



**CROSBY &
ASSOCIATES, INC.**

For Sale
\$1,950,000
13± Acres of Vacant Land

13± ACRES of COMMERCIAL LAND in Lake Wales, Florida

Located Directly
behind **Shoppes
on the Ridge** &
across the street
from the **Eagle
Ridge Mall**

Ideal Location For:

- Retail
- Office
- Medical
- Executive
Offices

Utilities At Site

Adjacent to
Apartments Under
Development

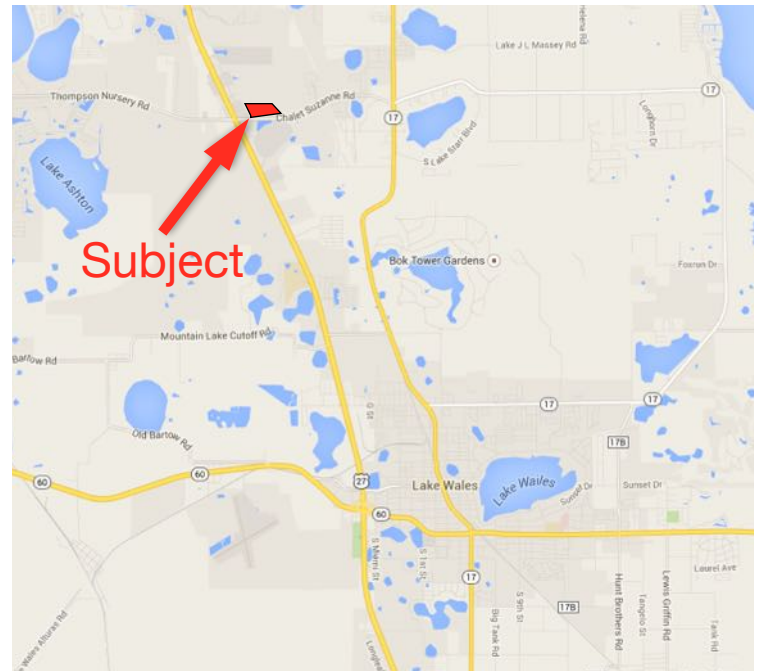
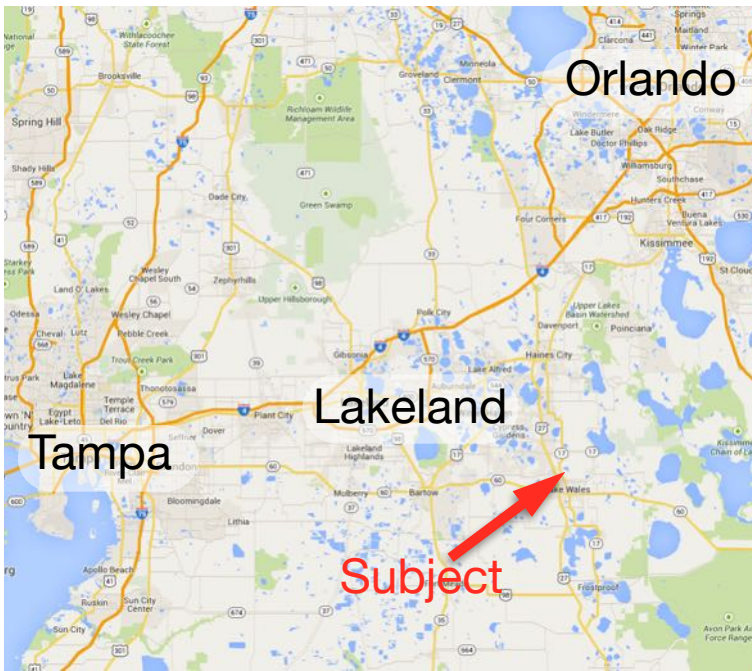


Road Frontage:

1,300± Feet on Chalet Suzanne Road

Traffic Counts 2013

- US Hwy 27: 33,500
- Chalet Suzanne Rd: 7,700



Directions: From U.S. Highway 27 and I-4, proceed south 17 miles to Chalet Suzanne Road, turn left at light. Property is located behind Publix Shopping Center.

Offered By

Caleb McDow, MSRE
Sales Associate
 caleb@crosbydirt.com
 352.665.6648 [cell]



2014 Demographics	3 Mile	5 Mile	10 Mile
Population	10,714	43,991	129,937
Median Age	50.2	43.5	40.9
Household Ave Income	\$58,565	\$57,533	\$53,398
Median Income	\$42,394	\$42,020	\$39,375



All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

Crosby & Associates, Inc.

505 Avenue A NW, Suite 306
 Winter Haven, FL 33881
 862.293.5600
 52 Commerce Street
 Hawkinsville, GA 31036
 800.320.3477

255 West Main street
 Tavares, FL 32778
 352.408.3892



www.crosbydirt.com