

FOR SALE

BROCHURE

Industrial / Auto Repair Building for Sale

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853



kw WINTER HAVEN
KELLERWILLIAMS

Each Office is Independently Owned and Operated



the REYESgroup

David Reyes P.A.

O: 863-272-9296

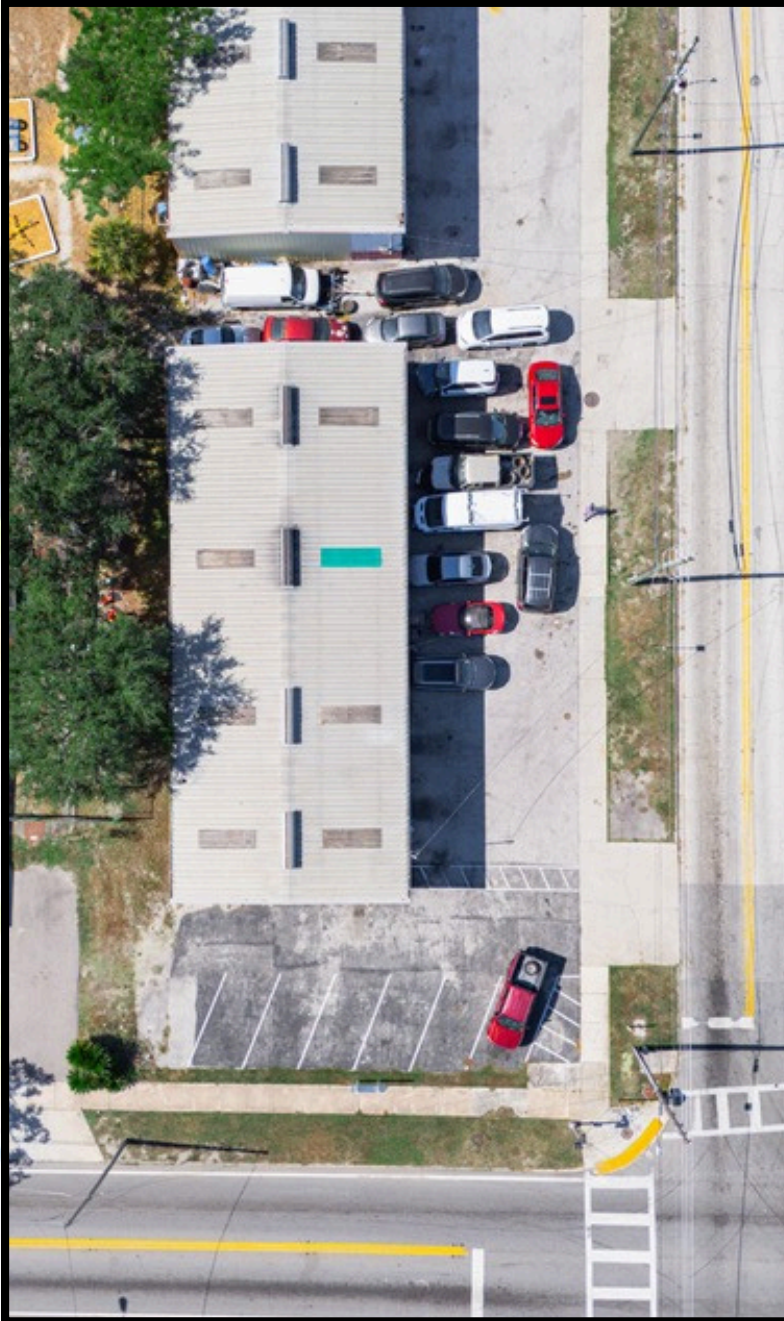
M: 863-206-8278

dreyes@kwcommercial.com

SL679127, Florida

OFFERING SUMMARY

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853



PRICE: \$625,000

Address: 194 DR J A Wiltshire Avenue East, Lake Wales, FL

ARPN: 27-30-02-090680-001011

Square Feet: 3,800 +/- Square Feet

Lot Size: 1.26 +/- Acre

Zoning: City of Lake Wales- Limited Commercial industrial

Traffic Count: Combined: 11,950

Highlights

- Hard Corner, High Visibility Sight with a combined traffic count of 11,950 per day
- Industrial Building with 5 bays with Roll up doors
- Frontage on State Road 17 / N Scenic Highway
- 7 dedicated parking spaces with room to park in front of the bays and on the side of the building
- Opportunity for redevelopment



kw WINTER
HAVEN
KELLERWILLIAMS

David Reyes P.A.

O: 863-272-9296

M: 863-206-8278

dreyes@kwcommercial.com

SL679127, Florida

the REYESgroup

PROPERTY DESCRIPTION

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853

This hard corner Industrial building presents an excellent opportunity for auto repair, storage, or redevelopment. Zoned Limited Commercial Industrial (LCI), it allows for a wide variety of uses, including an indoor shooting range, warehouse, storage facility, car sales, rental business, restaurant, medical office, or health services facility.

The property is situated in an area experiencing rapid growth, with new residential developments expanding to the north and additional land in the northeast being sold for residential use.

Note: This opportunity does not include a business for sale. Some equipment may be available for purchase separately from the transaction.



LOCATION:

This premium lot is located in the charming town of Lake Wales, Florida, along the highly traveled State Road 17 / North Scenic Highway—a well-known industrial corridor. The property sits just minutes from the famous Spook Hill, a popular local attraction that draws thousands of visitors each year seeking a thrilling and mysterious experience.

State Road 17 runs throughout Polk County, offering an alternative route to US-27 from Davenport into Lake Wales. The property is also just minutes from Lake Wales and conveniently close to State Road 60, a major east-west corridor that provides easy access across the state of Florida.



David Reyes P.A.

O: 863-272-9296

M: 863-206-8278

dreyes@kwcommercial.com

SL679127, Florida

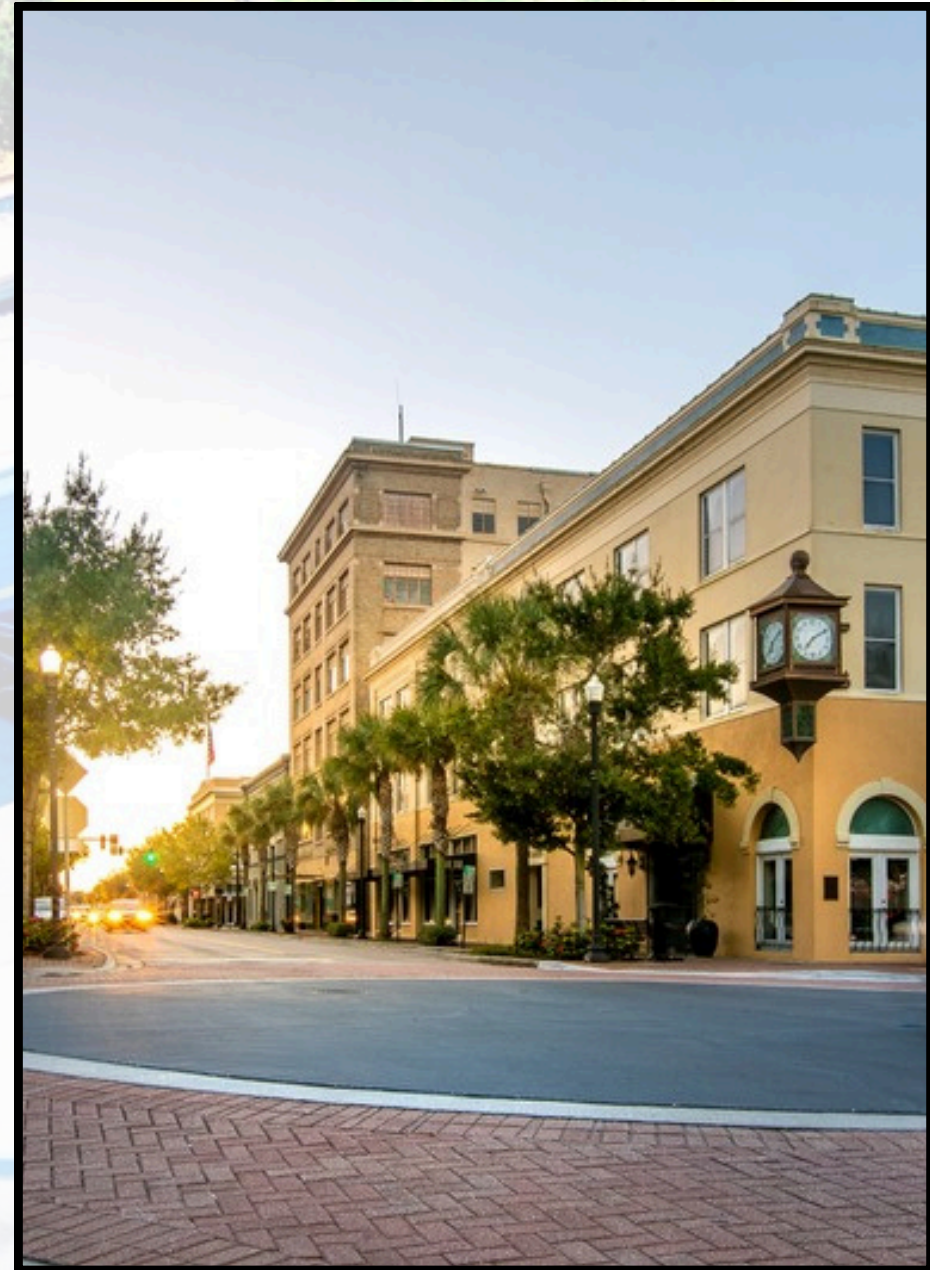


Polk County is the fourth largest county in Florida, located at the center of Florida's I-4 corridor. It is home to the well known cities of Lakeland, Winter Haven, and the County seat of Bartow. Polk County finds it's self in a unique opportunity to provide a lower cost of living while still providing access to nearby amenities in the surrounding cities.

Lakeland is the largest city in Polk County with incredible diverse attractions driving visitors to the area including Circle B Bar Reserve, Common Ground Playground, Florida Children's Museum, Bonnet Springs Park, Hollis Gardens at Lake Mirror, Tiger City home of the Detroit Tigers Spring Training, and Lakeland Linder Airport home to Avelo Airlines and a hub for Amazon.

Winter Haven is home to many amenities including LEGOLAND Florida Resort and Peppa Pig Theme Park, The Cypress Gardens Water Ski Team, Advent Field House and Conference Center, trails, parks, boat ramps, and more. It has become a family friendly destination for people to live, work, eat, play, and start a business.

Central Florida spans from Tampa to Daytona generating \$300 billion per year in economic activity, making it the 9th largest economy in the United States. Winter Haven offers a lower cost of living , less traffic, and more cohesive community.



** Information provided from Winter Haven Magazine and the Chamber of Commerce*



David Reyes P.A.
O: 863-272-9296
M: 863-206-8278
dreyes@kwcommercial.com
SL679127, Florida



SURROUNDING AREA

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853



kw WINTER HAVEN
KELLERWILLIAMS

David Reyes P.A.
O: 863-272-9296
M: 863-206-8278
dreyes@kwcommercial.com
SL679127, Florida



SURROUNDING AREA

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853



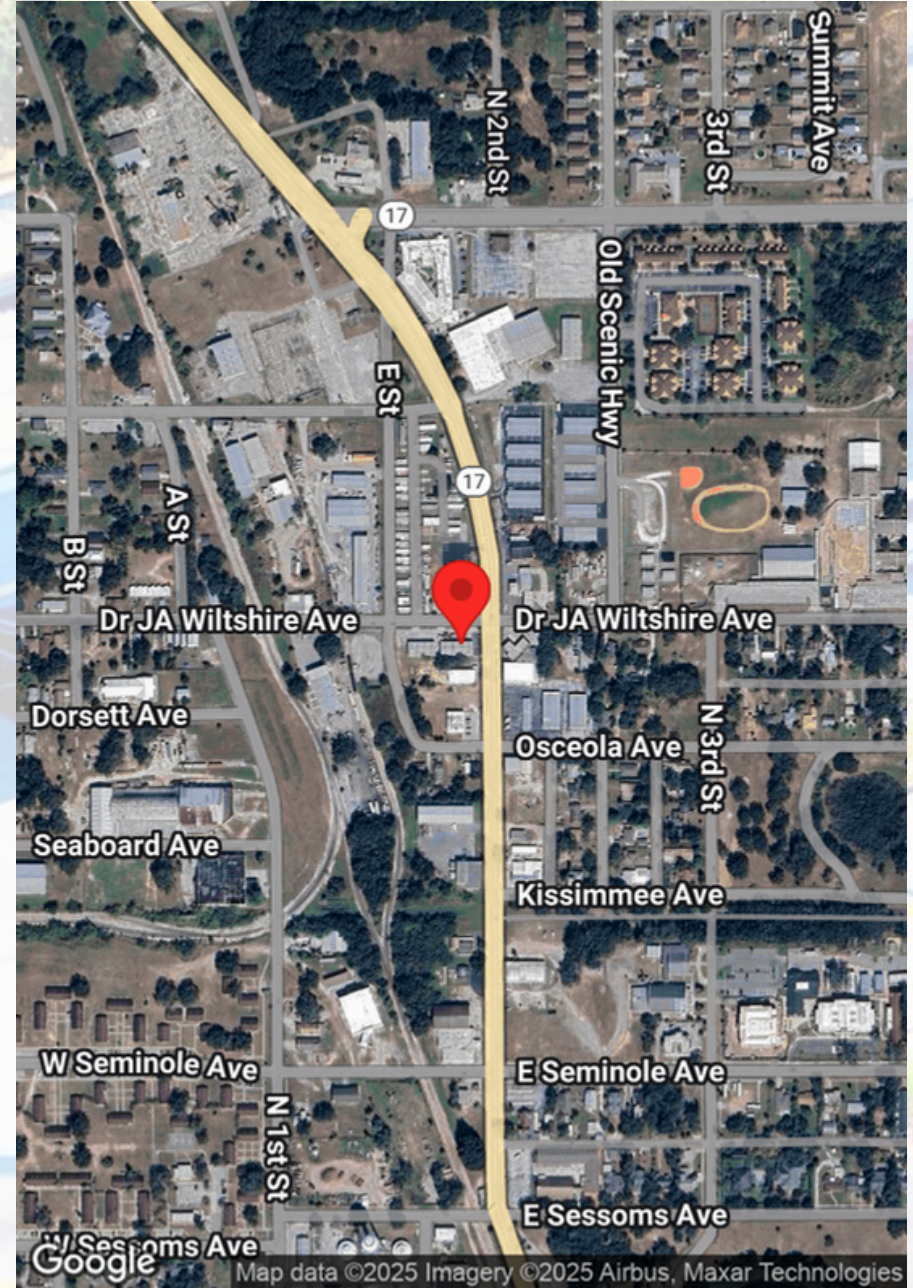
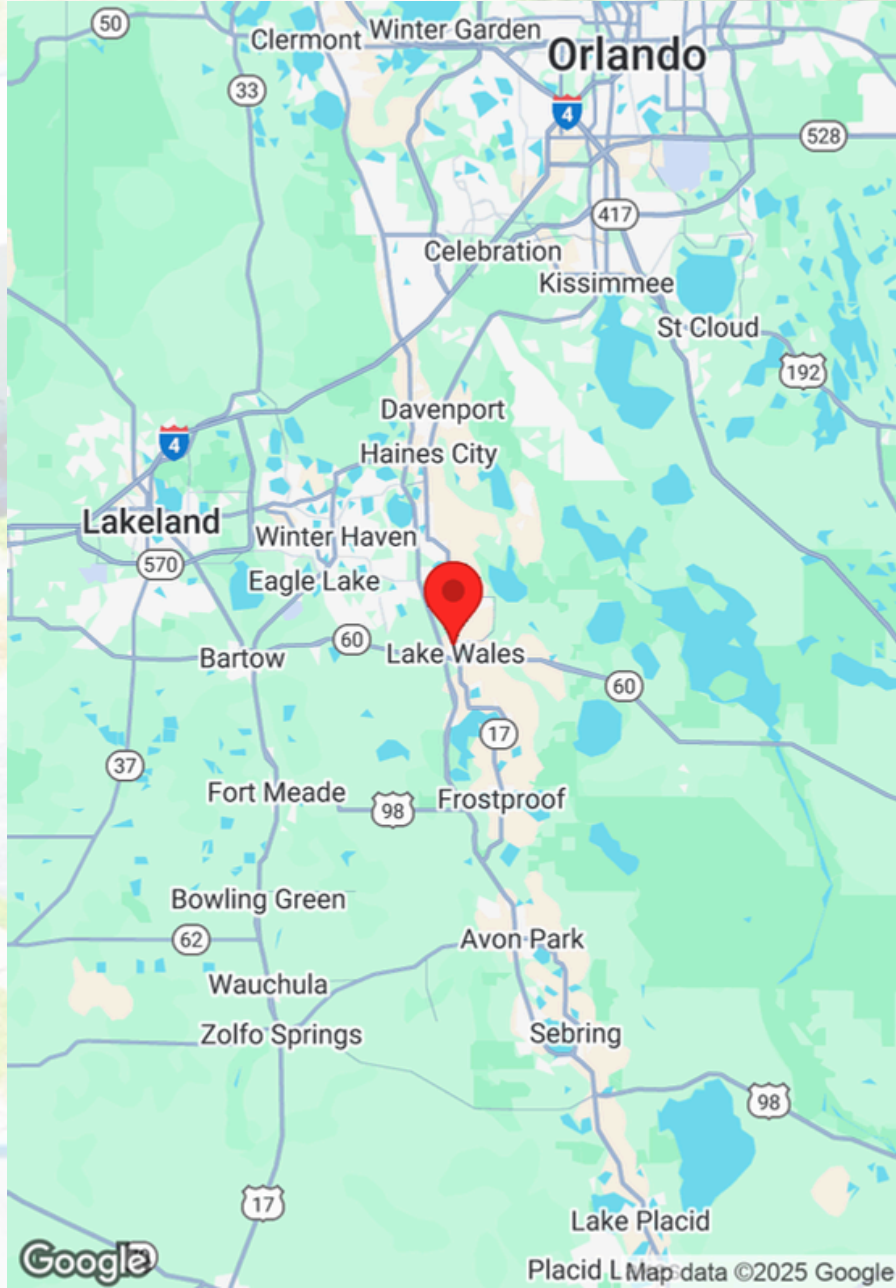
kw WINTER HAVEN
KELLERWILLIAMS

David Reyes P.A.
O: 863-272-9296
M: 863-206-8278
dreyes@kwcommercial.com
SL679127, Florida



LOCATION MAP

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853



David Reyes P.A.
O: 863-272-9296
M: 863-206-8278
dreyes@kwcommercial.com
SL679127, Florida



DEMOGRAPHICS

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853

Population

	1 Mile	3 Mile	5 Mile
Total Population	5,601	17,658	21,823
Male	2,700	8,631	16,297
Female	2,901	9,027	31,823



County Population

Current Population	64,714
Projected by 2030	888,400 - 977,200
Net New Jobs needed by 2030	64,714



Income

	1 Mile	3 Mile	5 Mile
Median Income	\$54,848	\$52,613	\$58,146



Housing

	1 Mile	3 Mile	5 Mile
Total Units	2,493	8,201	14,576
Occupied	2,097	6,943	12,406
Vacant	396	1,258	2,170



David Reyes P.A.
 O: 863-272-9296
 M: 863-206-8278
 dreyes@kwcommercial.com
 SL679127, Florida





David Reyes P.A.

O: 863-272-9296

M: 863-206-8278

dreyes@kwcommercial.com

SL679127, Florida

KW Commercial | Winter Haven

407 1st St S. Winter Haven, FL 33880



David Reyes is the Owner and Director of The Reyes Group at Keller Williams Winter Haven. For over 21 years he has faithfully served the home and business owners of Polk County as a highly qualified and dedicated commercial and residential specialist.

He guides commercial buyers, sellers, investors, and developers of office spaces, retail locations, raw land, multi-family lots, residential investments, and property management to pursue ultimate commercial opportunities that will continue their business success.

David is dedicated to serving both first-time and repeat residential clients by compassionately walking his customers through the processes of home buying, renting, and selling. David finds joy in guiding customers to finding a home that perfectly fits their lifestyle, goals, and future.

With over \$14 Million in individual sales since 2016, David is highly regarded by the leadership of Keller Williams, his past and current clients, and professionals in the field. He was personally awarded Top Monthly Listings Closed multiple times in 2019 and has since led his team to be awarded Top Listings Taken in May 2020. He is consistently a Top 10% Producer in East Polk County and in the leaderboard for Top 3% in Listing Volume.

After receiving his degree in Human Resource and Management from Trinity International University, David moved to Polk County with his high school sweetheart, Susie, in 1994 where they are now raising their six beautiful children.

David is passionate about real estate and compassionately serving the community. He is confident that his team will intentionally serve you with integrity, professionalism, and dedication to meet all of your buying and selling needs!

DISCLAIMER

194 DR J A Wiltshire Avenue East, Lake Wales, FL 33853

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



David Reyes P.A.

O: 863-272-9296

M: 863-206-8278

dreyes@kwcommercial.com

SL679127, Florida

