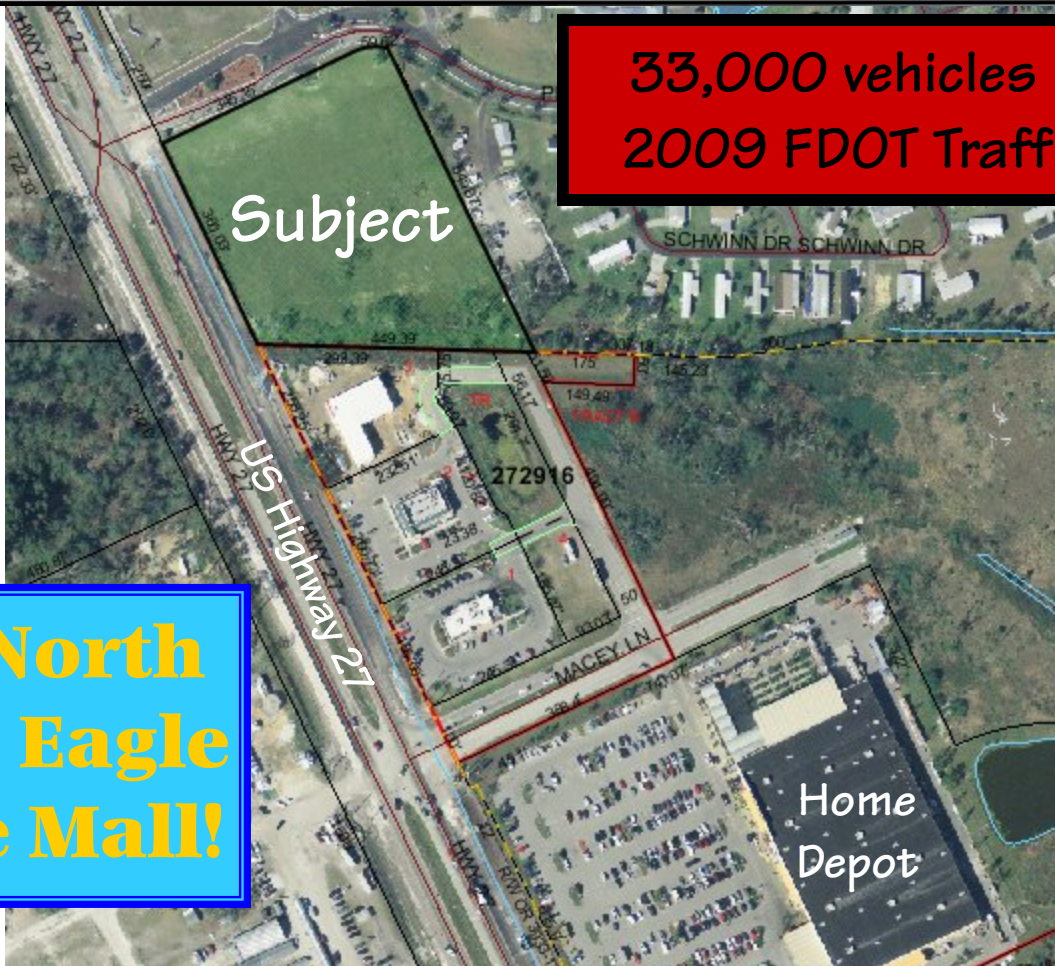


Coldwell Banker Commercial NRT

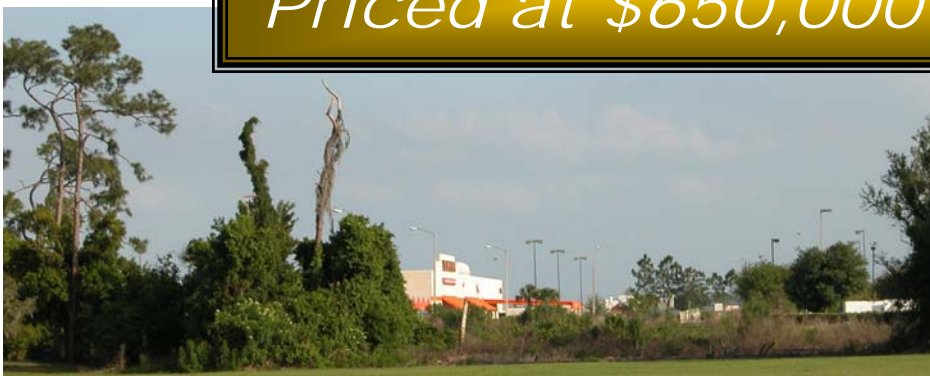
Great Commercial site - US 27 near Home Depot!



33,000 vehicles per day!
2009 FDOT Traffic Count

**Just North
of the Eagle
Ridge Mall!**

Over 4 Acres Available!
Priced at \$650,000 per acre



**Mike Nolen Sr., Gloria J. Spanjers
Realtor**

**Coldwell Banker Commercial
NRT**

**290 Cypress Gardens Blvd.,
Winter Haven, FL 33880**

863-294-7541 Office

863-325-206-4749 Cell Gloria

863-508-1736 Direct line Gloria

Gloria@mycommercialteam.com

For More Information, go to:
www.mycommercialteam.com/Twenty-SevenInvestments.htm



**COLDWELL
BANKER
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

Commercial Site on US Highway 27 - Just North of Home Depot

Lake Wales, Florida

DESCRIPTION:	Commercial parcel just north of Home Depot, within a mile of Eagle Ridge Mall. High traffic counts (33,000 vehicles/day - 2009 FDOT Traffic Counts - Node 160146).
LOCATION:	U.S. Highway 27, just north of Home Depot, Lake Wales, Florida.
SITE:	Vacant Land. 4.2338 acres. 360 foot frontage along US 27.
INGRESS & EGRESS:	Excellent access from US Highway 27 (with median cut) and Pedaler Pond Entrance Road.
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	City of Lake Wales. C-3 Zoning. RAC Future Land Use.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$2,752,000.00 (\$650,000.00 per acre)

All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor 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.

Mike Nolen Sr., Gloria J. Spanjers
Realtor— 863-294-7541



**COLDWELL
BANKER
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company