

# OUTPARCEL LONG-TERM LEASE

\$4,500/MONTH LAND ONLY - NNN

**COLDWELL  
BANKER**

RESIDENTIAL REAL ESTATE, INC.



Lake Wales, FL

## SR 60 COMMERCIAL OUTPARCEL

### Property Information

#### SIZE OF PARCEL

33,540 SF/0.77 ACRES

#### LONG TERM LEASE RATE - VACANT LAND ONLY

\$4,500 per month, plus sale tax, taxes (NNN) - Tenant is responsible for all improvements

#### Features

- Located on SR 60 - 4 Lane Divided Highway
- Outparcel in Shopping Center (Winn-Dixie, Rural King)
- Offsite Retention

#### Area

This is in an area of high traffic volume (23,000 vehicles/day).



**Nolen/Spanjers Team - [www.mycommercialteam.com](http://www.mycommercialteam.com)**

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290 Cypress Gardens Boulevard

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**Commercial Outparcel on SR 60****Lake Wales, Florida**

<b>DESCRIPTION:</b>	Highly visible commercial site on SR 60 bordered by Taco Bell on one on one side and McDonalds on the other. It's a great location for a variety of businesses wishing to benefit from a hub of activity in the City of Lake Wales, with banks, medical offices, pharmacies and lots of other retail nearby. High traffic counts (23,000 vehicles/day).
<b>LOCATION:</b>	SR 60, Lake Wales, Florida, east of downtown area in main shopping district. This outparcel is located between McDonald's and Taco Bell. This center has Winn-Dixie and Rural King as anchors.
<b>SITE:</b>	Vacant Land previously used as retention at existing shopping center (retention has been moved to another location). 33,540 SF/0.77 acres. Site will need some fill to bring it back to grade. Easement rights and retention rights exist in favor of this parcel.
<b>INGRESS &amp; EGRESS:</b>	Excellent access from parking lot at shopping center. Shopping center is owned by entity related to outparcel owner.
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>ZONING:</b>	City of Lake Wales. Highway Commercial (C-3) Zoning.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>LONG TERM LEASE RATE:</b>	<b>\$4,500 per month, plus sale tax, taxes (NNN) - Tenant is responsible for all improvements.</b>

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