

FOR SALE > OFFICE SPACE

\$2,400,000

23,000 SF MEDICAL CENTER

1120 CARLTON AVE, LAKE WALES, FL 33853



Trevor C. Williams, MA
trevor@crosbydirt.com

Erin Carden, CCIM
erin@crosbydirt.com
863.604.0564

Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com



OFFERING SUMMARY

Listing Price:	\$2,400,000
Price / SF:	\$103.59
Lot Size:	1.46 Acres
Year Built:	2004
Building Size:	23,169 SF
Traffic Count:	25,000
Acres:	1.46 Acres
Price Per Acre:	\$1,643,836
County:	Polk
Zoning:	Medical Complex
Irrigation:	Yes
Utilities:	City of Lake Wales water and sewer. Duke Energy Electric.
Taxes:	\$18,640
Parcel IDs:	283006939400001040

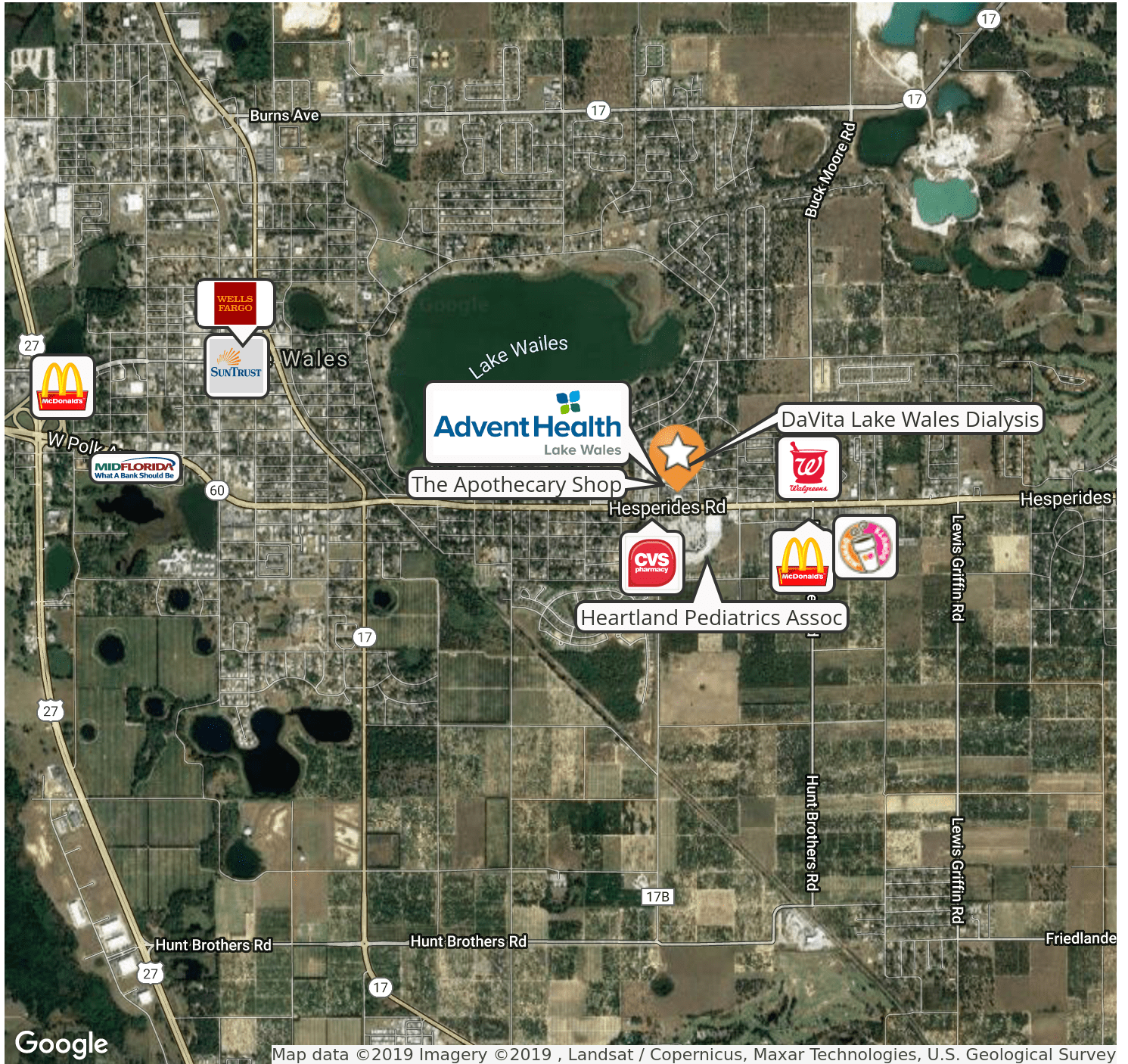
PROPERTY OVERVIEW

HUGE price reduction!! Located on the main road through Lake Wales and with easy access to Lake Wales Hospital, doctor offices and pharmacies. This property is optimum for doctors or medical professional offices. The 92 parking spaces allow for many clients to visit the facility all at the same time.

PROPERTY HIGHLIGHTS

- Owner Motivated-- Bring Offers!
- First floor completely built out
- Second floor, 4,123 sqft built-out, 5,261 sqft raw
- High Visibility and close to Hospital Campus
- Convenient Onsite Parking
- New roof and exterior paint in 2018

ID#: 216401



ID#: 216401

Trevor C. Williams, MA
trevor@crosbydirt.com

Erin Carden, CCIM
erin@crosbydirt.com
863.604.0564

Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



ID#: 216401

Trevor C. Williams, MA
trevor@crosbydirt.com

Erin Carden, CCIM
erin@crosbydirt.com
863.604.0564

Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



LOCATION DESCRIPTION

Less than 5 minutes to the Lake Wales Hospital, this property is perfect for doctors or other medical offices.

DRIVE TIMES

Orlando - 1 hour

Tampa - 1 hour

DRIVING DIRECTIONS

From I-4 in Orlando, take exit 55 onto US 27 S for 24.8 miles. Turn left onto FL - 60 E/W Polk Ave toward Vero Beach. Turn left onto 12th St for 338 feet. Then left onto Carlton Avenue.

From I-4 and I-275 (Tampa Bay)

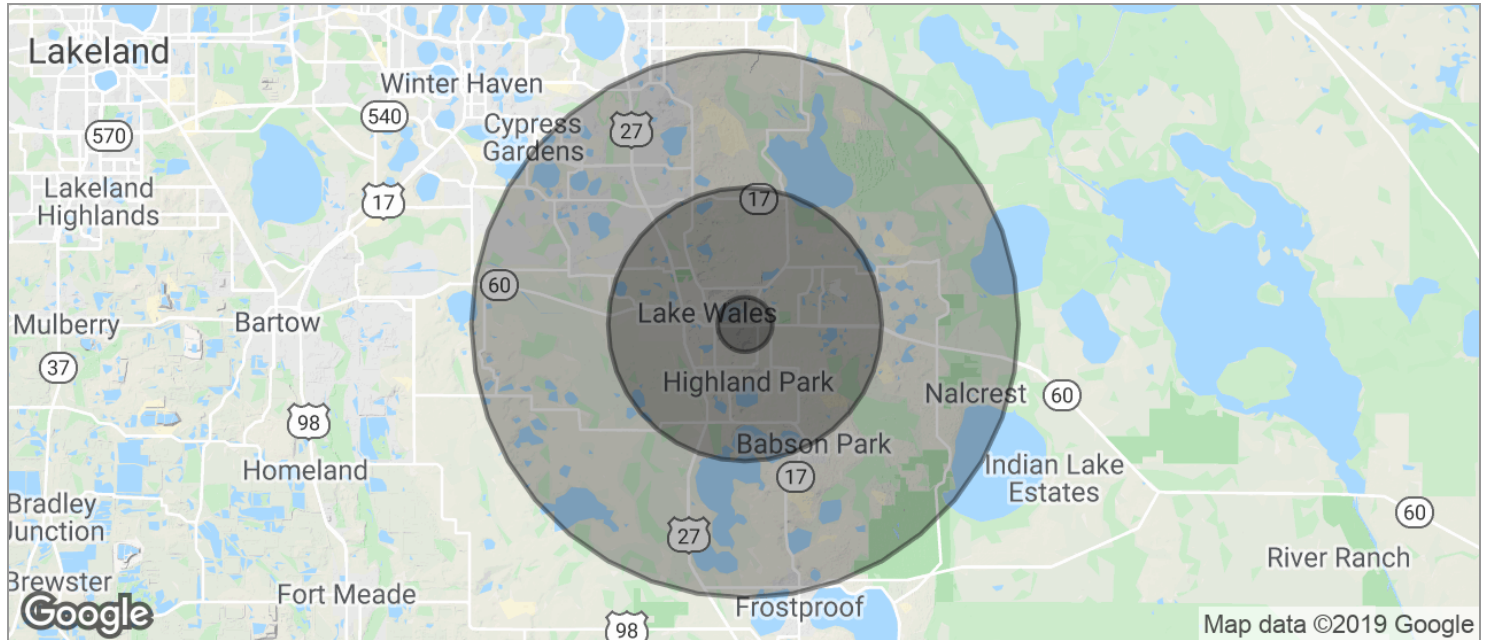
ID#: 216401

Trevor C. Williams, MA
trevor@crosbydirt.com

Erin Carden, CCIM
erin@crosbydirt.com
863.604.0564

Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,979	25,149	64,528
MEDIAN AGE	37.7	41.6	42.0
MEDIAN AGE (MALE)	33.4	39.1	40.3
MEDIAN AGE (FEMALE)	40.5	42.9	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	776	10,106	25,701
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$45,837	\$51,188	\$53,456
AVERAGE HOUSE VALUE	\$129,910	\$159,906	\$170,740

* Demographic data derived from 2010 US Census

ID#: 216401

Trevor C. Williams, MA
trevor@crosbydirt.com

Erin Carden, CCIM
erin@crosbydirt.com
863.604.0564

Ben Crosby, CCIM, ALC
ben@crosbydirt.com
863.412.8977

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600