

21500 US HWY 27, LAKE WALES, FL 33859
TED VERNON'S SOUTH BEACH CLASSICS



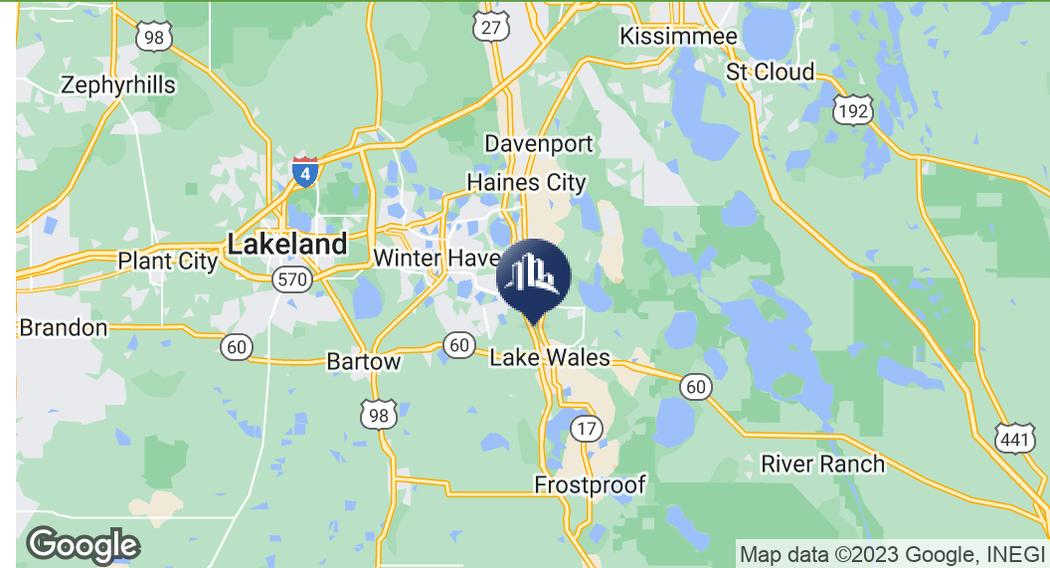
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$254,500/yr
Building Size:	19,956 SF
Available SF:	4,408 - 15,458 SF
Lot Size:	7.21 Acres
Year Built:	1979
Renovated:	2023
Zoning:	LCI (Limited Commercial Industrial)
Market:	Lakeland-Winter Haven MSA

PROPERTY OVERVIEW

Lakefront auto dealership with 800 feet of frontage on the heavily traveled US-Hwy 27 in Lake Wales. Over 37,000 vehicles per day. Excellent access with two entrances, a dedicated deceleration lane from southbound traffic, and a dedicated left-turn lane for northbound traffic. Fully furnished main showroom is 4408 SF and a 15,458 SF service center with working lifts. Plenty of space with additional carports, 43 striped spaces, and an abundance of cleared land on this 7.21 acre property. Back 2.04 acres on the waterfront has been used for additional parking in the past, but it is zoned residential, and could be utilized for staff or management housing.

The area has experienced explosive growth, and up to 9000 additional residences have already been approved by the City., with more developments pending. The largest 1800 acre development's northern point terminates 1 block south of this location.

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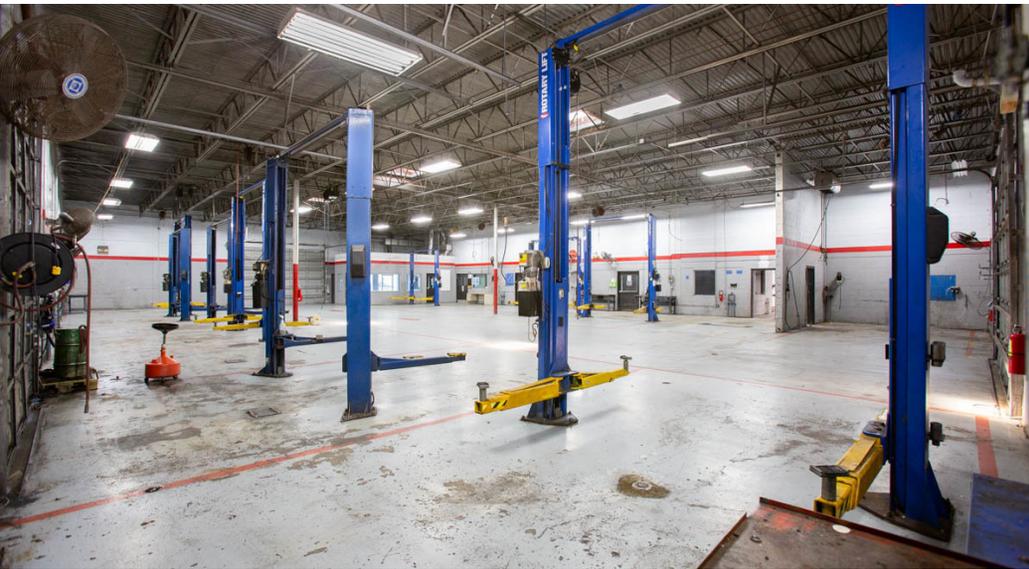
EXECUTIVE SUMMARY // 2

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 3



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LOCATION DESCRIPTION



Ted Vernon's South Beach Classics is located directly on US Hwy 27, the main north/south route through central Florida. Daily traffic exceeds 37,000 vehicles per day.

The location serves as the geographical center of the Florida peninsula, approximately 50 miles east of Tampa and 60 miles southwest of Orlando. It provides convenient access to major highways, including US Hwy 27 (north/south), State Highway 60 (east/west) and Interstate 4, 25 miles to the north.

The City of Lake Wales has a growing economy that encompasses various industries, including healthcare, retail, tourism, agriculture, and manufacturing.

The City has undergone explosive growth in the last decade, and new developments for an additional 9000 residential homes have been approved, with more proposals pending. A major 1800 acre development is currently in the planning stages, and it's northern most point is 1 block south of this location.

The interchange of Hwy 27 and SR 60, 4 miles south of the subject location, is currently under construction to expand both highways from 4 lanes to 6. This is to accommodate the daily traffic volumes that are predicted to increase to 42,800 and 52,800 respectively by the year 2040.

A 318 acre, state-of-the-art intermodal transportation terminal is located 9 miles from this location off SR 60. The terminal features five 3,000-foot loading tracks and two 10,000-foot arrival and departure tracks, and it processes up to 300,000 containers a year. This is surrounded by 930 acres designated for 7.9 million square feet of warehouse distribution centers, light industrial, and office facilities.

Retail opportunities abound, with a mix of local businesses, franchises, and national chains. The future is bright in Lake Wales, with ever expanding business opportunities, in a business friendly and low-tax environment.

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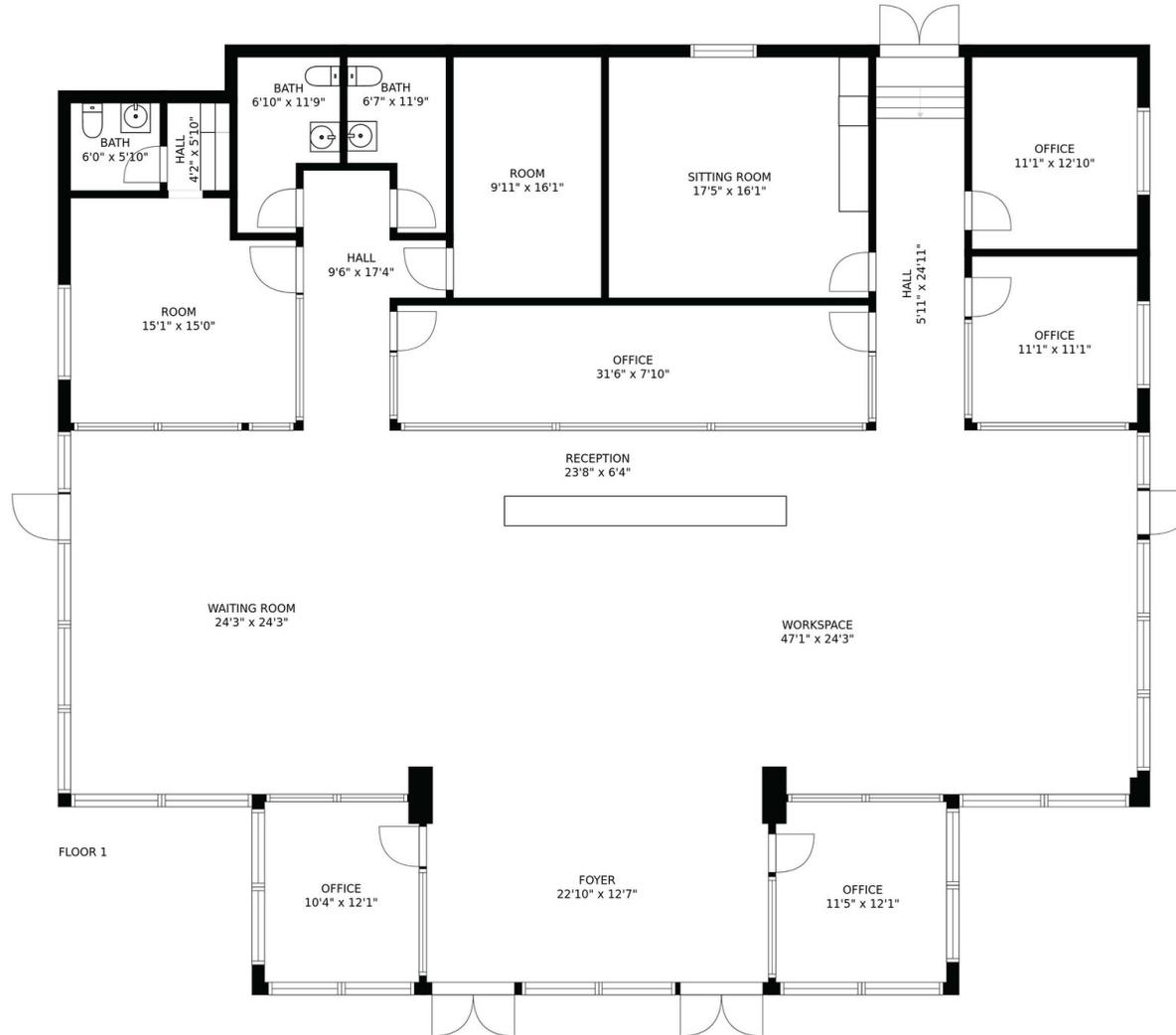
PROPERTY DESCRIPTION // 4



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SHOWROOM FLOORPLAN



Main Showroom

This FlóPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2022 Financial Business Systems, Inc. All rights reserved.

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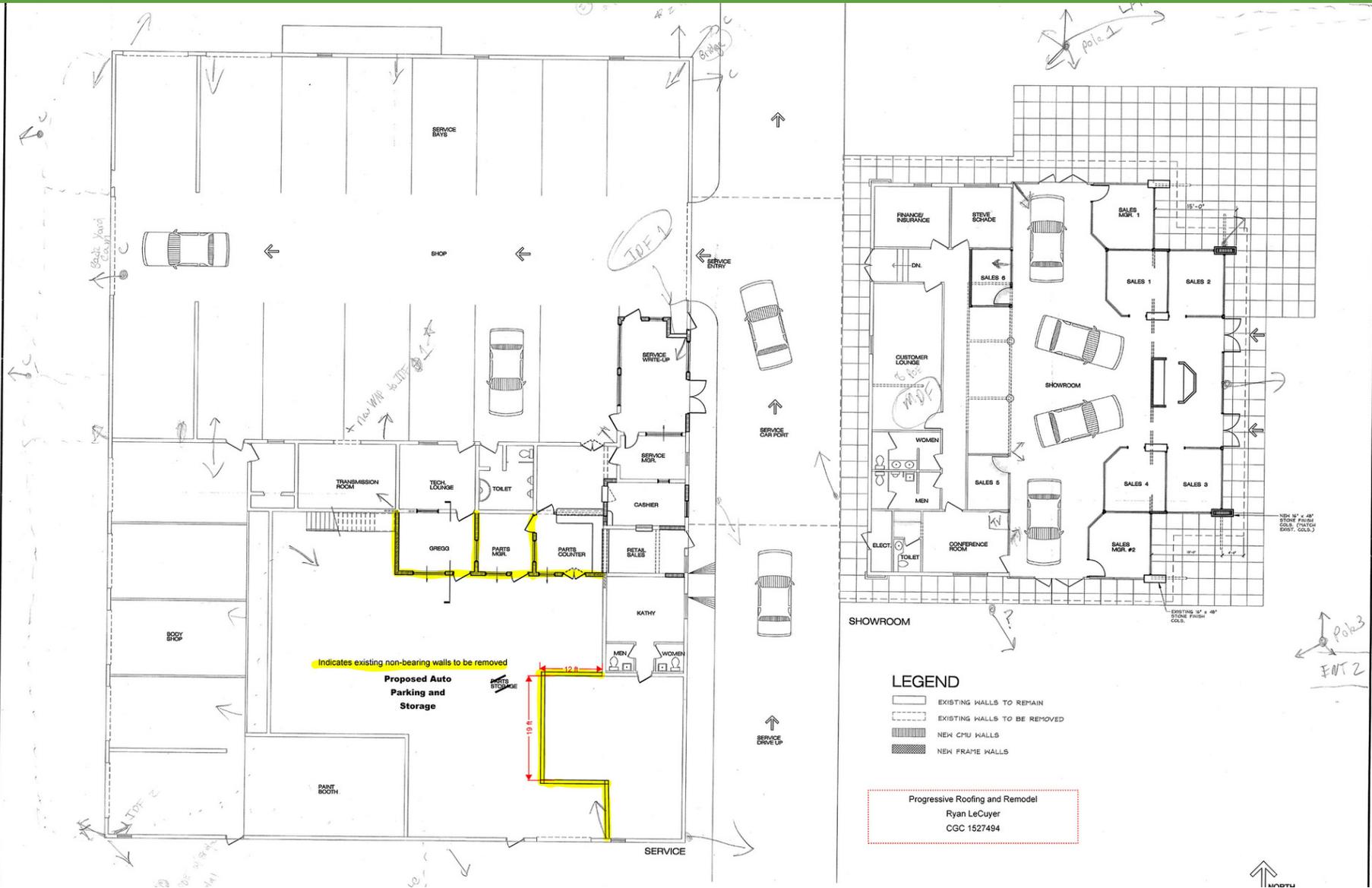
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WAREHOUSE/GARAGE



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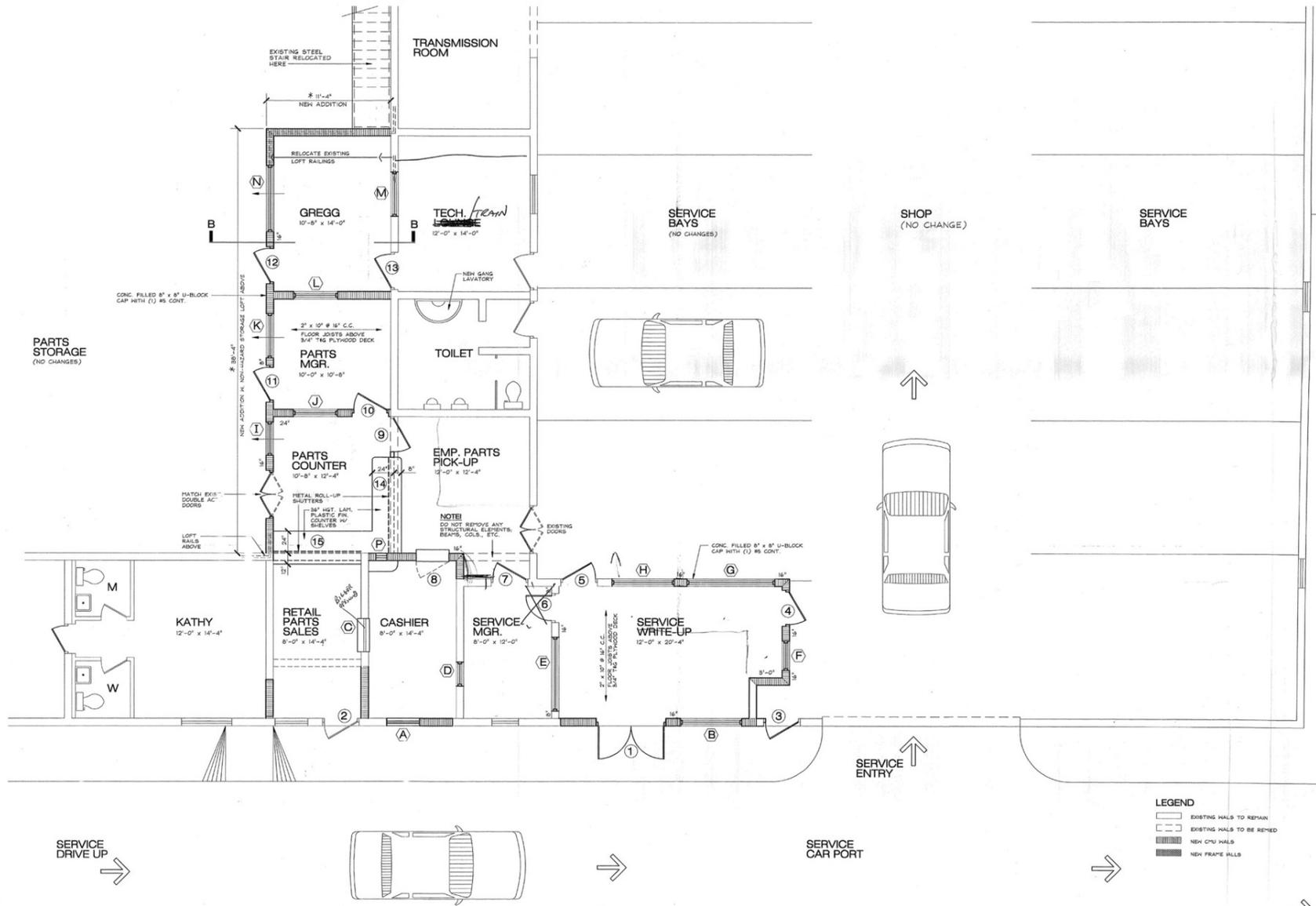
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WAREHOUSE/GARAGE - PARTIAL



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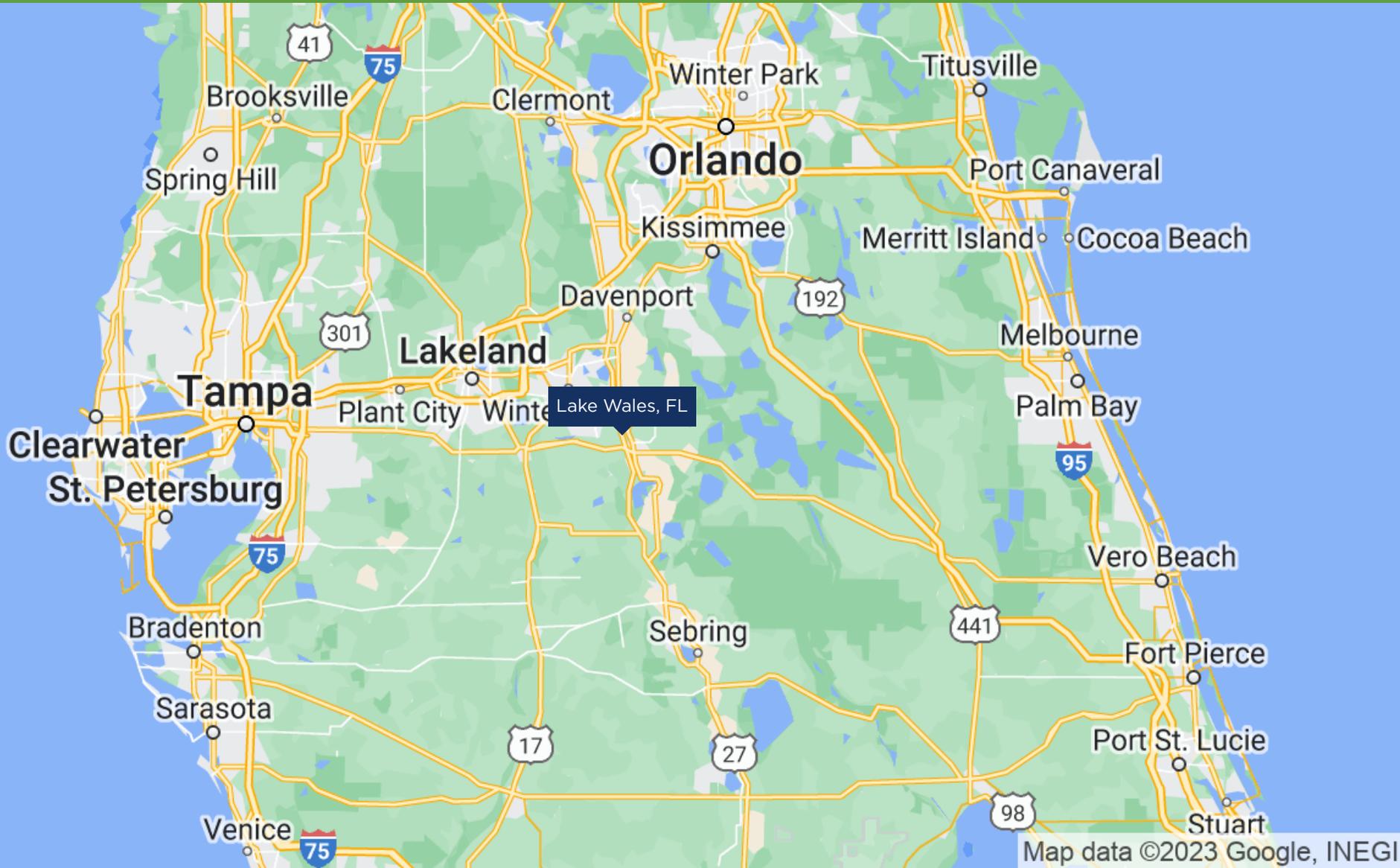
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REGIONAL MAP



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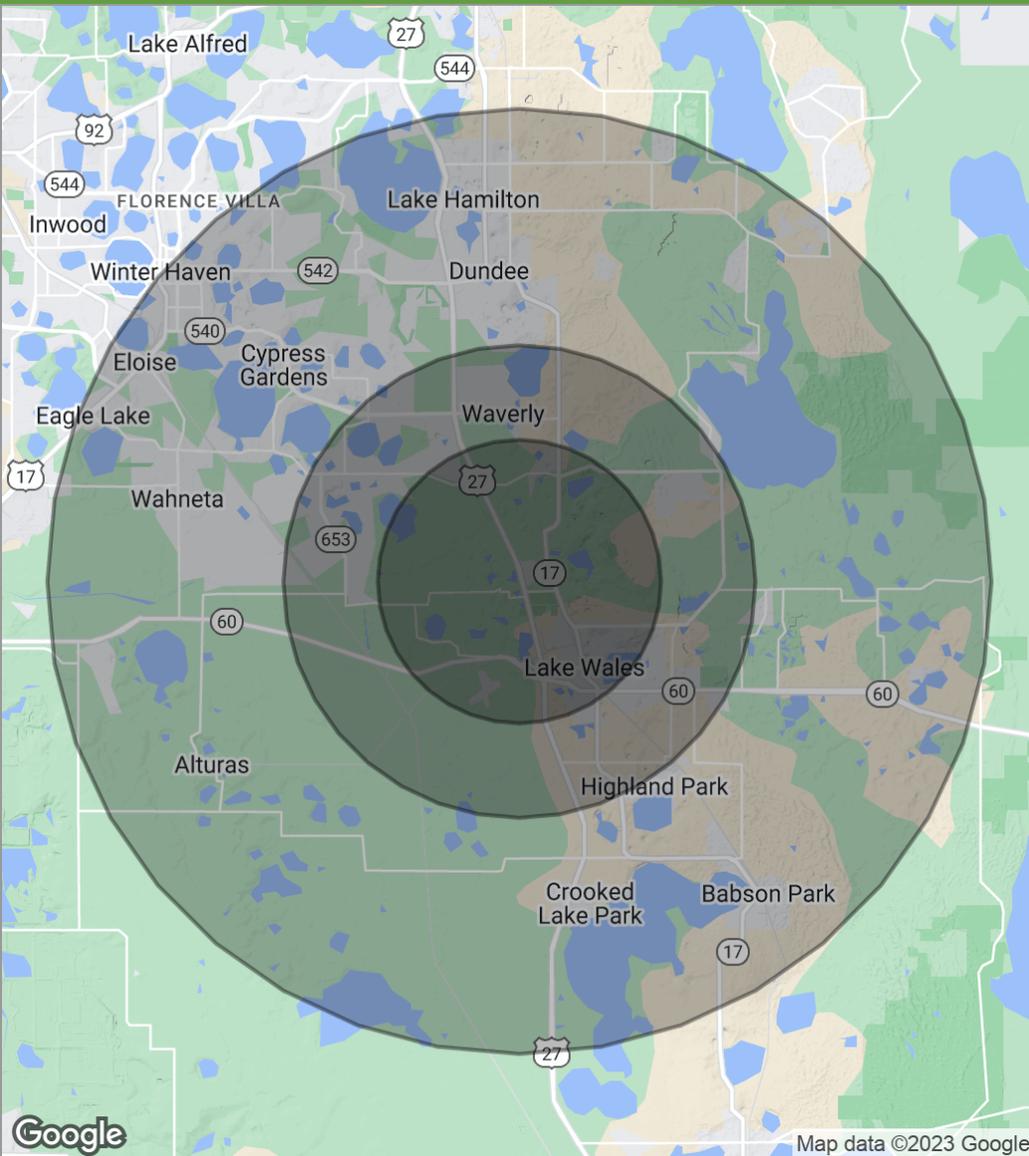
REGIONAL MAP // 8



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DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	1,978	4,616	14,998
Median age	37.8	40.2	42.0
Median age (Male)	37.3	38.4	39.3
Median age (Female)	39.8	43.2	44.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	903	2,066	6,492
# of persons per HH	2.2	2.2	2.3
Average HH income	\$47,718	\$52,932	\$62,827
Average house value	\$167,797	\$177,675	\$192,969

* Demographic data derived from 2020 ACS - US Census

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