



PROPERTY DESCRIPTION

Position your practice in this 850 SF, move-in-ready medical suite at 700 SR-60 E. Situated along State Road 60 East, this office delivers strong daily visibility, easy patient access, and monument signage. The interior features a check-in and check-out counter, reception and waiting area, two exam rooms or private offices, and a functional break area or lab space, making this an ideal fit for medical providers, specialists, or professional service firms. Located less than a mile from the AdventHealth Lake Wales ER, AdventHealth OB/GYN, and Quest Diagnostics.

PROPERTY HIGHLIGHTS

- Less than 1 mile from AdventHealth Lake Wales ER
- Frontage on State Road 60 E
- Monument Signage

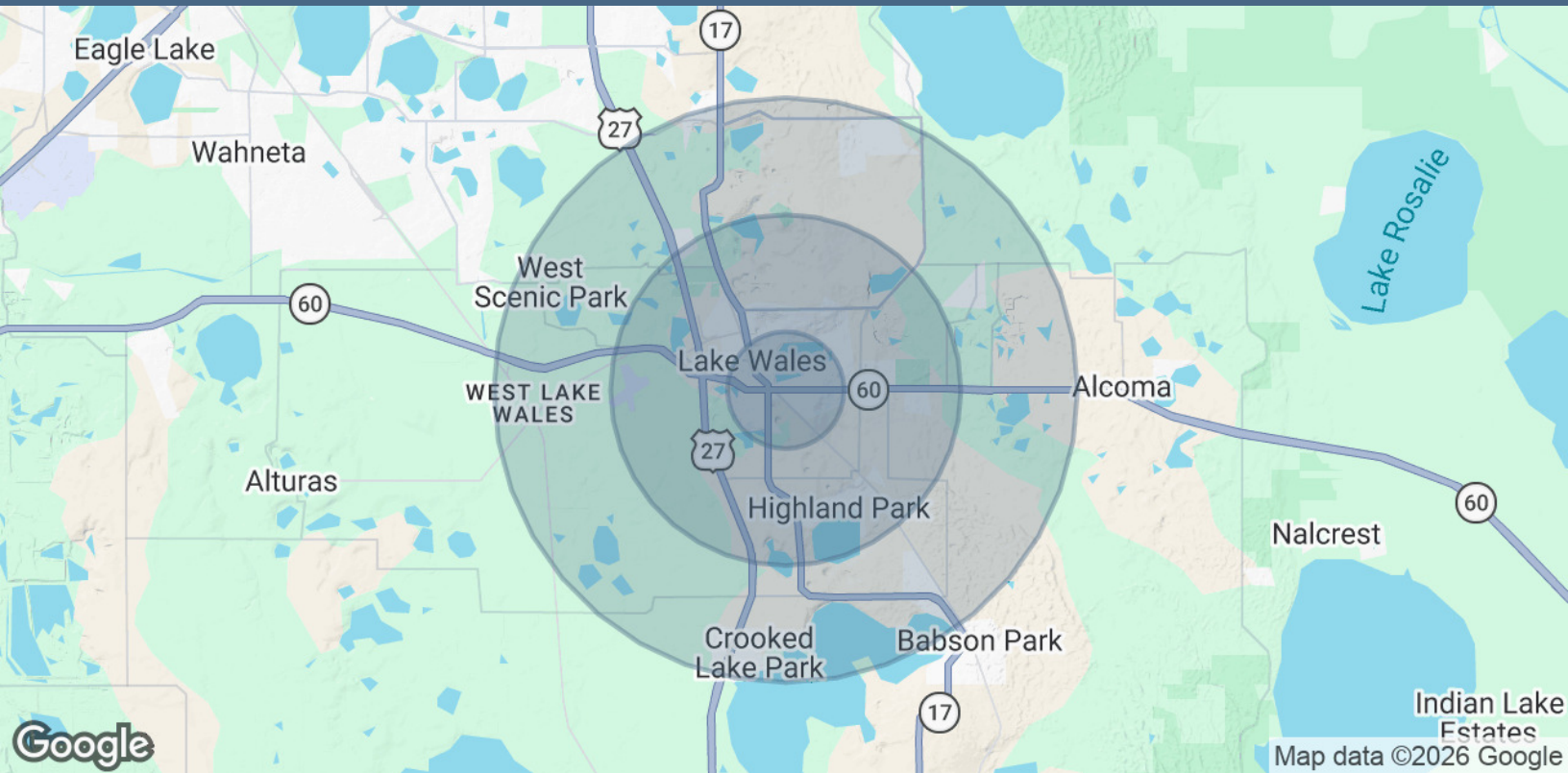
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	850 SF
Building Size:	4,487 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,355	6,213	10,440
Total Population	3,664	16,589	26,524
Average HH Income	\$78,881	\$67,704	\$67,709







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,664	16,589	26,524
Average Age	39.4	41.0	43.3
Average Age (Male)	36.9	37.9	42.4
Average Age (Female)	42.7	43.3	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,355	6,213	10,440
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$78,881	\$67,704	\$67,709
Average House Value	\$203,875	\$197,652	\$195,638

2023 American Community Survey (ACS)