



**\$2,200,000**



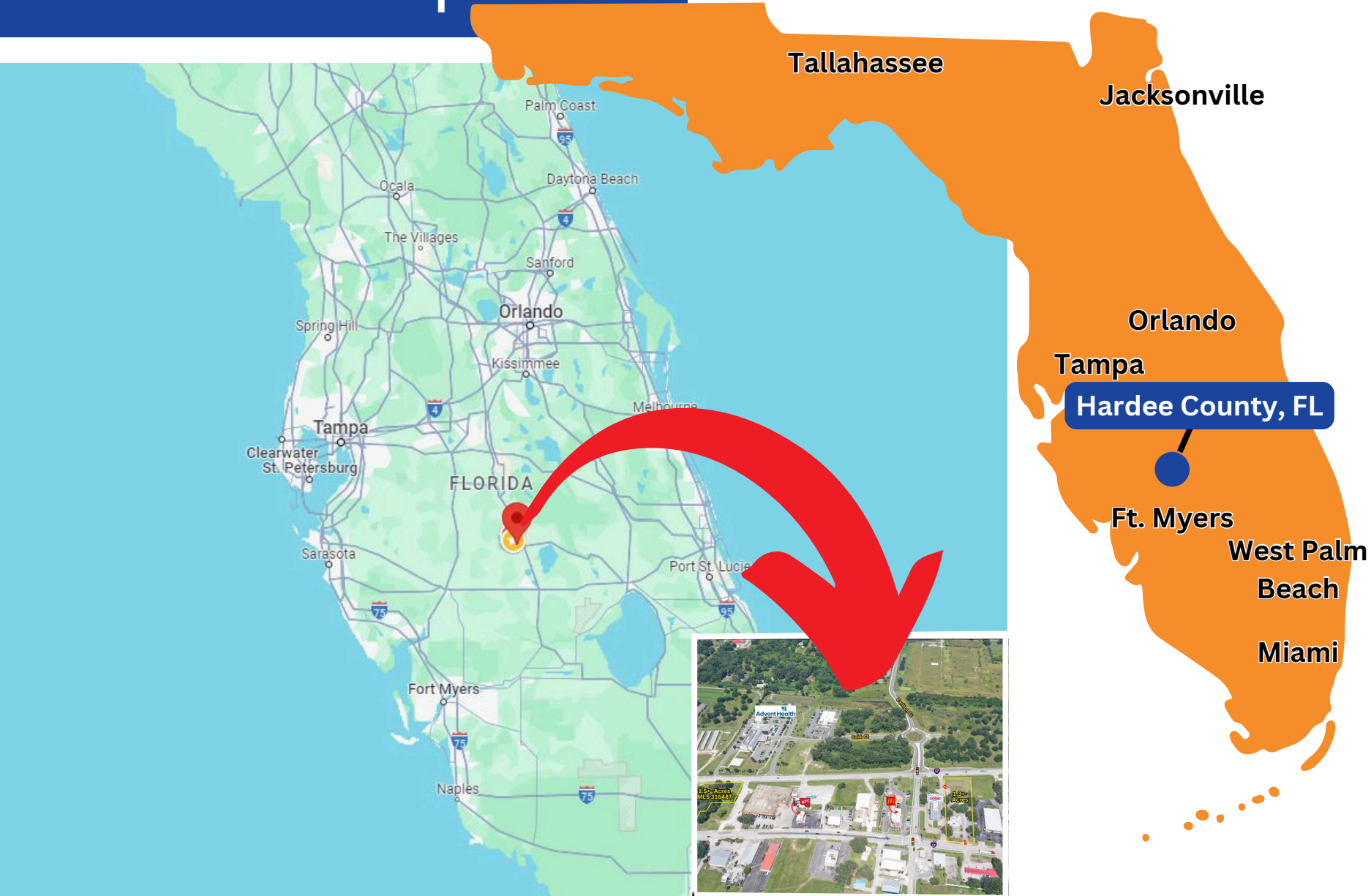
**939 S 6th Avenue,  
Wauchula, Florida 33873**

**User | Investment | Development Opportunity w/  
Development Potential/ Commercial**

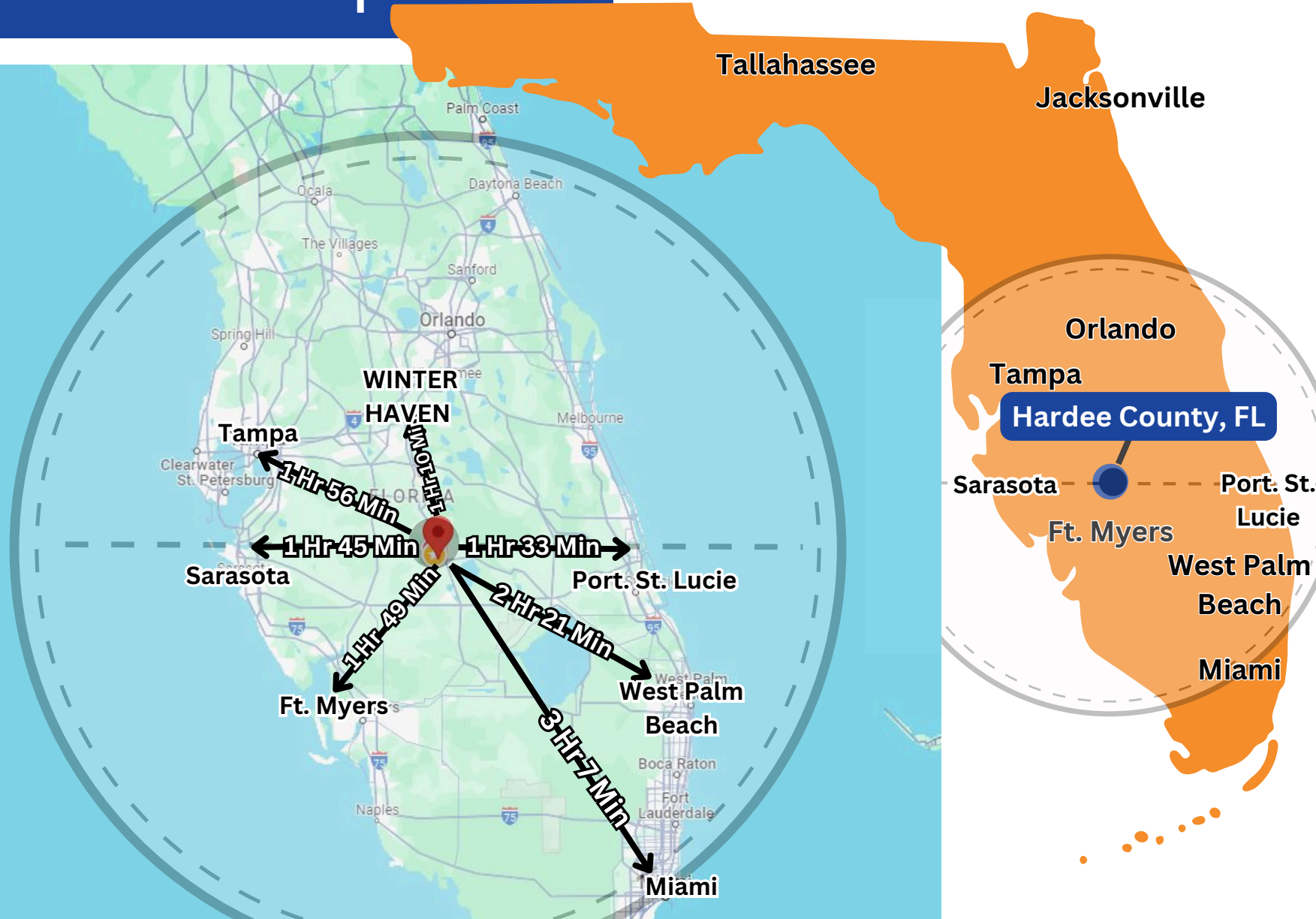
**Greg Karlson  
Broker/Owner  
863 - 381 - 4932**



# Area Map



# Area Map



# Site Over View



Offering Memorandum

939 S 6th Avenue,  
Wauchula, Florida 33873

# Development Highlights

## Total Acreage:

- 1.3+- Acres

## Entitlements/Zoning:

- Zoned I-1

## Utilities::

- Water/Sewer Nearby

## Land Features:

- retail/restaurant space



## Development Details:

1.3 acre prime retail/restaurant space by hard corner, two doors from McDonald's and next door to Sonic. U.S. Hwy 17 frontage on both sides with combined daily traffic count of 22,000! Previous Taco Bell outlet on busiest stretch of US 17, between Sonic Drive-In and Bowl of Fun bowling alley, in close proximity to Winn-Dixie, Dunkin Donuts, McDonald's, KFC, Woody's BBQ, Beef O'Brady's, Burger King and AdventHealth Hospital. Zoned I-1 so suitable for nearly any conceivable use. Come secure your 1st position today on this one of a kind property with no cost to you until a release is secured from said lien. Disclosure: This property is currently encumbered by municipal liens pursuant to Chapter 162, Florida Statutes. A contract will necessarily be contingent upon their potential release and satisfaction. Parties shall hold realtors hereby harmless.

# DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Population</b>	79,788	187,336	2,848,597
<b>Average Age</b>	50	47	43
<b>Average Age (Male)</b>	50	46	42
<b>Average Age (Female)</b>	51	48	44

<b>Households &amp; Income</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Households</b>	34,594	76,419	1,086,924
<b># of Persons per HH</b>	2.3	2.5	2.6
<b>Average HH Income</b>	\$66,884	\$68,316	\$89,743
<b>Average House Value</b>	\$217,244	\$223,188	\$323,543



## Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



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**Offering Memorandum**

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**Disclaimer**

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

**743 US Hwy 27 S, Sebring, FL 33870**