



130,000 SF RETAIL SPACE IN FLORIDA

301 EAGLE RIDGE DR
LAKE WALES, FL 33859

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1 PROPERTY INFORMATION

301 Eagle Ridge Dr
Lake Wales, FL 33859

Property Summary



OFFERING SUMMARY

Sale Price: \$4,500,000

Building Size: 130,000 SF

Price / SF: \$34.62

PROPERTY OVERVIEW

The property is a 130,000 sf. former Sears box for sale or lease. Ready to use and or re-purpose. Many options to consider including redevelopment of site.

PROPERTY HIGHLIGHTS

- 130,000 SF Building In Very Good Shape
- Former Sears Box With High Power And 4 Loading bays
- City Will Cooperate With Potential New Owner Or Tenant.
- Redevelopment Is Possible
- \$4 NNN For Lease
- \$4,500,000 For Sale.
- www.eagleridgemall.com

Available Spaces



| | | | |
|--------------------|--------------|---------------------|---------------------|
| LEASE RATE: | \$4.00 SF/YR | TOTAL SPACE: | 25,000 - 130,000 SF |
| LEASE TYPE: | NNN | LEASE TERM: | 3 months |

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE | TERM | COMMENTS |
|--------------|-----------|--------------|------------|------------|------------|---|
| Former Sears | | \$4.00 SF/yr | NNN | 130,000 SF | 3-25 years | Former Sears box. Can be divided into multiple smaller boxes or repurposed. |

Eagle Ridge Mall



TENANTS

- 100. PORTRAIT CENTER 1,085 SF
- 102. DOLLAR STAR 2,993 SF
- 108. UR BEAUTY & BARBER ACADEMY 3,102 SF
- 110. AWAKEN CHURCH 3,545 SF
- 114. AWAKEN CHURCH 4,988 SF
- 115. AVAILABLE 512 SF
- 117. MODERN DAY TIFFANY 1,165 SF
- 118. FAMILY HAIR SALON 987 SF
- 120. AVAILABLE 1,618 SF
- 200. EXPRESS JEWELRY REPAIR 992 SF
- 202. TREASURE ISLAND JEWELRY 1,347 SF
- 203. HIBBETT SPORTS 5,798 SF
- 204. AVAILABLE 1,501 SF
- 205. AVAILABLE 1,419 SF
- 206. MODERN DAY TIFFANY 550 SF
- 208. CES BRIDAL 1,930 SF
- 210. LOU & LOU 1,100 SF
- 212. AVAILABLE 3,143 SF
- 214. NY FASHION 2,470 SF
- 216. BON WORTH 2,657 SF
- 218. PERFUME PLAZA 1,758 SF

- 302. CRUSH 2,851 SF
- 303. RAW AVAILABLE 4,406 SF
- 304. RAW AVAILABLE 253 SF
- 308. FOOT ACTION 4,500 SF
- 312. CRUSH STYLE, INC. 4,003 SF
- 314. RACK ROOM SHOES 9,063 SF
- 320. PAYLESS SHOESOURCE 2,500 SF
- 322. GAME STOP 1,224 SF
- 323. STARBUCKS 1,270 SF
- 324. HERSHEY'S ICE CREAM 705 SF
- 328. VITAMIN WORLD 1,602 SF
- 330. E CELL CITY 1,416 SF
- 332. AT&T 1,205 SF
- 334. AVAILABLE 962 SF
- 336. RAW AVAILABLE 2,959 SF
- 338. RAW AVAILABLE 3,950 SF
- 340. RAW AVAILABLE 2,206 SF
- 342. RAW AVAILABLE 1,961 SF
- 346. AVAILABLE 3,294 SF
- 400. US ARMY 1,980 SF

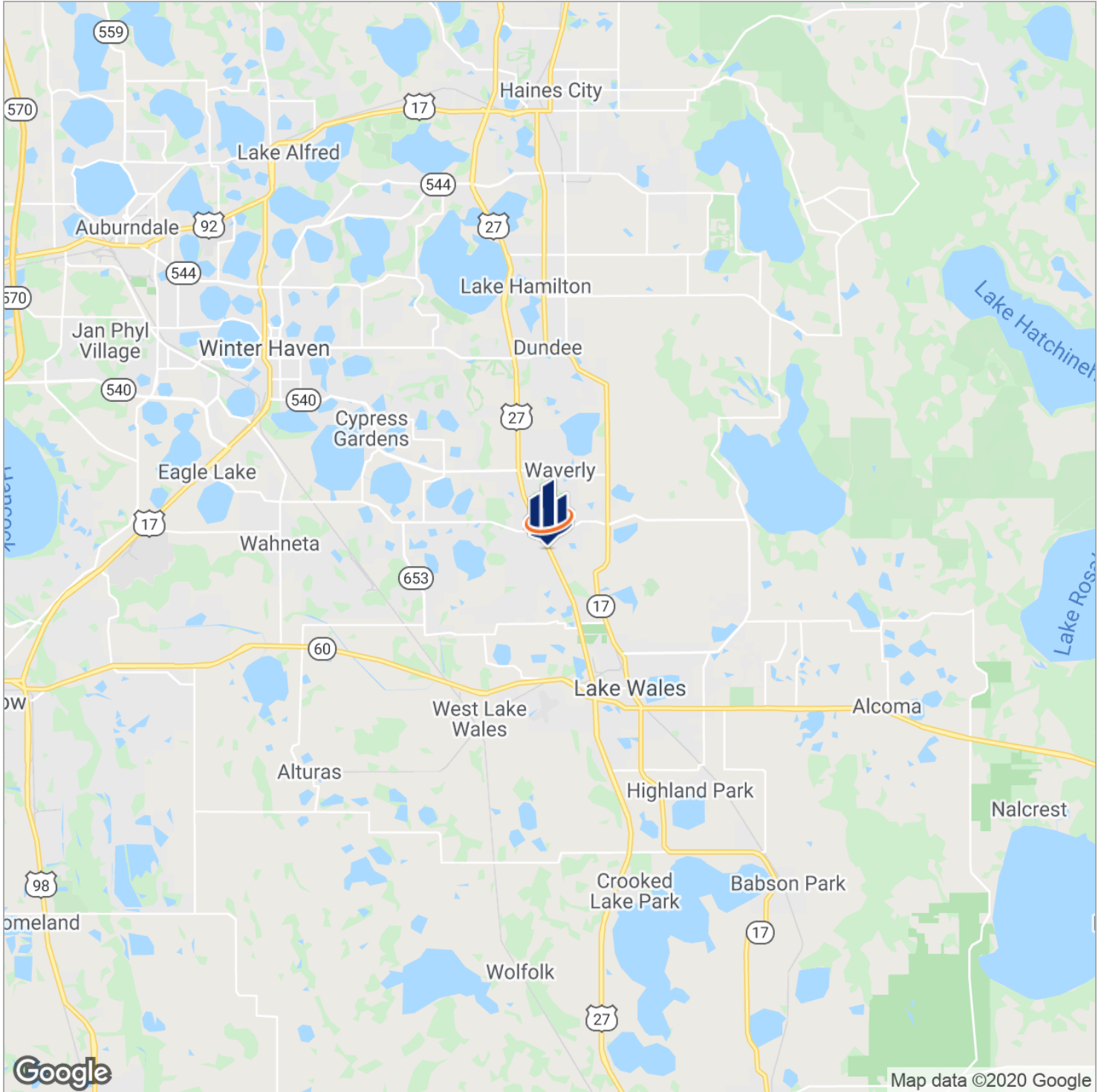
- 416. AVAILABLE 2,095 SF
- 418. CLASSIC HOME DECOR 3,218 SF
- 422. GNC 1,300 SF
- 424. FOOT LOCKER 3,050 SF
- 426. AVAILABLE 1,987 SF
- 428. AVAILABLE 1,182 SF
- 430. OPTICAL OUTLETS 1,592 SF
- 432. CIGAR GALLERY 1,086 SF
- 434. ADVOCATE HEALTHCARE 600 SF
- 435. KEEP POLK COUNTY BEAUTIFUL 636 SF
- 436. AVAILABLE 600 SF
- 438. LEE NAILS 1,000 SF
- 442. FIRST FRAME BOWLING 44,468 SF
- 451. F.Y.E. 6,502 SF
- 500. NATURAL NAILS 1,157 SF
- 502. STAR ACADEMY 3,982 SF
- 506. AVAILABLE 2,324 SF
- 508. AVAILABLE 2,001 SF
- 510. AVAILABLE 4,079 SF
- 512. AVAILABLE 2,857 SF
- 514. MONICA'S CRYSTAL PALACE 3,879 SF

- 534. BOB'S FURNITURE 1,026 SF
- 536. AEROPOSTALE 3,500 SF
- 538. ZEEBA HAIRSTYLISTS 1,075 SF
- 540. JOURNEYS 2,167 SF
- 544. AVAILABLE 4,002 SF
- 546. BATH & BODY WORKS 2,975 SF
- 600. BROCK'S SMOKEHOUSE & ACROPOLI ITALIAN 4,912 SF
- 602. MOJO'S LATIN BURGERS 628 SF
- 604. TACO BELL 602 SF
- 606. AVAILABLE 587 SF
- 608. CHINA MAX 693 SF
- 610. GYRO 764 SF
- 611. SBARRO 818 SF
- 612. THE POTATO 626 SF
- 614. USA DELI 590 SF
- 3500. SPRINT STORE BY ARCH TELECOM 150 SF
- 3501. SUNGLASS HUT 150 SF
- 3502. PIERCING PAGODA 192 SF
- 3503. AVAILABLE 150 SF
- 3504. AVAILABLE 150 SF
- 3505. SPECIAL TIME 150 SF

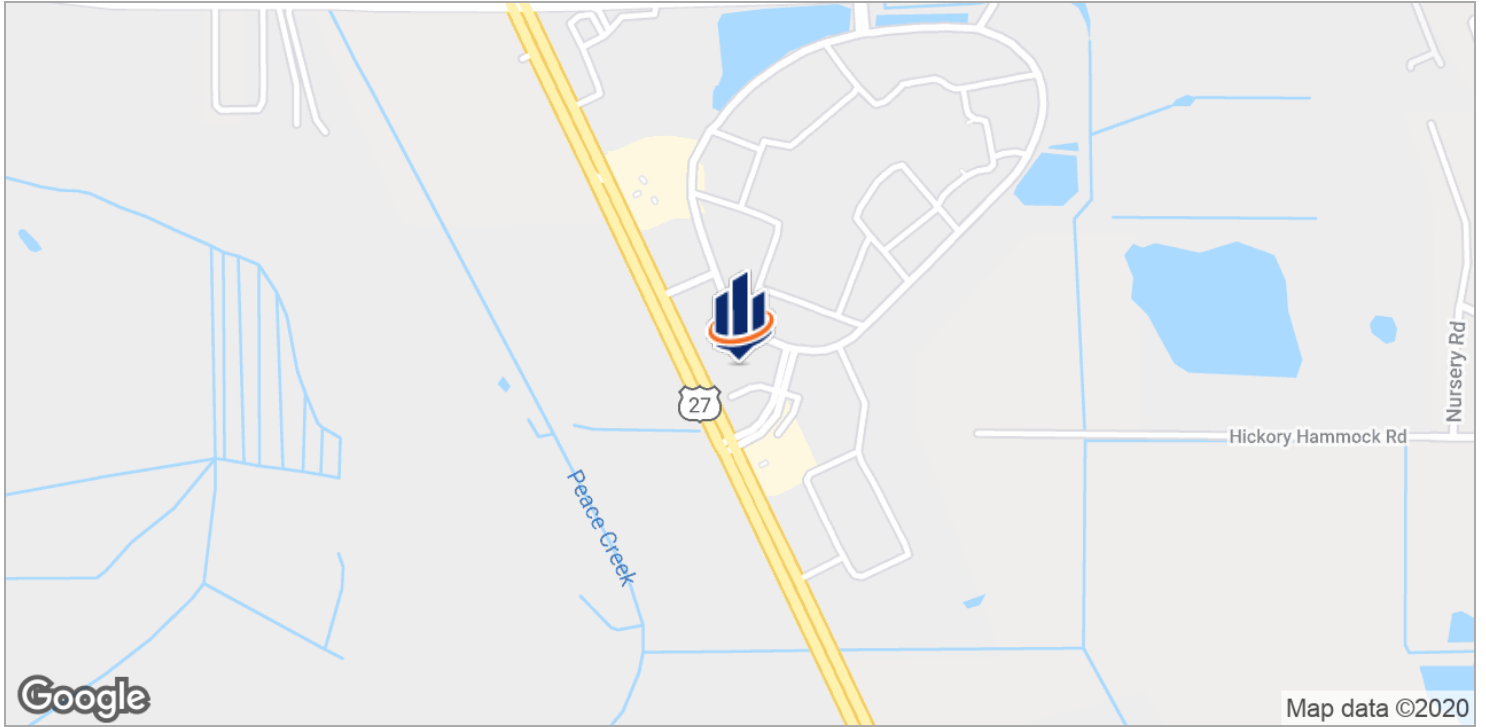
2 LOCATION INFORMATION

301 Eagle Ridge Dr
Lake Wales, FL 33859

Regional Map



Location Maps



Additional Photos



Additional Photos



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



Project Activity

FY 2017-18 Polk County, FL Activity - Central Florida Development Council

| <u>Company</u> | <u>City</u> | <u>Target Industry</u> | <u>New/Expansion</u> | <u>New Jobs</u> | <u>Capital Investment</u> | <u>Square Feet</u> | <u>Partners</u> |
|---------------------------|-------------|-------------------------|----------------------|-----------------|---------------------------|--------------------|--|
| HPP Fresh Florida | Bartow | Manufacturing | New Business | 40 | \$ 9,200,000 | 20,000 | Bartow EDC, BOCC, Enterprise Florida |
| Alvic USA, LLC | Auburndale | Manufacturing | New Business | 25 | \$ 5,000,000 | 328,114 | City of Auburndale |
| Valmont Newmark | Fort Meade | Manufacturing | Expansion | 51 | \$ 14,800,000 | 55,000 | City of Fort Meade, BOCC, Enterprise Florida |
| Publix Super Markets, Inc | Lakeland | Business Services | Expansion | 700 | \$ 50,000,000 | 190,000 | Lakeland EDC, BOCC, Enterprise Florida |
| Lioher | Auburndale | Manufacturing | New Business | 10 | \$ 3,000,000 | n/a | City of Auburndale |
| DHL | Lakeland | Logistics, Distribution | New Business | 160 | \$ 8,400,000 | 520,000 | Lakeland EDC, BOCC, Enterprise Florida |
| C&C Cabinetry | Davenport | Logistics, Distribution | New Business | 150 | \$ 5,000,000 | 110,000 | Enterprise Florida |
| Nucor Steel Florida, Inc. | Frostproof | Manufacturing | New Business | 250 | \$ 240,000,000 | 256,000 | BOCC, Enterprise Florida |
| | | | | 1386 | \$ 335,400,000 | 1,479,114 | |

Polk County Developments



City approves rezoning for 457-home subdivision on Davenport Blvd.



Clearwater developer planning new Four Corners subdivision



Davenport Council approves new 182-lot subdivision on U.S. 27 corridor



Haines City approves townhomes in new 28-acre mixed-use community



Seefried planning 1.1-million-square-foot distribution center near FL Polytechnic

Polk County Developments

10/31/2018

Polk County Developments - GrowthSpotter



Lennar introducing new home designs in first Polk solar community



Veteran Polk developer prepping Winter Haven multifamily site for sale



Legoland Florida to add new 150-room hotel tower at theme park



Marijuana dispensary eyes former bank building on Cypress Gardens Boulevard



Polk developers buy Haines City land approved for 367-lot subdivision

Polk County Developments



Atlanta-based developer pays \$3.3M for former Lakeland drag strip land



First Watch to open new Winter Haven eatery on Cypress Gardens Boulevard



Pinellas developers plan new dining, hotel at Haines City Main Street corner



Feltrim to build hotel and banquet center at Balmoral resort in Haines City



Ridge Development to build 1.35M SF distribution center on former golf course

Polk County Developments



D.R. Horton under contract to buy 550-lot resort subdivision in Haines City



New bigger Publix prototype to anchor center across from Providence community



Watermark under contract for multifamily site across from Reunion Village



Eastwind Development eyes Four Corners site for new apartment complex



Lower-density changes OK'd for Tierra Del Sol vacation home resort

Polk County Developments



Polk developer seeks mixed-use rezoning for Winter Haven site on U.S. 27 corridor



Intram Investments buys 160 acres of Davenport industrial land



Polk developers want to downzone Winter Haven MF site for new subdivision



Developer revising Davenport mixed-use project to add density, apartment rentals



BTI Partners secures \$12 million loan, now looking for more Central FL land

Polk County Developments



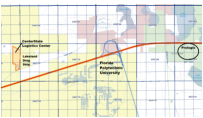
Polk Planning Commission rejects future golf resort on shore of Lake Kissimmee



Park Square redesigns new Davenport subdivision Madera Park



New developer wants to capitalize on buyer interest for Four Corners Town Center



As U.S. 27 corridor builds out, distribution warehouse projects move west in Polk



New hotels and multifamily coming to Winter Haven's Legoland corridor

Polk County Developments



Merlin Entertainments files plans for new Legoland rides slated for 2019



New retail strip planned for key corner on U.S. 27 in Davenport



Pulte planning 550-lot subdivision in hot Four Corners market



Miami investor seeks rezoning to expand Winter Haven apartments



Golf course developer files concept plan for new Lost Oak Resort on Polk lakefront

Polk County Developments



Orlando developer plans transit-friendly, mixed-use development in Winter Haven



Tampa homebuilder to resurrect defunct Four Corners vacation home community



Park Square's Gupta ready to break ground on ChampionsGate-area hotel



Lake Wales truck stop owner to build motel, truck wash on S.R. 60



Osceola hopes to fix bugs in new online permitting site this week

Polk County Developments



NY investment firm planning huge new golf resort on Lake Kissimmee in Polk



Winter Haven bank to downsize, redevelop site with multi-tenant retail center



New 400K SF warehouse planned next to Walmart fulfillment center in Davenport



Intram Investments lines up big box retailers for Posner Village on U.S. 27



AV Homes first in Central FL to use virtual reality as sales tool

Polk County Developments



Park Square Homes launching three new communities on U.S. 27 corridor



Crystal Homes launching new townhome resort, apartments near Reunion



Polk Commissioners reject plan to build warehouses on Four Corners mall site



Local investment group scoops up 46 acres at ChampionsGate interchange



Mainstay Healthcare plans new assisted living facility in Winter Haven

Polk County Developments



AV Homes scraps Solivita condos and townhomes for more single-family



Indiana-based developer plans market entry with 'Big House' apts near Reunion



Celebration couple to open 56-acre 'glamping' resort on U.S. 17-92 in Polk



Brazilian developer plans flex warehouse on US 17-92 in Polk



RIDA to build 'hotel quality' apartment complex in ChampionsGate

Polk County Developments



Seefried clears first hurdle for new 1.5M SF warehouse on U.S. 27 in Polk



Polk Planning Commission overrules staff on new Four Corners industrial park



New Aldi Food Market planned for Four Corners near Reunion Resort



Haines City approves 349-home gated community on Little Lake Hamilton



Polk DRC rejects Seefried request to add 1.5M SF of industrial on U.S. 27

Polk County Developments



Webb's Realty plans more office, retail near historic Haines City candy store



Aldi plans for new store in Lake Wales across from Eagle Ridge Mall



Feltrim Group expands nautical-themed residential project in Haines City



Owner wants to reboot condo project next to Bahama Bay with townhomes



Pinellas-based developer planning retail center on Four Corners site

Polk County Developments



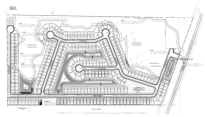
Legoland Florida plans two more hotels, new gated attraction on property



Ferber plans new grocery-anchored retail center near Reunion Resort



Lake Wales' McGuire Kia planning new dealership across from Eagle Ridge Mall



Plans filed for new subdivision next to Davenport's Providence golf community



Winter Haven's Strang family to open new wedding venue on Lake Alfred estate

Polk County Developments



Seefried wants to add 1.5M square feet of industrial to Four Corners area



Aldi seeking to expand Haines City distribution warehouse by 4.6 acres



Nalcrest planning first major expansion of retirement community in east Polk



AV Homes close to sales launch for final phase of Solivita



Haines City Commission approves pair of new residential projects totaling 400+ lots

Polk County Developments



Land owners prepping for new retail center across from Providence



Four Corners Bus Tour highlights booming economy, challenges from rapid growth



Winter Haven to consider proposed 1,747-home, mixed-use community near U.S. 27



KB Home launching new subdivisions in Groveland, Winter Haven

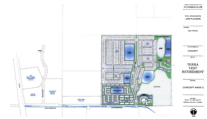


Better Built Homes launching new townhouse project on U.S. 27

Polk County Developments



McCraney planning expansion at Park 27 Distribution Center in Four Corners



Developer pitches new retirement community next to ChampionsGate



Omni Orlando Resort execs foresee big payoff from expansion set to open in May



Developer building new medical offices near Winter Haven Hospital



Arizona REIT buys multiple WingHouse restaurants

Polk County Developments



Panda Express adding location near Legoland



Feltrim Group moving forward with plans for Ronaldo R9 Academy in Haines City



Park Square's Gupta & son pursue hotel plans in Seminole, Polk counties



Polk developer looking for partners on Reunion-area project



New Legoland-area hotel to be built in 2017, first of two w/retail center

Polk County Developments



Clearwater developers planning 95-lot subdivision in Four Corners



New Winter Haven hotel site explored across from Legoland



AV Homes continues Phase 5 expansion at Solivita in Polk County



Developers target Osceola for more affordable housing tax credit projects



ABD Development to kick off second phase of Providence golf community

Polk County Developments



Westgate plans \$61.7M capital investment in Central Florida properties in FY17



Homebuilder LGI planning 364-lot subdivision of starter homes in Davenport



Tampa developer building modern, luxury townhomes in Providence golf community



Intram plans replacement Publix to anchor new Kissimmee shopping center



Polk developer reviving two dormant subdivisions in Davenport

Additional Photos



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DEMOGRAPHICS

301 Eagle Ridge Dr
Lake Wales, FL 33859

Demographics Report

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total population | 1,375 | 31,430 | 104,514 |
| Median age | 44.1 | 42.7 | 41.2 |
| Median age (male) | 41.6 | 40.7 | 40.1 |
| Median age (female) | 45.4 | 44.0 | 42.0 |
| | 1 MILE | 5 MILES | 10 MILES |
| Total households | 568 | 12,826 | 40,575 |
| Total persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH income | \$50,203 | \$51,144 | \$57,451 |
| Average house value | | \$137,432 | \$174,304 |

* Demographic data derived from 2010 US Census

Demographics Map



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
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4 ADVISOR BIOS

301 Eagle Ridge Dr
Lake Wales, FL 33859

Advisor Bio & Contact 1

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PROFESSIONAL BACKGROUND

Mike A. Halimeh, a licensed Broker in the state of Florida, serves as managing director of an independently owned and operated SVN office in Orlando, Florida. Receiving a Bachelors Degree in Finance and Organizational Behavior from the University of Houston in Texas, Mike has served as a Regional Manager for a national retail chain and as Vice President and Business Center Manager for a national bank in Texas and in Florida. Since becoming a licensed realtor in 2001, Mike has developed strong foundations in commercial real estate both in Florida and Nationwide.

Over the past 9 years, Mike has gained immeasurable knowledge and insight as the licensed broker and owner of a real estate company in Florida specializing in an array of commercial transactions such as mixed use project development and sales of multi-family units nationwide as well as being broker/agent of a number of transactions such as property procurement for national brands/Fortune 500 companies, commercial sales and leases of land, retail, office and industrial properties. Mike currently uses his expertise in commercial real estate as consultant in the disposition of distressed commercial assets for the FDIC and a number of banks in Florida and Nationwide. Further, Mike has assisted financial institutions in evaluating real estate asset portfolios and individual properties including evaluation of financial information of mid-cap companies for the purpose of merger and acquisitions. Mike is currently involved in property management for Real Estate Owned (REOs) properties in the state of Florida as well.

Expertise:

Sales - Leasing - Consulting - Property Management:

Commercial Land

Office Buildings/Condos

Retail

Industrial

Memberships:

International Council of Shopping Centers

National Association Of Industrial and Office Properties

National Association of Realtors

National REO Broker's Association

Central Florida Commercial Realtors Association

Education:

Bachelors in Finance and Organizational Behavior

University of Houston, Texas

Languages:

English

Arabic



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