

FOR LEASE | GROUND LEASE

# ±4,953 SF FREESTANDING FORMER QSR WITH DRIVE-THRU

1110 State Road 60 E, Lake Wales, FL 33853



±0.50 ACRES WITH AMPLE PARKING AND VISIBILITY TO STATE ROAD 60

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

- ±4,953 SF freestanding former QSR with drive-thru
- Positioned on heavily trafficked State Road 60
- Ideal for national or regional QSR, fast casual, or retail user
- Zoned C-2 - versatile commercial zoning
- Located on ±0.50 acres with excellent visibility
- Surrounding population over 30,000 within 15 minutes
- Dense daytime population with over 24,000 employees in a 15 minute radius
- Rapidly growing Lake Wales corridor
- Surrounded by nationals including:



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,739	18,705	28,505
HOUSEHOLDS	1,836	7,165	11,186
EMPLOYEES	3,869	15,030	23,256
AVERAGE HH INCOME	\$72,264	\$71,368	\$69,105
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	12,349	19,383	30,520
HOUSEHOLDS	4,709	7,451	12,136
EMPLOYEES	9,899	15,600	24,978
AVERAGE HH INCOME	\$69,399	\$70,990	\$68,538





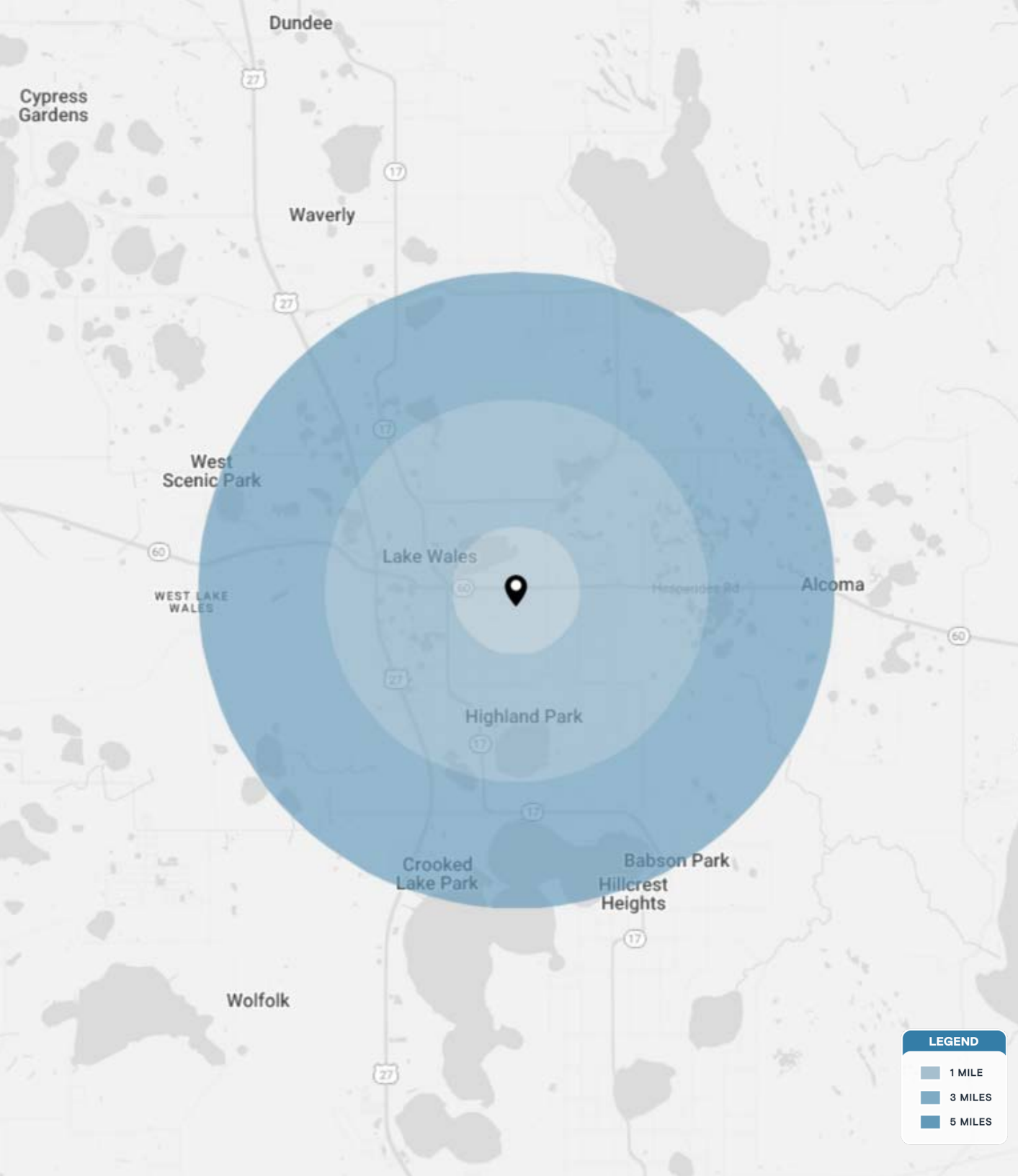












## Contact Brokers

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[katzretail.com](http://katzretail.com)

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