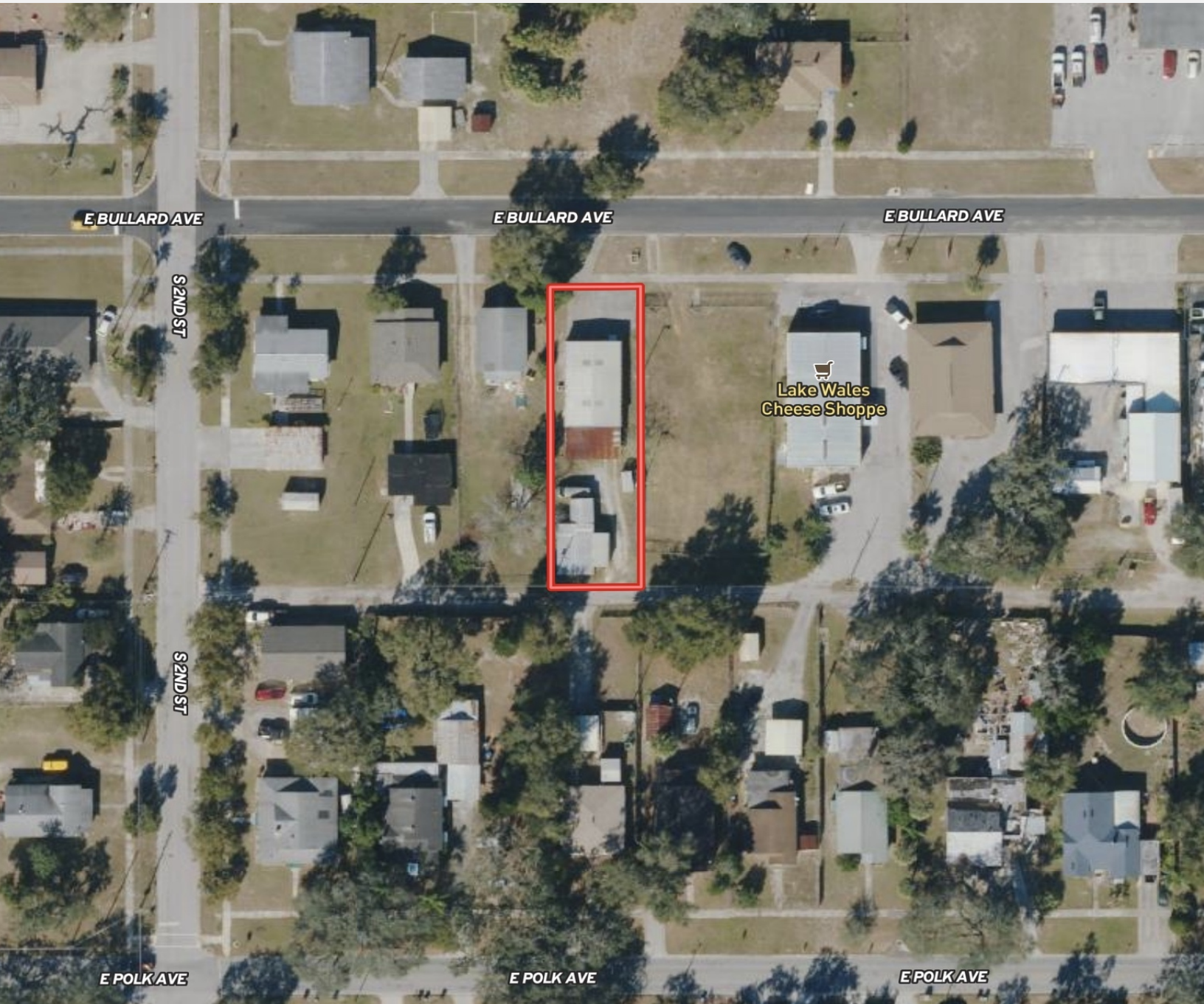




**FOR SALE**  
**RETAIL SPACE**  
**\$185,000**

1530 SF COMMERCIAL BLDG IN DOWNTOWN LAKE WALES

**216 E. BULLARD AVE., LAKE WALES, FL 33853**



ERIN@CROSBYDIRT.COM  
ERIN CARDEN CCIM  
863.604.0564



CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881





## OFFERING SUMMARY

<b>Acres</b>	0.21 Acres
<b>County</b>	Polk
<b>Zoning</b>	Commercial/Residential
<b>Income</b>	-\$1,444
<b>Utilities</b>	City Water and Sewer
<b>Taxes</b>	\$1,444
<b>Parcel IDs</b>	273001883000049061
<b>Frontage</b>	50 ft
<b>Listing Price</b>	\$185,000
<b>Price Per Acre</b>	\$880,952
<b>Coordinates</b>	27.8974922, -81.5868191
<b>Real Estate Taxes</b>	\$1,443.91

## PROPERTY OVERVIEW

Need new space for your business?? 1530 SF Commercial Building For Sale in Downtown Lake Wales. Includes 1,530 SF under Central AC, carport, private parking, and storage sheds. Steel construction with two roll up doors for pull-through capabilities to an alley in the rear of the property. Suitable for cottage industries, showroom/warehouse operations, supply store, workshop or repair shop and more. Located in the City's CRA may qualify for incentives.

## PROPERTY HIGHLIGHTS

- 1,530 SF Zoned Commercial
- Private Parking
- Downtown Location
- CRA Incentives
- Steel Construction
- Alley Access





Additional Photos

4





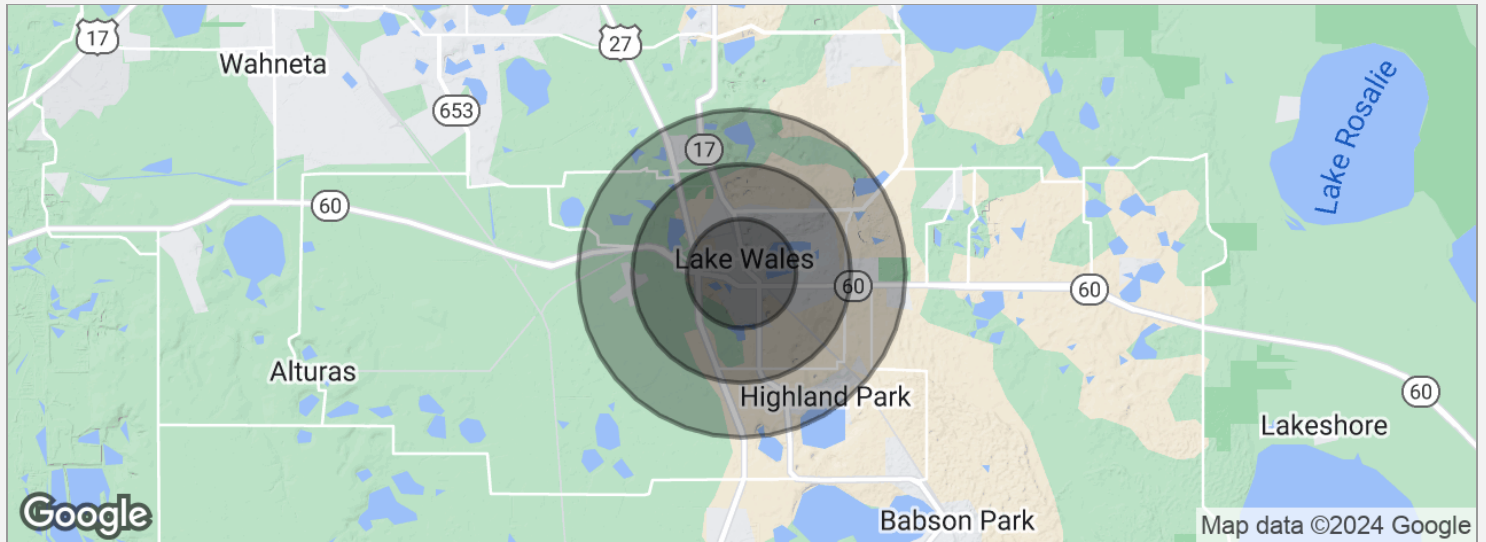
## DRIVE TIMES

20 Minutes to Winter Haven  
45 Minutes to Lakeland  
1 Hour to Orlando  
1 Hour to Tampa

## DRIVING DIRECTIONS

From US Hwy 27 & State Rd. 60, proceed East on SR 60 approximately 0.9 miles to Polk Ave. Proceed East approximately 0.9 miles on Polk Ave. to S. 2nd St. Go North on S. 2nd St. two blocks to E. Bullard Ave. Turn Right and property is on your right.





## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	3,709	11,008	15,408
Median age	37.5	38.5	38.8
Median age (male)	35.5	35.9	37.3
Median age (Female)	43.4	44.6	43.3

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	1,718	4,942	6,824
# of persons per HH	2.2	2.2	2.3
Average HH income	\$41,879	\$47,398	\$49,972
Average house value	\$118,400	\$143,974	\$152,604

\* Demographic data derived from 2020 ACS - US Census

## ERIN CARDEN CCIM

Commercial REALTOR®



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Winter Haven, FL 33881  
T 863.604.0564  
erin@crosbydirt.com  
FL #SL3026727

## PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returned to Crosby & Association in 2018 with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. She specializes in Land Development as well as Brick-and-Mortar Commercial Properties in Central Florida. Erin resides in Winter Haven with her husband of 20 years and two daughters.

## EDUCATION

B.A. from Florida Southern College  
CCIM Designation (Certified Commercial Investment Member)  
Realtors Land Institute - Site Selection Course

## MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Members (CCIM ) Institute  
Member Florida CCIM Chapter  
East Polk County Association of Realtors