

Built-Out Two-Story Medical Office | Move-In Ready

23607 HWY 27 # 1-8
LAKE WALES, FL 33859

FOR LEASE

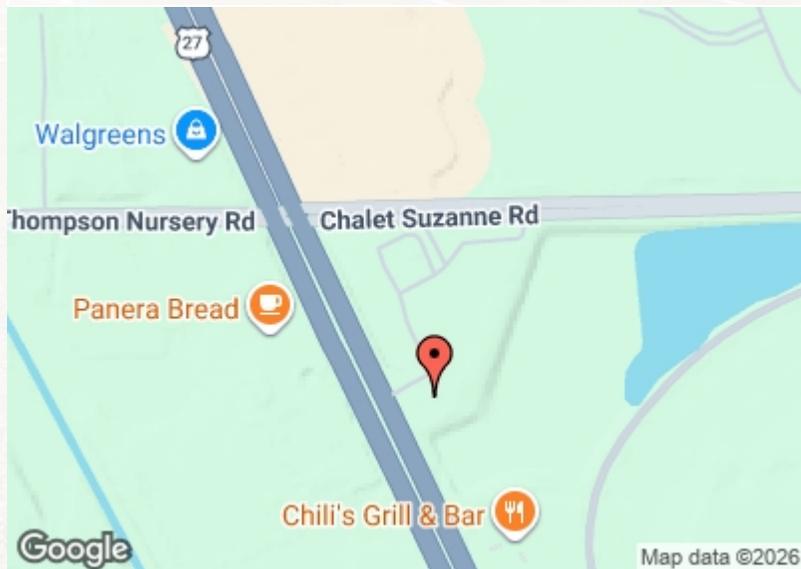


PROPERTY SUMMARY

23607 US Highway 27 is an 11,760 square foot, two-story medical office building in Lakes Wales, built in 2013. The property features a fully built-out medical layout with exam rooms, procedure space, physician offices, and a large reception area, allowing for immediate occupancy. With 53 parking spaces, direct access to US Highway 27, and proximity to AdventHealth Lake Wales, the building offers strong visibility and convenience. Offered at \$27.00/SF NNN with \$5.00/SF CAM.

- The long-term lease structure provides stability and predictable occupancy costs for medical users.
- The fully built-out medical layout allows for immediate occupancy with reduced upfront capital investment.
- The 11,760 square foot, two-story design offers flexibility for a growing medical practice.
- 53 parking spaces with US Hwy 27 frontage.

Building SqFt	11,760 SqFt
Year Built	2014
Lot Size (SF)	40,384.00 SqFt
Parcel ID	272916000000042050
Zoning Type	Commercial
County	Polk
Coordinates	27.955241,-81.620375
Lot Size (acres)	0.93
Levels	2



BOB WISDOM

President

Mobile: 847-980-3670

bob.wisdom@wisdomcapitalgroup.com

License #: BK3485707

BRADY WISDOM

Director of Medical Sales

Direct: 305-320-1148

Brady.Wisdom@WisdomCapitalGroup.com

License #: 3588056

Wisdom Capital Group

200 S Biscayne Blvd #20-115A
Miami, FL 33131

Office: 305-395-4917

<https://wisdomcapitalgroup.com/>



Built-Out Two-Story Medical Office | Move-In Ready

23607 HWY 27 # 1-8
LAKE WALES, FL 33859

FOR LEASE

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Complex	Medical	\$ 27.00 SF/Yr	NNN	11,760 SF	5 - 10 Yrs



BOB WISDOM

President

Mobile: 847-980-3670

bob.wisdom@wisdomcapitalgroup.com

License #: BK3485707

BRADY WISDOM

Director of Medical Sales

Direct: 305-320-1148

Brady.Wisdom@WisdomCapitalGroup.com

License #: 3588056



Wisdom Capital Group

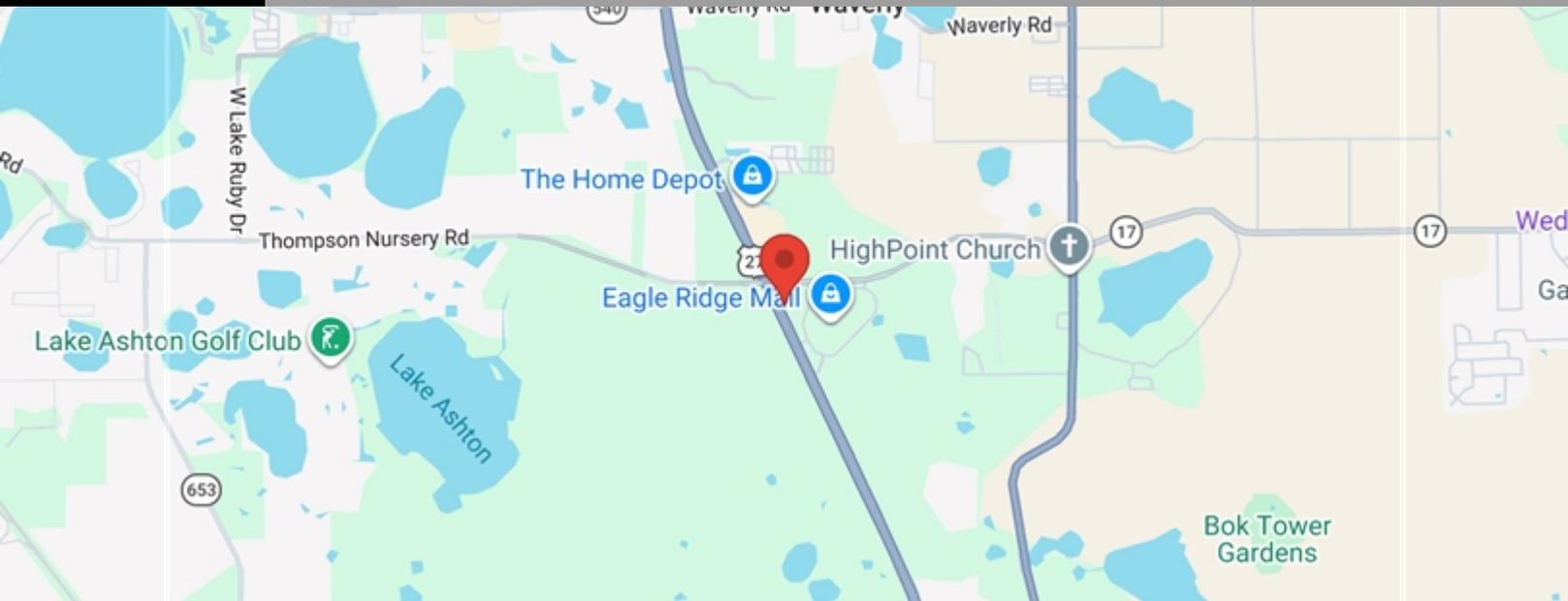
200 S Biscayne Blvd #20-115A
Miami, FL 33131

Office: 305-395-4917
<https://wisdomcapitalgroup.com/>

Built-Out Two-Story Medical Office | Move-In Ready

23607 HWY 27 # 1-8
LAKE WALES, FL 33859

FOR LEASE



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	392	5,665	32,274
2010 Population	890	11,652	44,454
2025 Population	2,044	15,912	59,140
2030 Population	2,391	18,194	66,316
2025-2030 Growth Rate	3.19 %	2.72 %	2.32 %
2025 Daytime Population	3,871	15,628	57,334

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	100	583	1,996
\$15000-24999	23	435	1,812
\$25000-34999	73	624	1,703
\$35000-49999	112	1,061	3,029
\$50000-74999	205	1,602	5,065
\$75000-99999	178	1,281	3,831
\$100000-149999	138	1,081	4,117
\$150000-199999	20	365	1,778
\$200000 or greater	10	186	1,087
Median HH Income	\$ 65,279	\$ 64,378	\$ 67,080
Average HH Income	\$ 71,387	\$ 76,568	\$ 84,960

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	177	2,355	12,975
2010 Total Households	394	5,153	18,104
2025 Total Households	858	7,219	24,418
2030 Total Households	1,013	8,338	27,687
2025 Average Household Size	2.38	2.2	2.41
2025 Owner Occupied Housing	385	4,789	17,338
2030 Owner Occupied Housing	538	5,891	20,235
2025 Renter Occupied Housing	473	2,430	7,080
2030 Renter Occupied Housing	475	2,447	7,452
2025 Vacant Housing	81	1,267	3,850
2025 Total Housing	939	8,486	28,268

BOB WISDOM

President

Mobile: 847-980-3670

bob.wisdom@wisdomcapitalgroup.com

License #: BK3485707

BRADY WISDOM

Director of Medical Sales

Direct: 305-320-1148

Brady.Wisdom@WisdomCapitalGroup.com

License #: 3588056



Wisdom Capital Group

200 S Biscayne Blvd #20-115A
Miami, FL 33131

Office: 305-395-4917
<https://wisdomcapitalgroup.com/>

Built-Out Two-Story Medical Office | Move-In Ready

23607 HWY 27 # 1-8
LAKE WALES, FL 33859

FOR LEASE



BOB WISDOM

President

Mobile: 847-980-3670

bob.wisdom@wisdomcapitalgroup.com

License #: BK3485707

BRADY WISDOM

Director of Medical Sales

Direct: 305-320-1148

Brady.Wisdom@WisdomCapitalGroup.com

License #: 3588056



Wisdom Capital Group

200 S Biscayne Blvd #20-115A
Miami, FL 33131

Office: 305-395-4917
<https://wisdomcapitalgroup.com/>