



# Lake Wales S.C.

Lake Wales, FL

Lakeland-Winter Haven (FL)



**Spencer Phelps**  
Leasing Representative  
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As of 02/23/24

AERIAL



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Google Earth

DENSITY AERIAL

Spencer Phelps

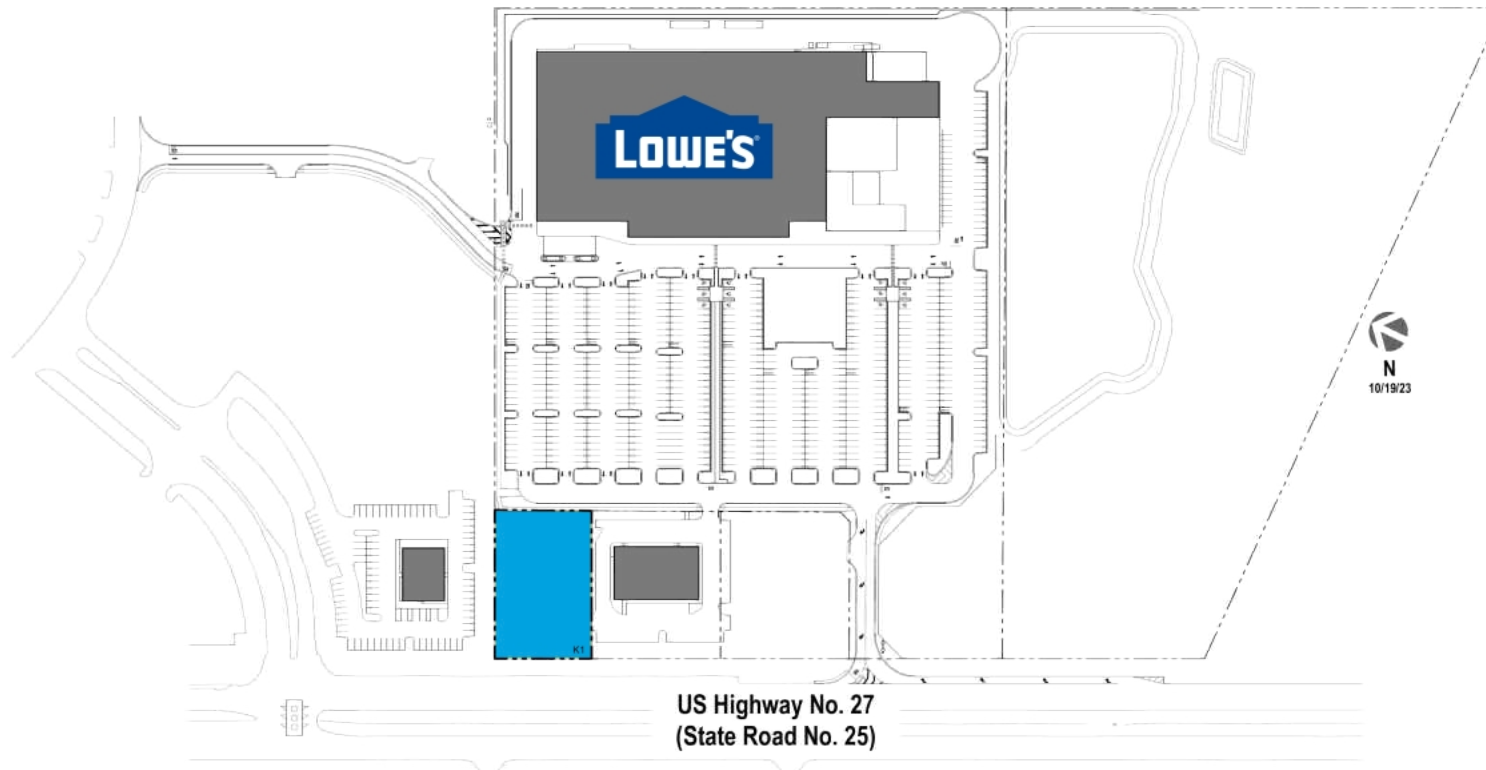
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■ Available ■ Non-Controlled

TENANT  
K1 Available

SQ FT  
0.80 ac



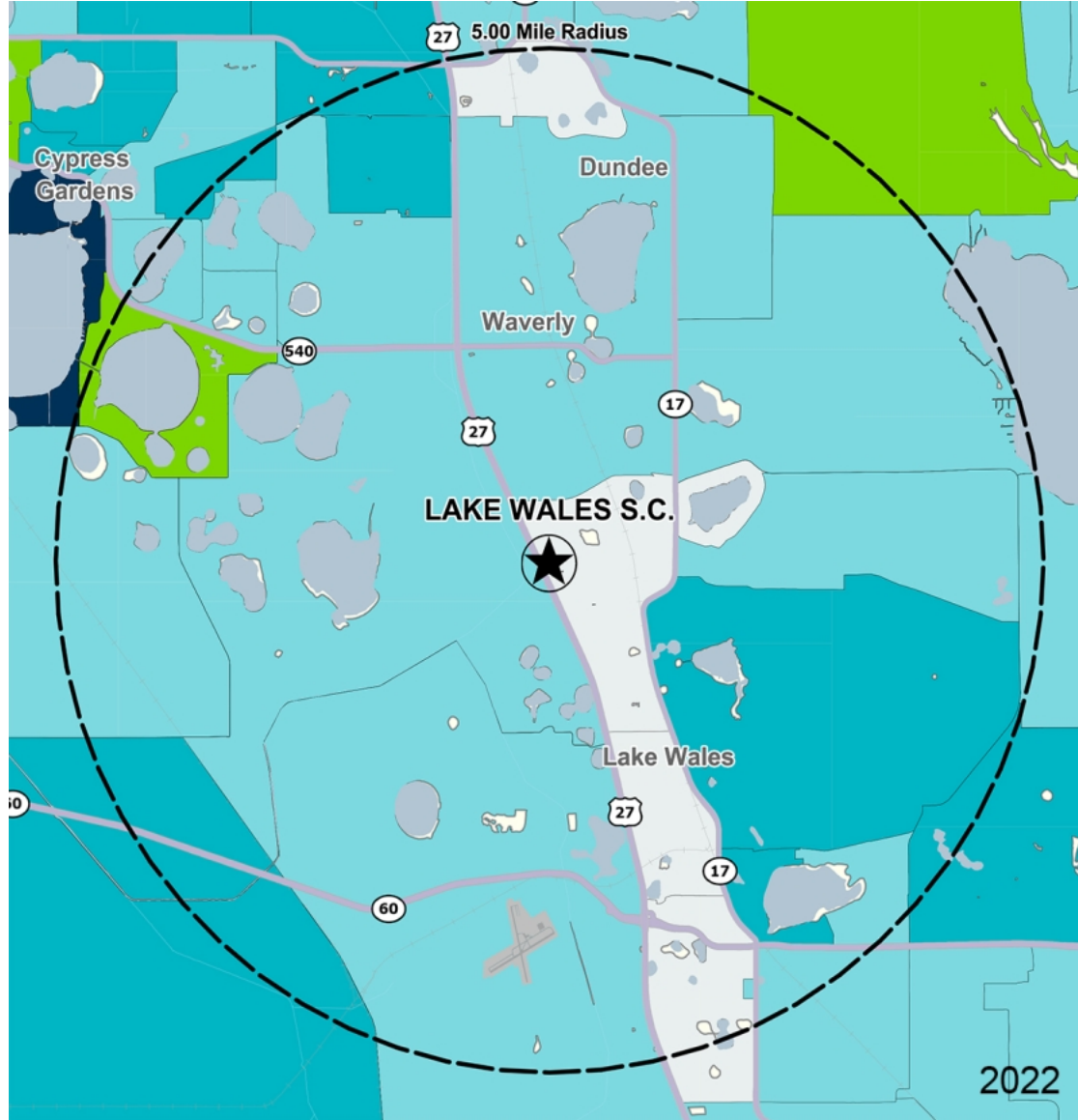
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	1,439	11,325	47,640
Daytime Pop	2,386	10,351	44,722
Households	666	4,963	19,429
Average HH Income	\$53,116	\$61,265	\$68,041
Median HH Income	\$46,303	\$50,927	\$52,288
Per Capita Income	\$24,727	\$27,145	\$27,942

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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US HWY 27 & East Ridge Mall Rd., Lake Wales, FL



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