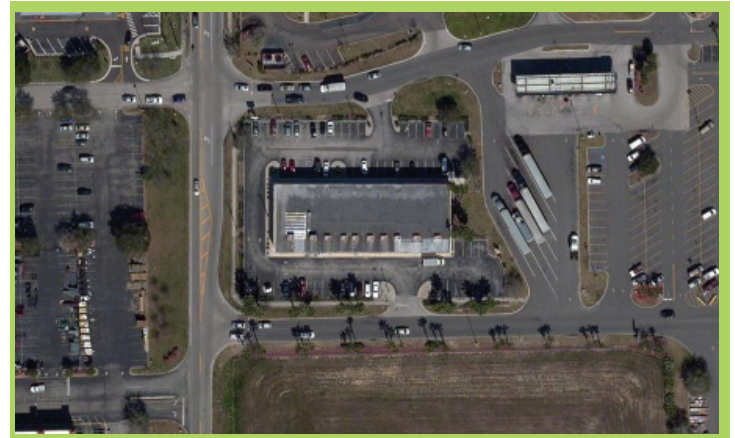




**PROPERTY HIGHLIGHTS**

- 14,725 SF of retail space
- Shadow center for Wal-Mart Supercenter
- High traffic area on Hwy 60 (major E/W corridor)
- Adjacent to Wendy's at the signalized intersection of entrance to Wal-Mart
- Located minutes from Lake Wales Medical Center
- National tenants already established including Cricket Wireless, Advance America, Hungry Howie's
- Located just across from Rural King, Winn Dixie, McDonalds & Walgreens



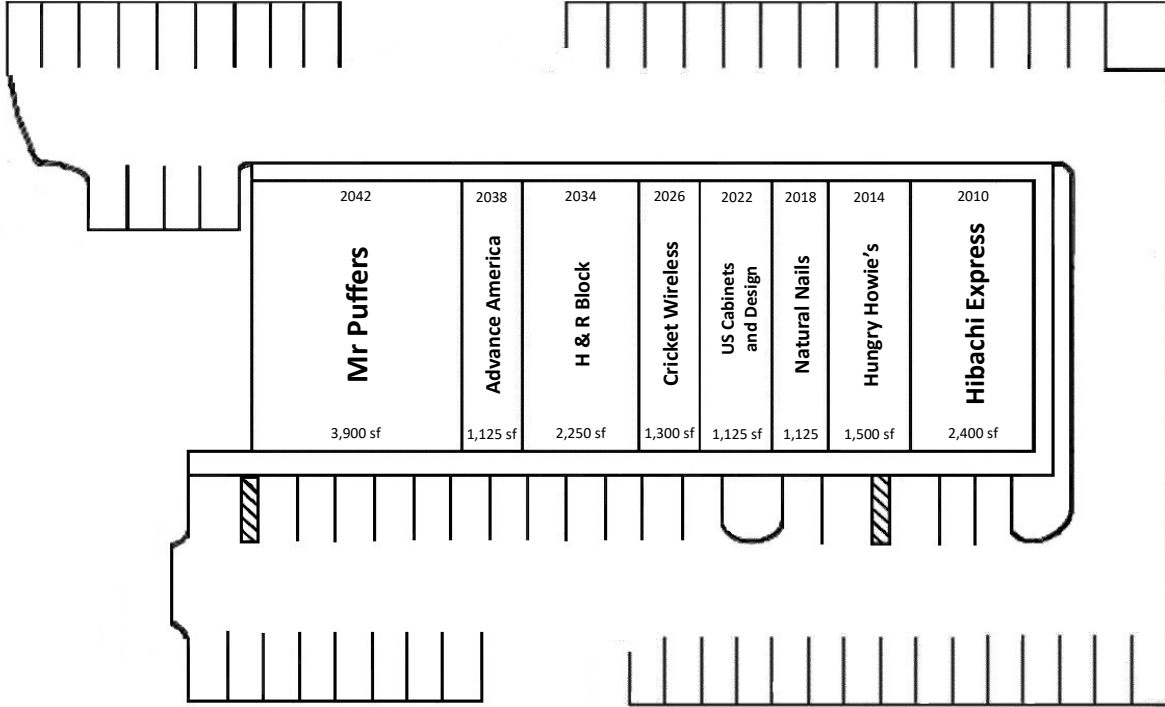
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This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.

**Lake Wales Corners**

2010—2042 Sam Walton Way, Lake Wales, FL 33898



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**DEMOGRAPHICS**

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$72,867	\$59,166	\$57,113
# Households	1,587	7,127	11,669
Population	4,114	18,629	29,891
Daytime Population (Tot. Employees)	2,479	7,928	11,450
Median Age	41	39	40

Traffic Counts: 24,500 (FDOT 2025)

Source: Costar 2020

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