



**FOR SALE**  
**OFFICE SPACE**  
**\$154,500**

1200 SF PROFESSIONAL OFFICE CONDO

**320 STATE RD. 60 STE. 203, LAKE WALES, FL 33853**



# 1200 SF PROFESSIONAL OFFICE CONDO

320 State Rd. 60 Ste. 203, Lake Wales, FL 33853

Executive Summary

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$154,500
<b>Available SF:</b>	
<b>Lot Size:</b>	0.01 Acres
<b>Building Size:</b>	1,200 SF
<b>Price / SF:</b>	\$128.75

## PROPERTY OVERVIEW

Space Available in beautifully maintained professional office building with 180 feet of frontage on busy Hwy 60 (26,000 AADT) just one mile from both the Lake Wales Hospital and US Hwy 27. This building currently houses two medical offices and can be used for professional offices as well. The property provides adequate on-site parking and also has 180 feet of frontage on Domaris Ave. as well as easy access to a traffic light on Hwy 60. Condo ownership allows you to focus on your business while minimizing property management responsibilities. Association dues cover the grounds and common area maintenance and keep the elevator, sprinkler, security, fire alarm, and emergency lighting systems in compliance. Bylaws also protect owners from competition ownership within the building. This raw, open space allows for a blank slate to design your own office and layout.

## PROPERTY HIGHLIGHTS

- Professional office on busy Highway in great Central Florida location
- 360' of road frontage on two streets
- Easy access to traffic light
- 26,000 Annual Average Daily Traffic
- Professional or Medical Use Allowed

**ID#: 1048879**

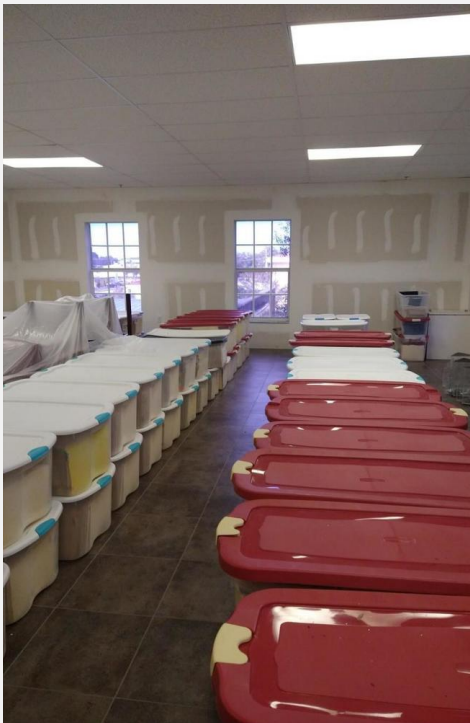


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Additional Photos

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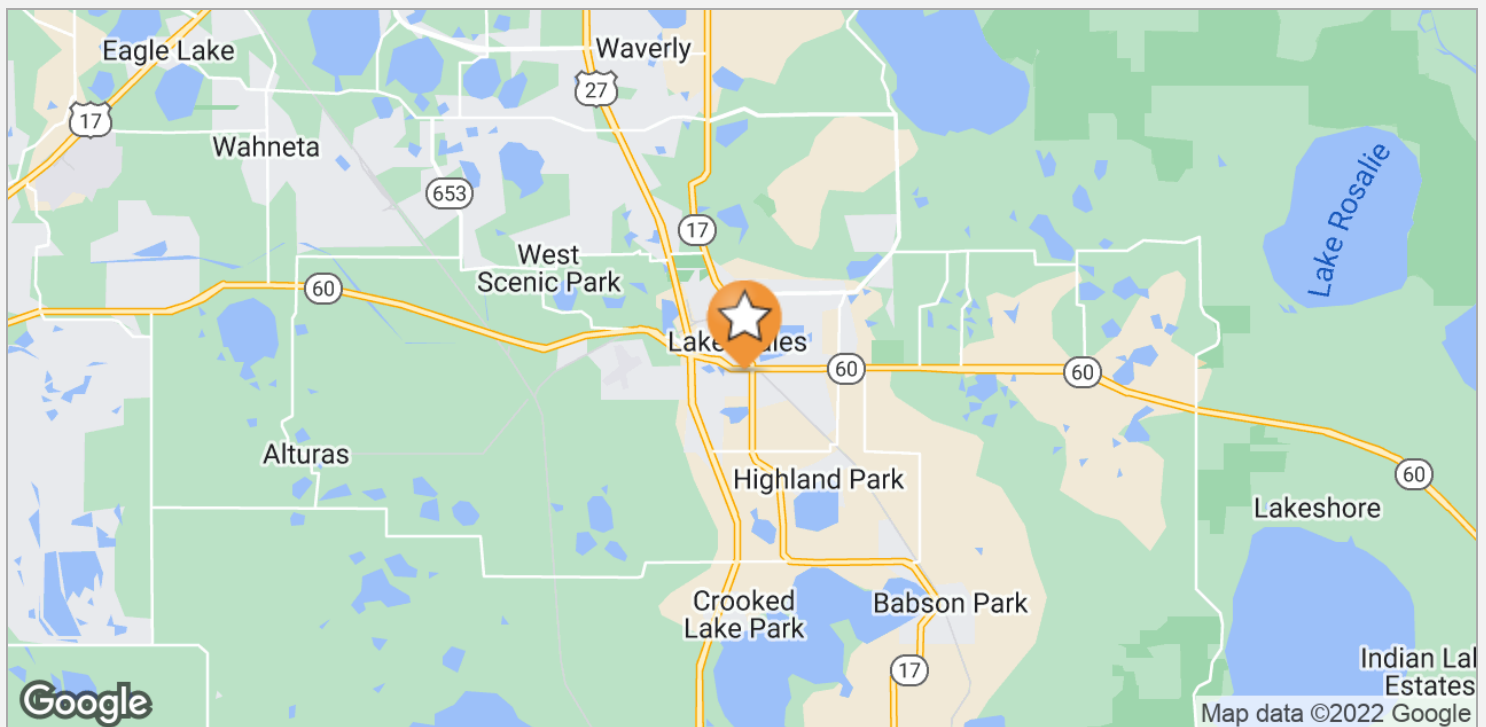
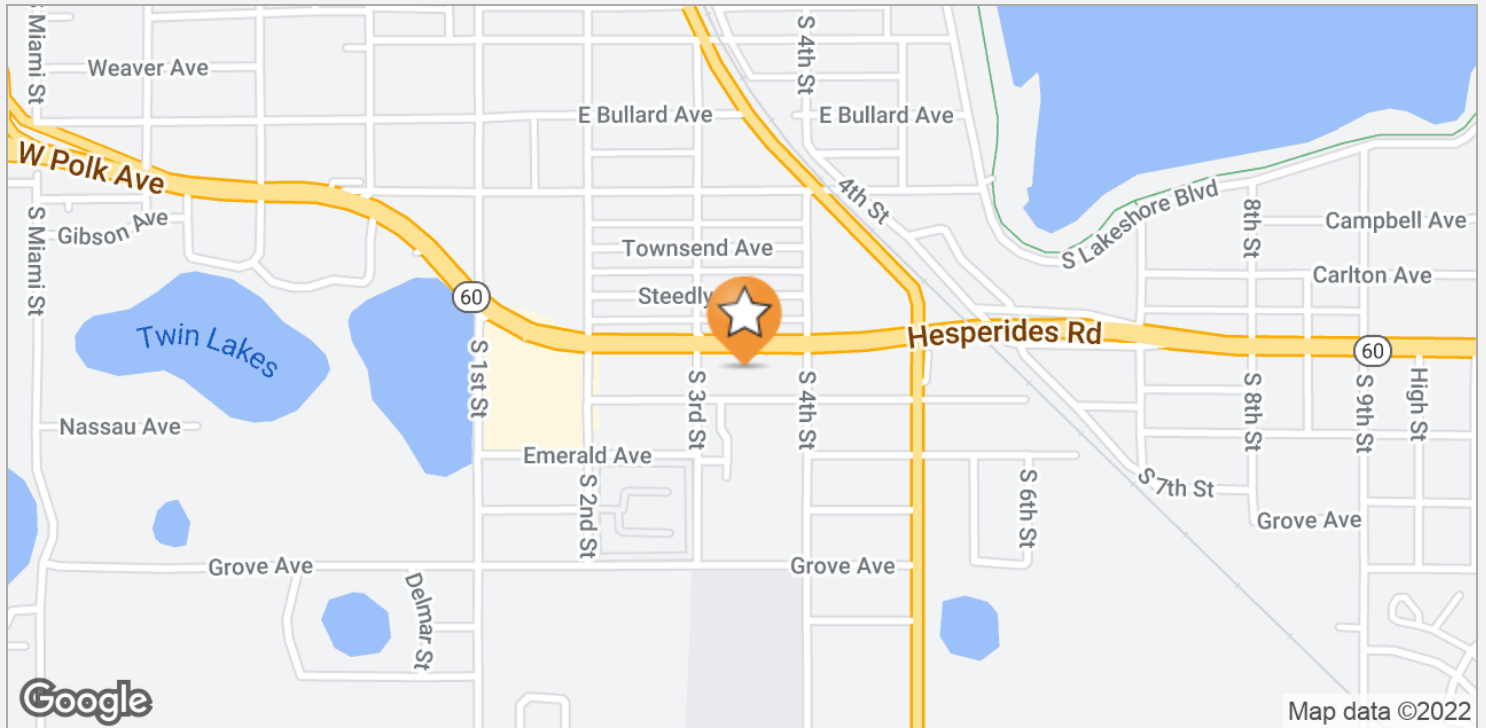
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Location Maps

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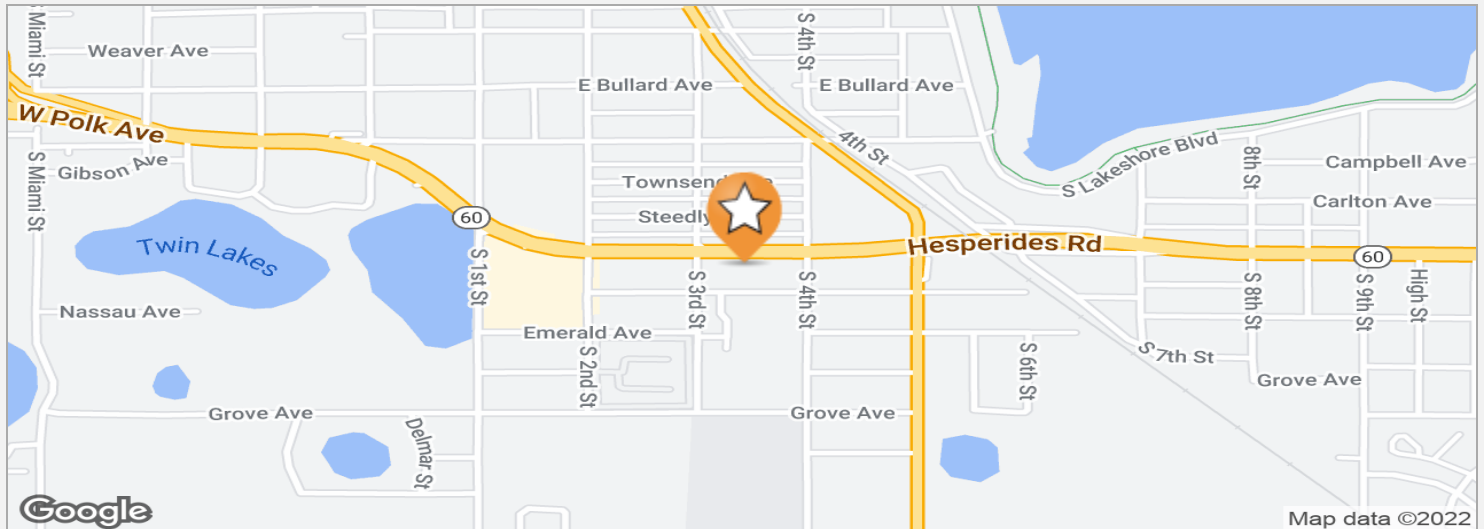
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Location Maps 2

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## LOCATION DESCRIPTION

Space Available in beautifully maintained professional office building with 180 feet of frontage on busy Hwy 60 (26,000 AADT) just one mile from both the Lake Wales Hospital and US Hwy 27. This building currently houses two medical offices and can be used for professional offices as well. The property provides adequate on-site parking and also has 180 feet of frontage on Domaris Ave. as well as easy access to a traffic light on Hwy 60. Condo ownership allows you to focus on your business while minimizing property management responsibilities. Association dues cover the grounds and common area maintenance and keep the elevator, sprinkler, security, fire alarm, and emergency lighting systems in compliance. Bylaws also protect owners from competition ownership within the building. This raw, open space allows for a blank slate to design your own office and layout.

## DRIVE TIMES

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Erin Carden CCIM  
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863.293.5600

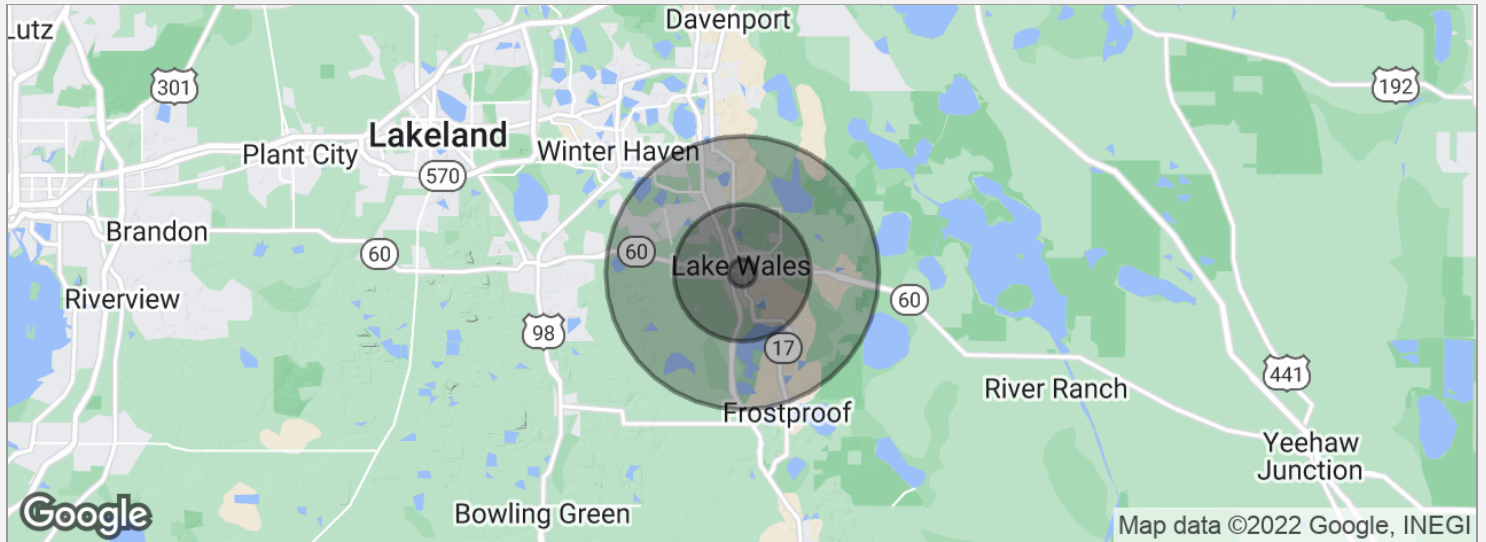


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## Demographics Map

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### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total population	2,555	26,448	73,220
Median age	36.4	41.9	42.0
Median age (male)	31.4	39.7	40.5
Median age (Female)	40.0	42.9	43.0

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total households	1,021	10,686	29,089
# of persons per HH	2.5	2.5	2.5
Average HH income	\$36,408	\$51,587	\$54,905
Average house value	\$115,796	\$148,424	\$172,667

\* Demographic data derived from 2010 US Census

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## ERIN CARDEN CCIM

Commercial REALTOR®

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## 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 returns with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. Erin resides in Winter Haven with her husband of 20 years and two daughters.

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