

# US HIGHWAY 27 RESTAURANT DEVELOPMENT SITE

22900 US HIGHWAY 27  
LAKE WALES, FL 33859

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$850,000</b>
Lot Size:	1.1 ± Acres
APN:	272921000000014010
Video:	<a href="#">View Here</a>
Road Frontage:	277 ± FT
Traffic Count:	41,000 ± Cars/Day

## PROPERTY OVERVIEW

Lot adjacent and North of Hampton Inn Suites, Highway 27, Lake Wales 1.1 Acre Lot for Restaurant or Retail. Land will be considered for a national tenant developer or corporate QSR. or Franchisee.

## PROPERTY HIGHLIGHTS

- Excellent opportunity for Retail, Restaurant or franchise operation.
- Adjacent to Hampton Inn & Suites and the NEW Slim Chickens Restaurant.
- In the proximity to Publix, Lowes, Home Depot, and other national retailer.
- Prime Location adjacent to Highway 27A in Lake Wales.
- Great visibility on Highway 27A across from Mall, with highest VPD in Lake Wales.
- Water & Sewer By City of Lake Wales.
- Electric By Duke Energy.

# Location Description



## LOCATION DESCRIPTION

Development Lot adjacent and north of the Hampton Inn & Suites on Route 27 in Lake Wales.

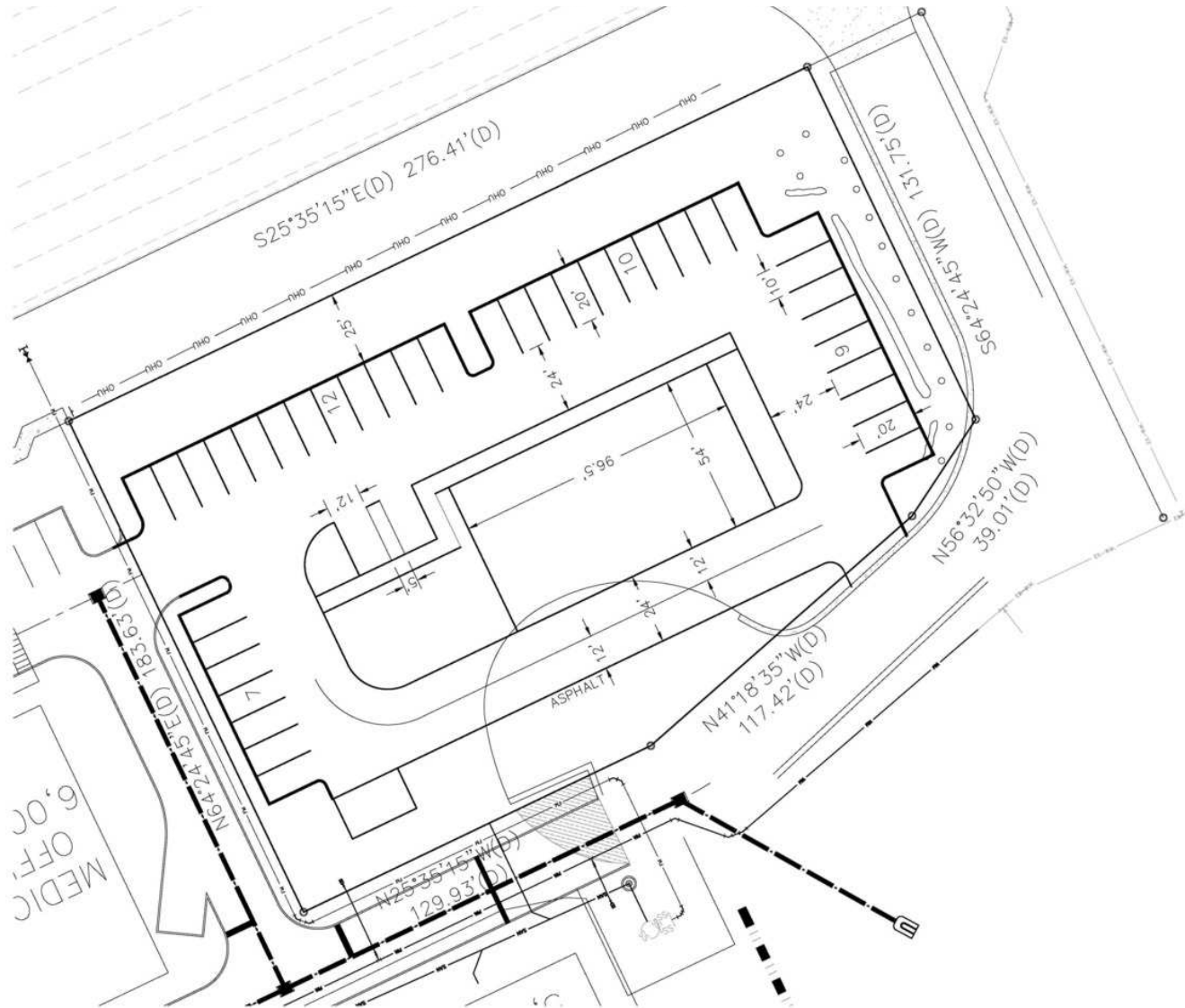
# Aerial Photo



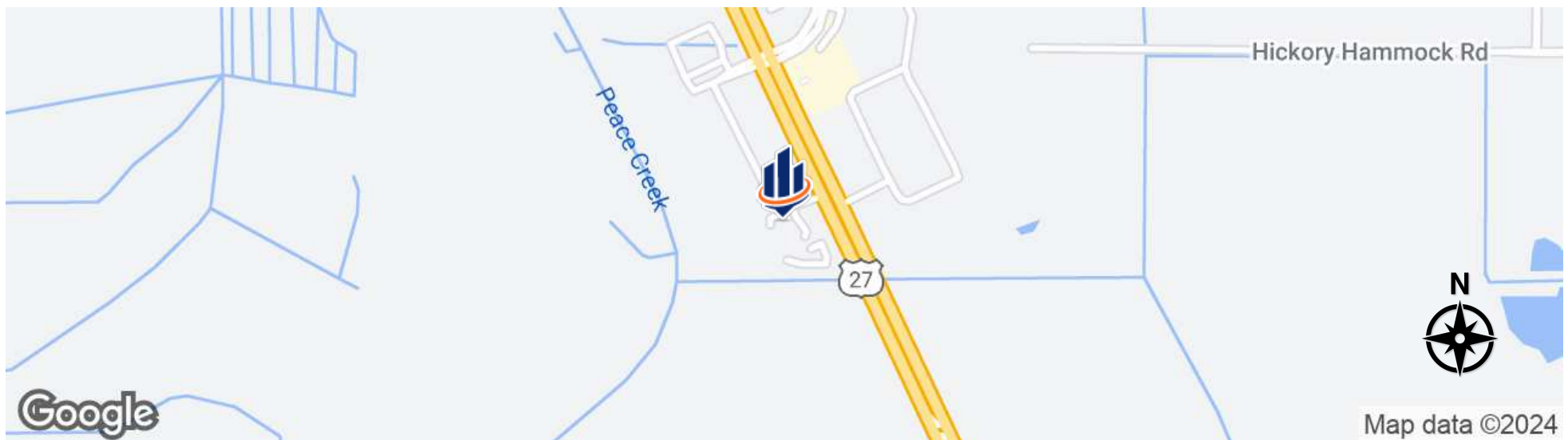
# New Slim Chickens Location



# Preliminary Site Plans



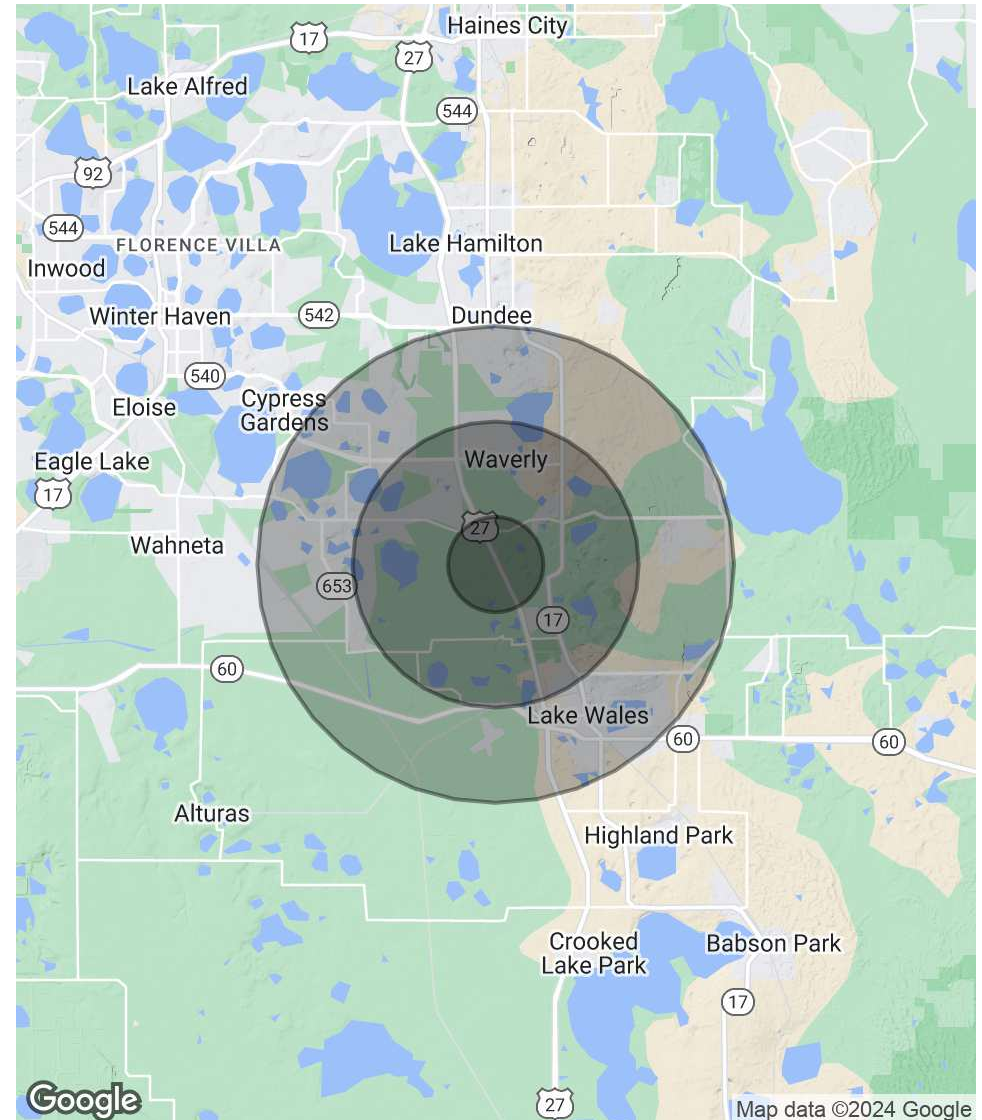
# Regional & Location Map



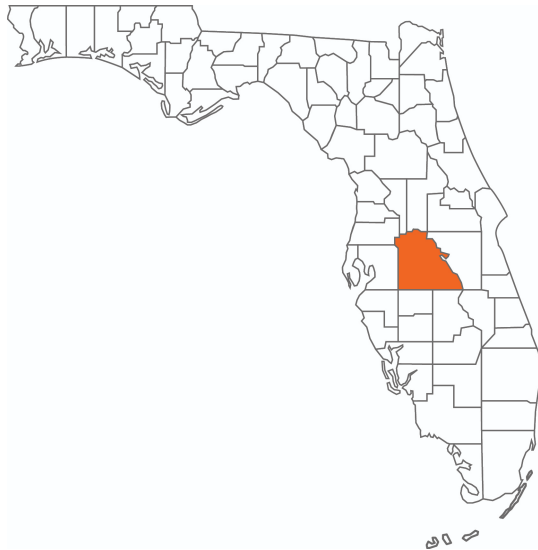
# Demographics Map & Report

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	1,631	12,649	43,907
Average Age	45.8	47.8	43.8
Average Age (Male)	63.5	52.6	43.4
Average Age (Female)	40.7	47.3	45.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	972	6,720	20,330
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$35,467	\$49,352	\$54,613
Average House Value	\$147,218	\$181,143	\$175,421

\* Demographic data derived from 2020 ACS - US Census







## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



**LAKE WALES**

**POLK COUNTY**

Founded	1917
Population	16,774 [2023]
Area	14
Website	<a href="http://lakewalesfl.gov">lakewalesfl.gov</a>
Major Employers	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205 foot carillon tower atop one of Florida's highest points.

# Retailer Map



# Additional Photos





**SID BHATT, CCIM, SIOR**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

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