

# US HWY 27 AND CHALET SUZANNE ROAD



LAKE WALES, FL 33859



Central Florida • North Florida • South Florida  
New Jersey • Eastern Pennsylvania  
Southeastern US  
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### PROPERTY DESCRIPTION

Available for GL, BTS or Purchase

### PROPERTY HIGHLIGHTS

- 47,500 AADT at the intersection
- Retail synergy includes Publix, Wawa, Aldi, Walgreens, Home Depot and more national tenants
- Access from both US Highway 27 and Chalet Suzanne Rd
- Within a 2-mile radius, there are 3,750 single family homes, 1,800+ townhomes, and over 3,100 apartments currently permitted or under construction

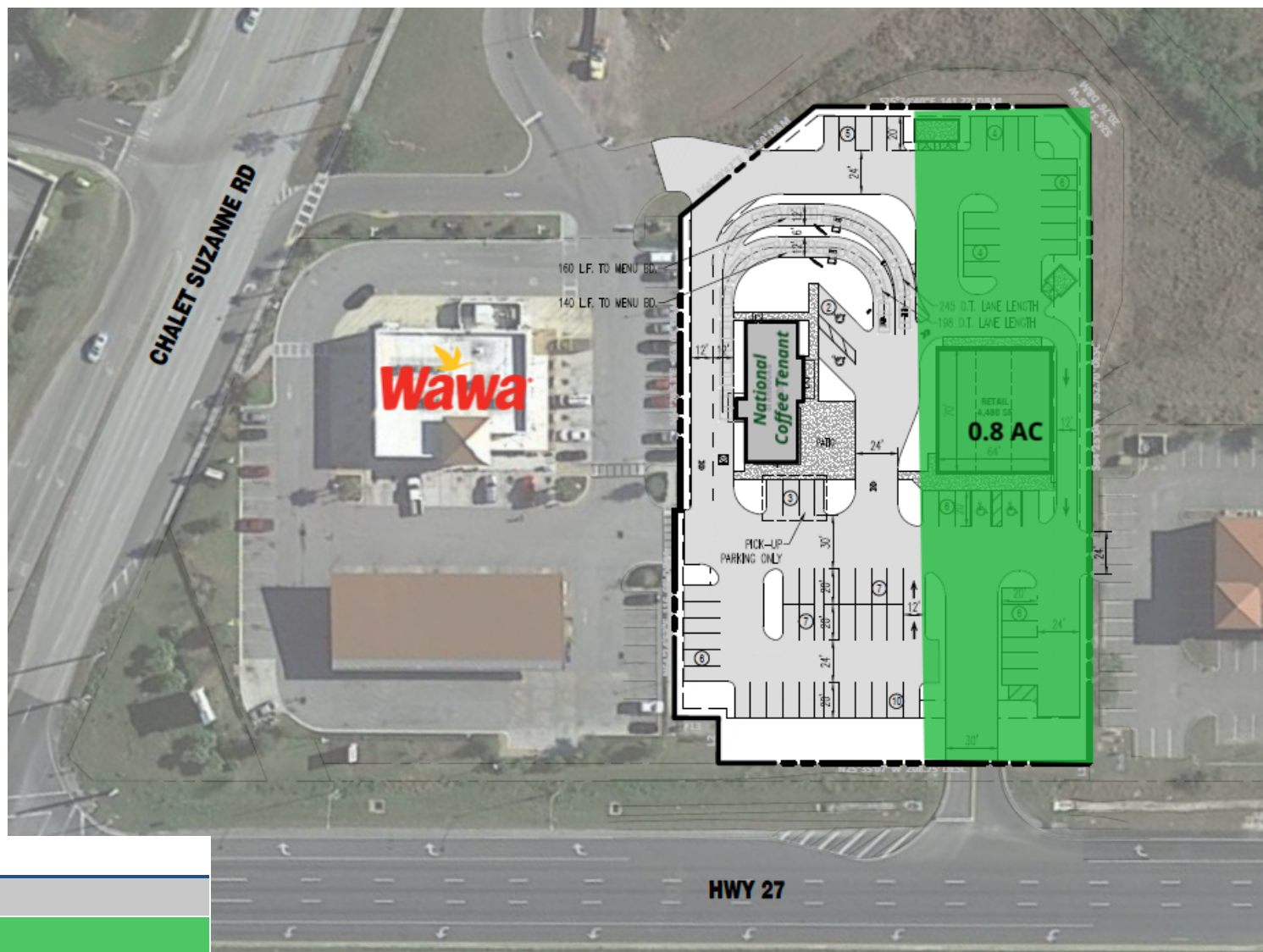
### OFFERING SUMMARY

Lease Rate:	Negotiable
Available AC:	0.9 Acres
Building Size:	Negotiable

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	645	7,955	22,860
Total Population	1,578	18,752	57,255
Average HH Income	\$48,968	\$57,813	\$62,042

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## LEGEND

Assigned

Available

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**LINK TO DRONE VIDEOS:**

<https://1drv.ms/u/s!App4BcK6rHMcnik9GcAfLtTFvacm?e=xPht0Z>