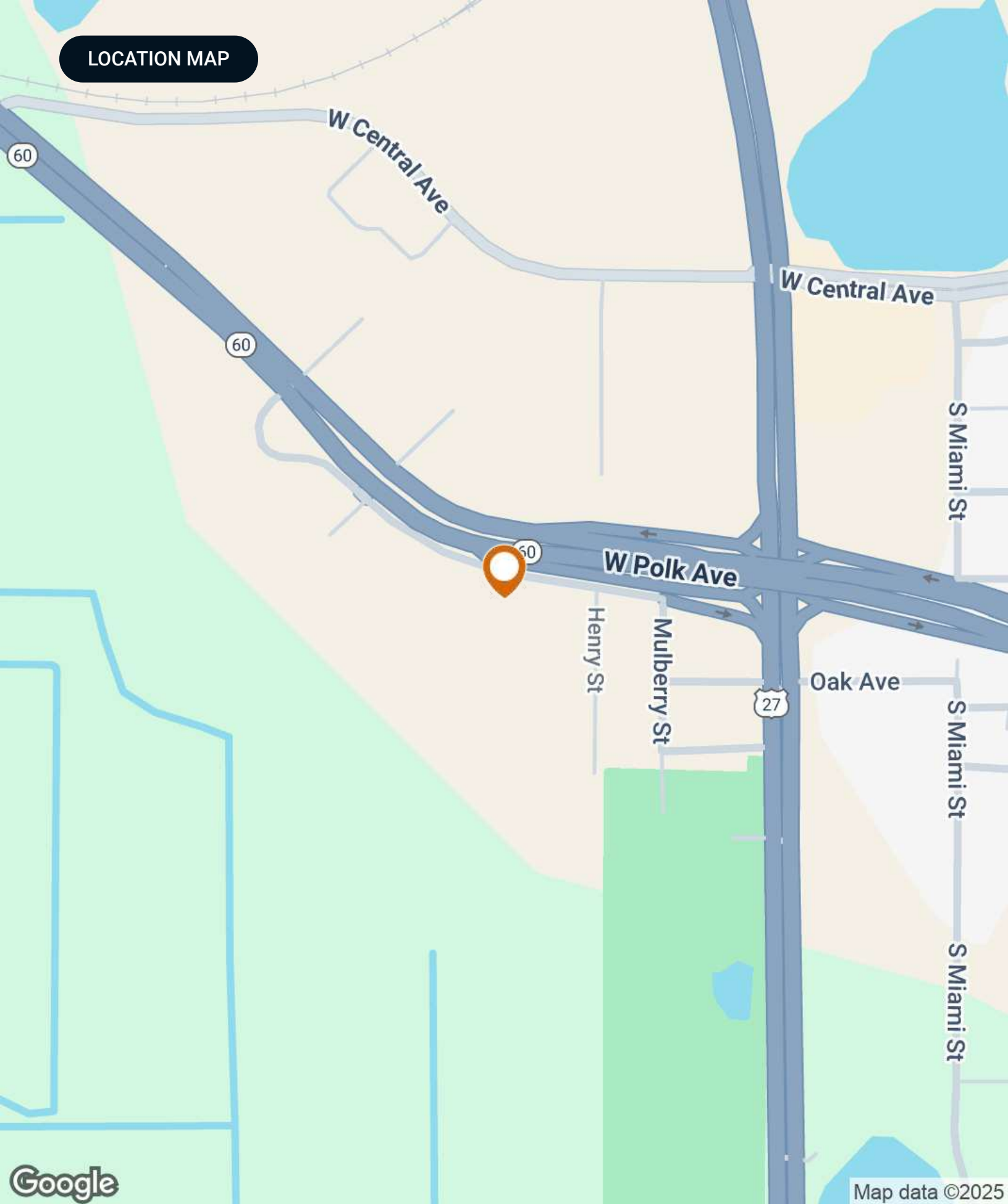
Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

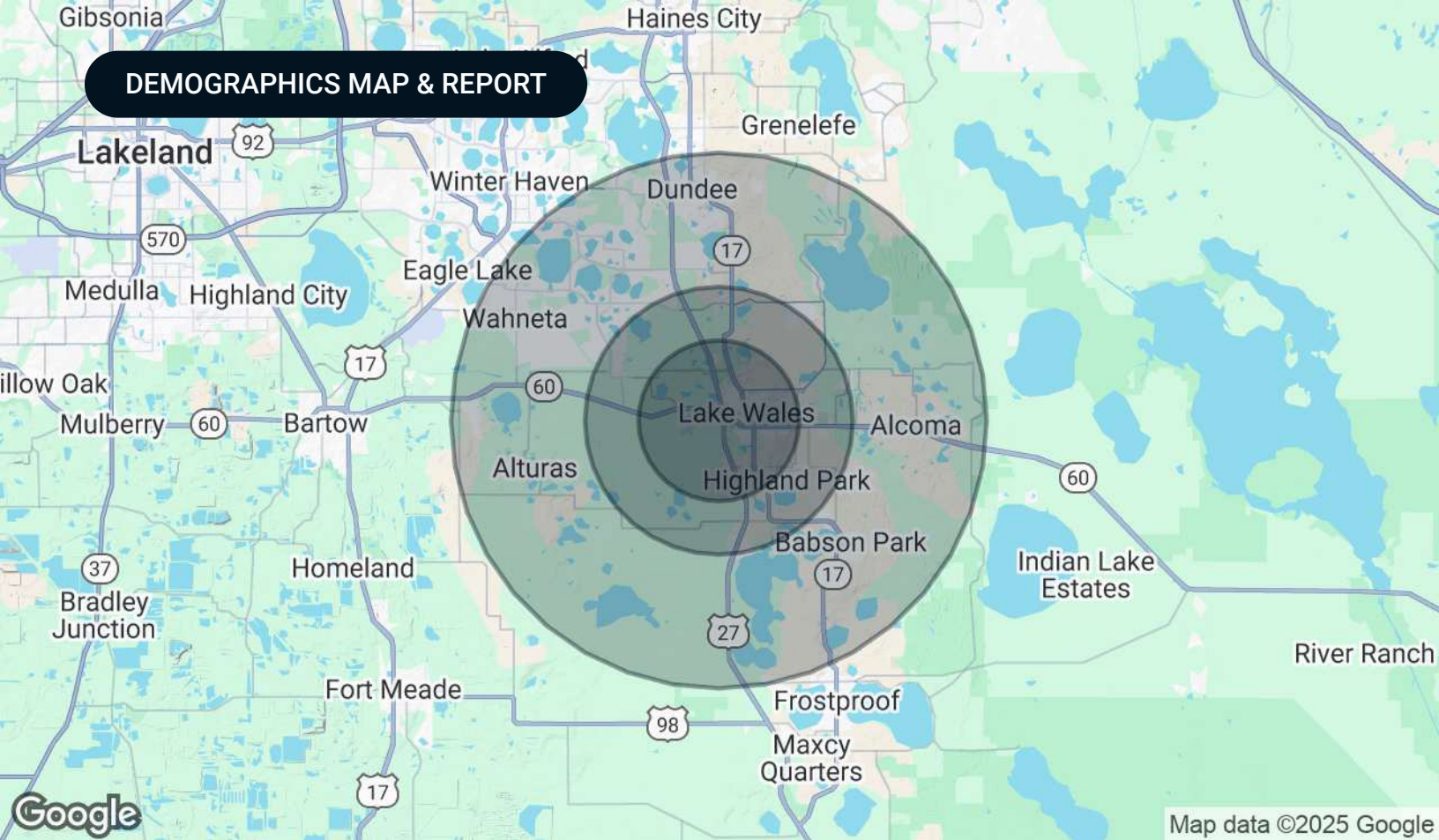
In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

REGIONAL MAP



LOCATION MAP





Population

	3 Miles	5 Miles	10 Miles
Total Population	16,906	33,676	112,229
Average Age	41	44	44
Average Age (Male)	40	42	43
Average Age (Female)	43	45	45

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	6,523	13,354	44,039
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$63,522	\$67,275	\$76,073
Average House Value	\$230,855	\$241,007	\$277,094

Demographics data derived from AlphaMap



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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