



253 EAST STUART AVENUE

253 STUART AVENUE EAST
LAKE WALES, FL 33853

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GREG SMITH

Senior Advisor

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PROFESSIONAL BACKGROUND

Greg Smith is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Additionally, Greg is highly experienced with REO asset liquidations and has recently been named as the brokerage's 2018 Top Producer.

Born in Savannah, GA and raised in Ocala, FL, Greg studied business administration at The College of Central Florida. After a successful 20-year automotive career in sales and finance/sales management, he retired from his sales management position at Jarrett Automotive Group and pursued new interests in real estate. In 2007, Greg obtained his commercial real estate license and would later join Saunders Real Estate in 2008.

Greg has been married for 28 years and currently resides in Lakeland, FL with his wife. They have one son who attends Florida State University. Family interests include scuba diving, hunting, fishing, and traveling. Greg, his wife, and their son are all certified by the United States Chung Do Kwan Association as multi-degree Black Belts and Korean Tae Kwan Do instructors.

Greg specializes in:

- Industrial Facilities
- Religious Facilities
- REO Assets

DISCIPLINES

- 2018 - Coldwell Banker Commercial Brokerage Top Producer
- 2016 - Coldwell Banker Commercial Brokerage Top Producer

1 PROPERTY INFORMATION

253 Stuart Avenue East
Lake Wales, FL 33853

Property Summary



OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	3,732 SF
Available SF:	
Price / SF:	\$100.48
Year Built:	1986
Renovated:	2017
Zoning:	Commercial Condo
Market:	Downtown Lake Wales
APN:	27-30-02-910033-001030

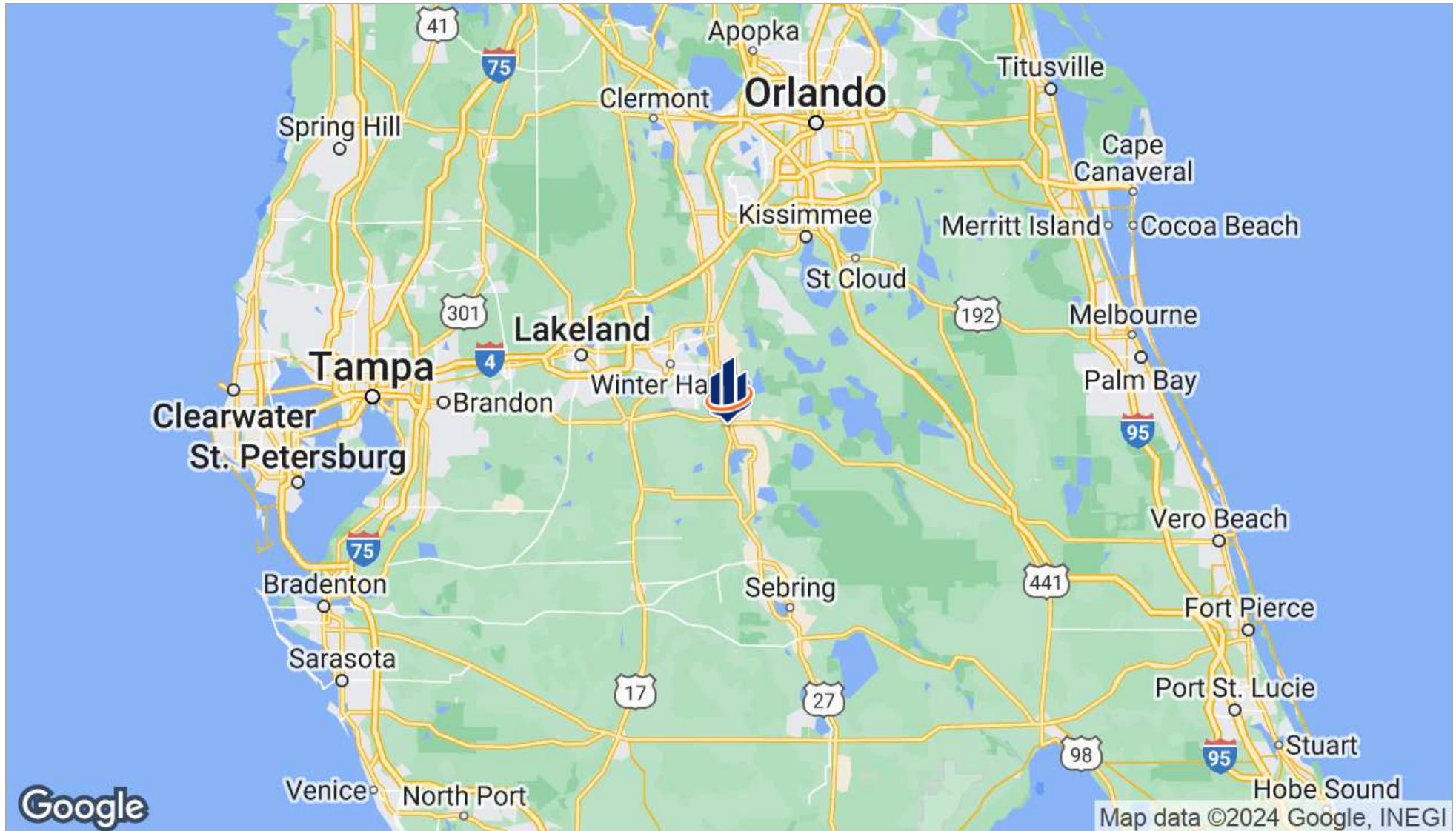
PROPERTY OVERVIEW

This is a well established restaurant property in downtown Lake Wales, FL. Overall seating capacity is 182 however, it is currently set up to accommodate 169 diners. The property comes complete with hostess station, 7 booths, 9 tables downstairs configured in a variety set ups. There is also a full service bar servicing the restaurant. Kitchen is a full service commercial kitchen complete with multiple refrigerators, freezers, prep station and storage.

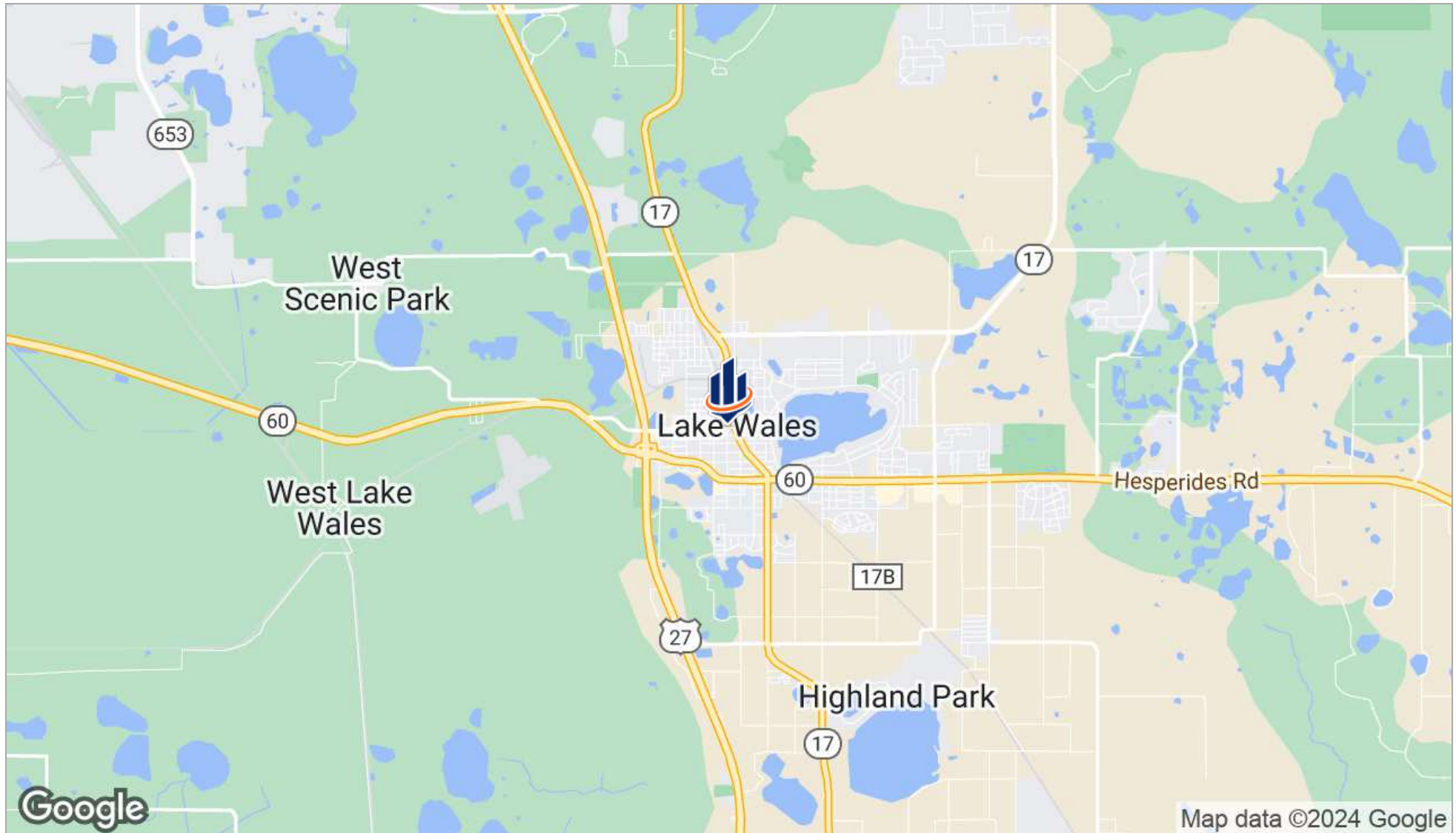
PROPERTY HIGHLIGHTS

- 1. Great restaurant space directly in downtown Lake Wales
- 2. Recently renovated in 2017
- 3. Great turn key opportunity

Regional Map



Location Map



Demographics Map & Report

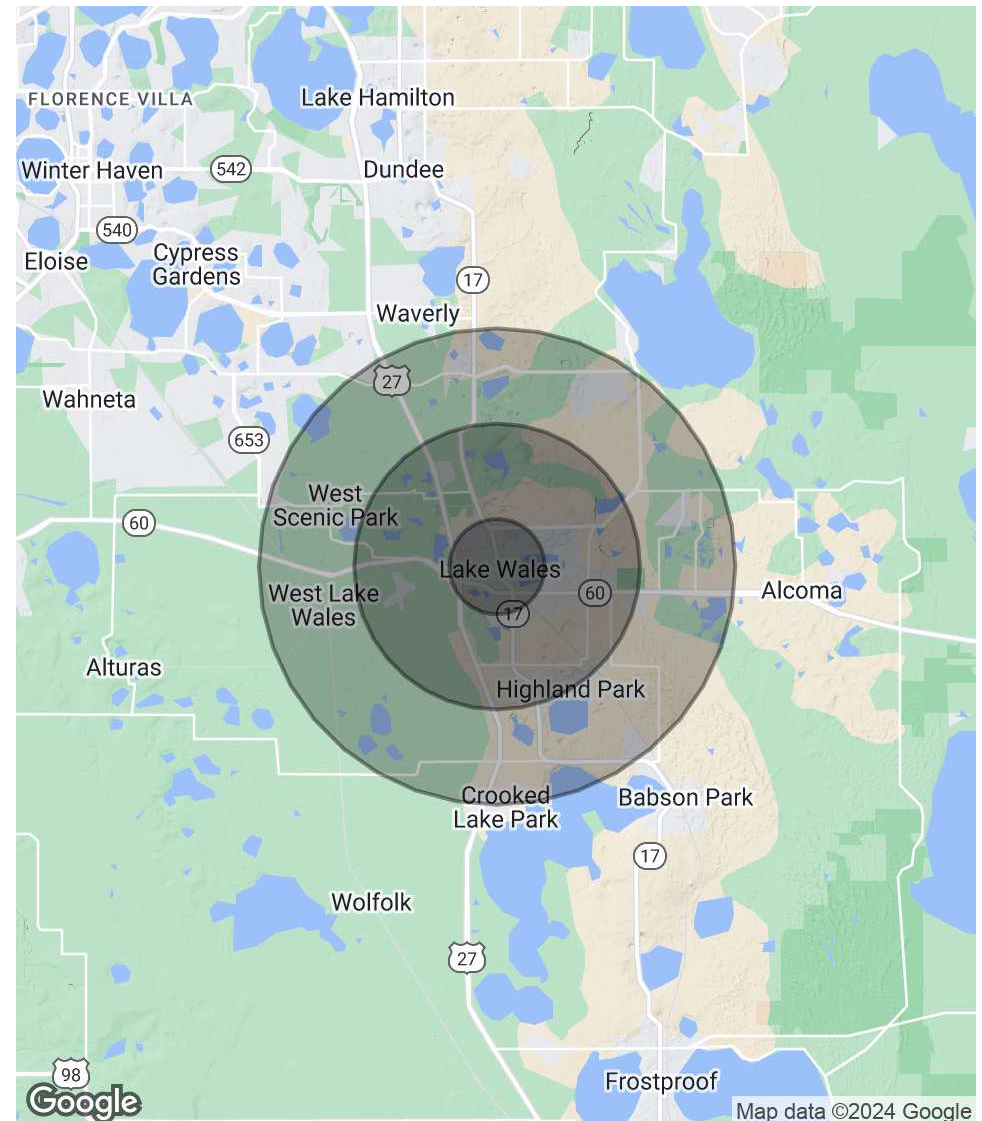
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,557	14,332	27,535
Average age	39.9	40.5	42.0
Average age [Male]	36.8	37.6	39.8
Average age [Female]	42.0	42.2	43.1

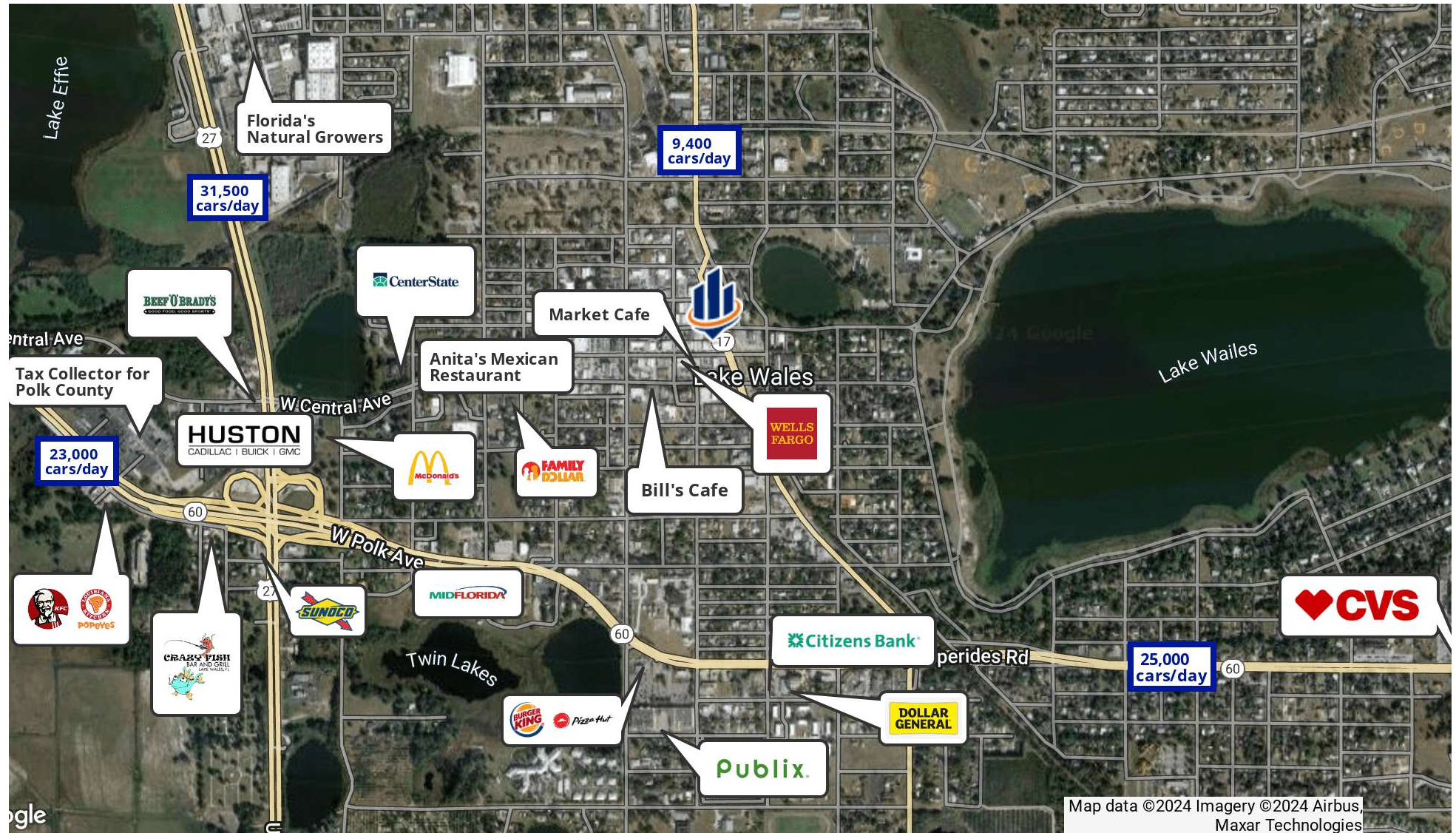
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,052	5,762	11,134
# of persons per HH	2.4	2.5	2.5
Average HH income	\$39,077	\$48,545	\$51,537
Average house value	\$115,717	\$131,359	\$150,099

* Demographic data derived from 2020 ACS - US Census

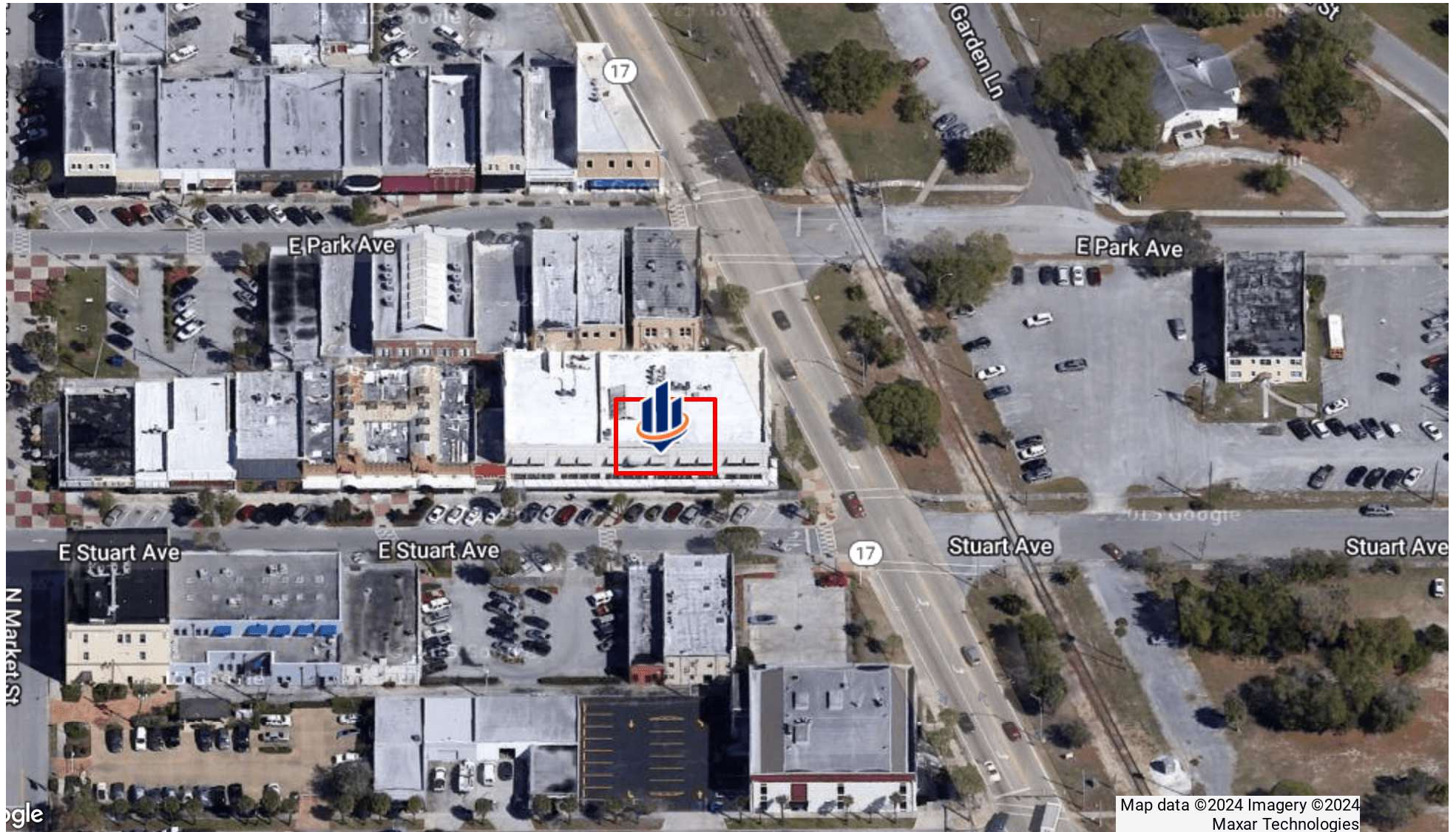


Retailer Map

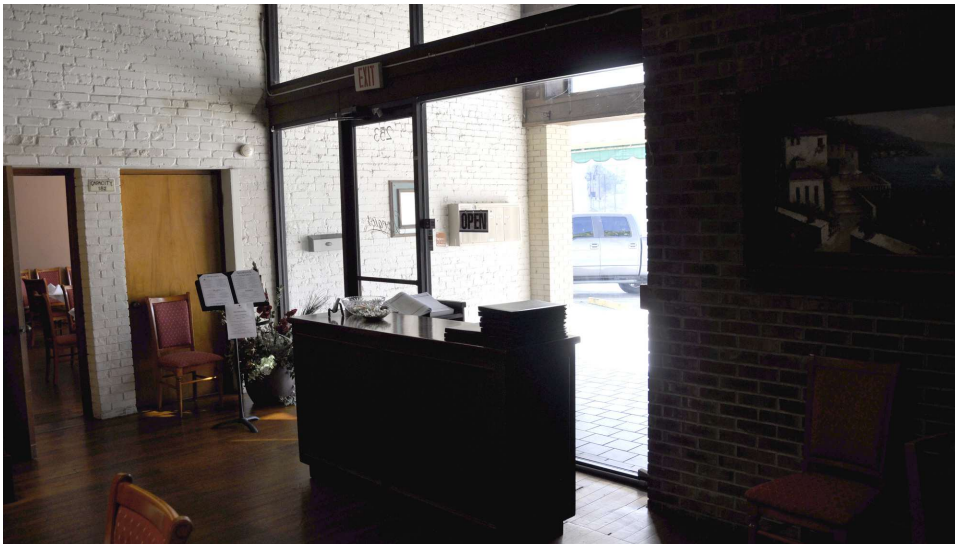


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Aerial Map



Additional Photos



Additional Photos



Additional Photos





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