

# Massage Lake Wales

1117 Bryn Mawr Ave, Lake Wales, FL 33853

**Retail  
Investment Opportunity**

Offering Memorandum



**MATTHEWS™**



# Exclusively Listed By

## Point of Contact



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# Investment Highlights

## Property Highlights

- **Recently Executed Five Year Lease** - The tenant, Massage Lake Wales, a well-established business within the local community, executed a new five-year lease on June 1, 2026.
- **Absolute NNN Lease Structure** - The property is leased on an absolute NNN basis, offering investors a truly passive ownership structure. The tenant is responsible for all real estate taxes, insurance, repairs and maintenance, and operating expenses, resulting in zero landlord responsibilities.
- **Built-In Rent Growth** - The lease features 3.00% annual rent escalations, providing investors with predictable income growth and a hedge against inflation over the initial lease term and option periods.
- **Tenant Funded Capital Improvements** - The tenant is currently completing significant capital improvements to the property at its own expense, underscoring its commitment to the site and enhancing the long-term viability of the location.
- **Strong Population Growth Trends** - Lake Wales continues to benefit from the broader in-migration trends occurring throughout Central Florida. The city's population has increased by approximately 17% since 2020, supporting long-term demand fundamentals and continued economic expansion.
- **Strategic Central Florida Location** - Lake Wales is located within Polk County, one of Florida's fastest-growing counties, and offers convenient access to the major employment centers of Orlando and Tampa via U.S. Highway 27 and State Road 60. The area's central location supports continued residential and commercial growth throughout the region.







Hunt Brothers Rd ±10,400 VPD

Subject Property



Lake Wales Country Club  
Golf Course

AdventHealth Lake Wales  
±16,300 Beds

Hillcrest Elementary  
±690 Students



Wales Landing  
±34 Units

60 ± 25,000 VPD

Walmart Supercenter  
Top 5% of National Locations  
Source: AlphaMap



New Construction  
Taylor Groves  
±108 Homes



New Construction  
Lennar at Hunt Club Groves  
±600 Homes





Bryn Mawr Ave



**1117 Bryn Mawr Ave**  
Lake Wales, FL 33853

**±984 SF**

GLA

**2026**

Year Renovated

**±25,000**

Vehicles Per Day (US Hwy 60)

**Absolute NNN**

Lease Type

**\$25.00**

Rent Per SF





# Financial Summary

**\$378,462**

List Price

**6.50%**

Cap Rate

**2026**

Year Renovated

**±0.25 AC**

Lot Size

## Property Details

|                           |                        |
|---------------------------|------------------------|
| Tenant Trade Name         | Massage Lake Wales LLC |
| Type of Ownership         | Fee Simple             |
| Lease Guarantor           | Personal               |
| Lease Type                | Absolute NNN           |
| Landlord Responsibilities | None                   |
| Lease Commencement Date   | 6/1/2026               |
| Lease Expiration Date     | 5/31/2031              |
| Term Remaining on Lease   | ±4.90 Years            |
| Rent Increases            | 3.00% Annually         |
| Option Periods            | Two 5-Year Options     |
| ROFR                      | None                   |



Image capture: Jul 2024 © 2026 Google



# Financial Summary

## Annualized Operating Data

| Date                 | Monthly Rent | Annual Rent | Increases | Cap Rate |
|----------------------|--------------|-------------|-----------|----------|
| 6/1/2026 - 5/31/2027 | \$2,050.00   | \$24,600.00 | -         | 6.50%    |
| 6/1/2027 - 5/31/2028 | \$2,111.50   | \$25,338.00 | 3.00%     | 6.69%    |
| 6/1/2028 - 5/31/2029 | \$2,174.85   | \$26,098.20 | 3.00%     | 6.90%    |
| 6/1/2029 - 5/31/2030 | \$2,240.10   | \$26,881.20 | 3.00%     | 7.10%    |
| 6/1/2030 - 5/31/2031 | \$2,307.30   | \$27,687.60 | 3.00%     | 7.32%    |
| <b>Option Period</b> |              |             |           |          |
| 6/1/2031 - 5/31/2032 | \$2,376.52   | \$28,518.24 | 3.00%     | 7.54%    |
| 6/1/2032 - 5/31/2033 | \$2,447.82   | \$29,373.84 | 3.00%     | 7.76%    |
| 6/1/2033 - 5/31/2034 | \$2,521.25   | \$30,255.00 | 3.00%     | 8.00%    |
| 6/1/2034 - 5/31/2035 | \$2,596.89   | \$31,162.68 | 3.00%     | 8.23%    |
| 6/1/2035 - 5/31/2036 | \$2,674.80   | \$32,097.60 | 3.00%     | 8.48%    |
| <b>Option Period</b> |              |             |           |          |
| 6/1/2036 - 5/31/2037 | \$2,755.04   | \$33,060.48 | 3.00%     | 8.74%    |
| 6/1/2037 - 5/31/2038 | \$2,837.69   | \$34,052.28 | 3.00%     | 9.00%    |
| 6/1/2038 - 5/31/2039 | \$2,922.82   | \$35,073.84 | 3.00%     | 9.27%    |
| 6/1/2039 - 5/31/2040 | \$3,010.50   | \$36,126.00 | 3.00%     | 9.55%    |
| 6/1/2040 - 5/31/2041 | \$3,100.82   | \$37,209.84 | 3.00%     | 9.83%    |



# Tenant Overview

## Massage Lake Wales

### Tenant Overview

Massage Lake Wales is a locally owned wellness studio in Lake Wales, Florida, dedicated to helping clients feel their best through personalized massage therapy and advanced skin care services. Conveniently located at 1117 Bryn Mawr Ave., the practice specializes in addressing muscle tension, stress, chronic pain, lower back discomfort, headaches, and a variety of skin concerns with treatments tailored to each individual's goals and lifestyle.

Headquarters  
Lake Wales, FL

Locations  
1

Year Founded  
2021

### Why Invest?

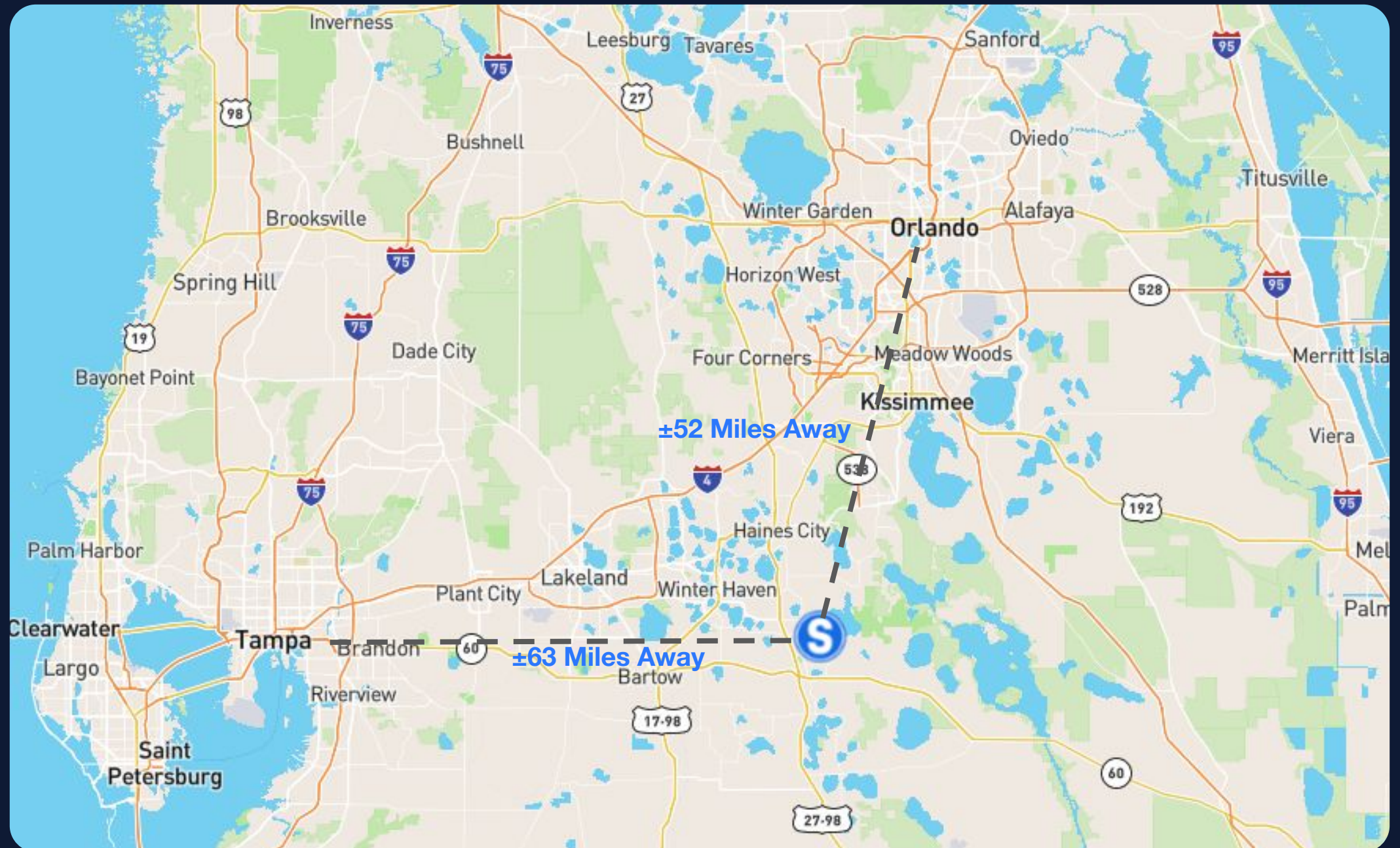
- **Essential Wellness Services:** Massage Lake Wales provides therapeutic massage and skincare treatments that address ongoing consumer needs related to stress management, pain relief, recovery, and overall wellness, supporting recurring demand and client retention.
- **Established Local Presence:** Located in Lake Wales, Florida, the business has built a reputation for personalized care and individualized treatment plans, fostering strong customer relationships and repeat clientele within the community.
- **Diversified Service Offerings:** The practice offers a range of services, including therapeutic massage, relaxation treatments, and skincare solutions, creating multiple revenue streams while serving a broad customer base.
- **Growing Health & Wellness Industry:** Consumer spending on health, self-care, and preventative wellness services continues to expand, positioning Massage Lake Wales to benefit from favorable long-term industry trends.
- **Customer-Centric Business Model:** By emphasizing one-on-one consultations and customized treatment approaches, Massage Lake Wales differentiates itself from larger chain operators and supports long-term client loyalty and referral-driven growth.



# Market Overview

## Massage Lake Wales

1117 Bryn Mawr Ave, Lake Wales, FL 33853





# Lake Wales, FL



## Local Market Overview

Lake Wales continues to benefit from its strategic location within Polk County, one of Florida's fastest-growing regions. Positioned between the Tampa and Orlando metropolitan areas, the city offers residents and businesses an attractive combination of affordability, accessibility, and quality of life. Ongoing population growth throughout Polk County is driving demand for housing, retail services, healthcare, and commercial development, supporting long-term economic expansion across the area.

Lake Wales' retail market continues to benefit from steady population growth throughout Polk County and the city's position along the U.S. Highway 27 corridor. As more residents relocate to Central Florida seeking affordability and accessibility, consumer demand for shopping, dining, and everyday services has expanded, creating opportunities for both national retailers and locally owned businesses. Polk County remains one of Florida's fastest-growing regions, providing a strong customer base that supports ongoing retail investment and commercial development.

## Property Demographics

| Population               | 1-Mile   | 3-Mile   | 5-Mile   |
|--------------------------|----------|----------|----------|
| Current Year Estimate    | 4,522    | 18,685   | 28,913   |
| Households               | 1-Mile   | 3-Mile   | 5-Mile   |
| Current Year Estimate    | 1,799    | 7,218    | 11,533   |
| Income                   | 1-Mile   | 3-Mile   | 5-Mile   |
| Average Household Income | \$84,523 | \$87,264 | \$83,395 |



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1117 Bryn Mawr Ave, Lake Wales, FL, 33853** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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