



# HWY 27 RETAIL SPACE OPPORTUNITY

594 US 27 N, Lake Placid, FL 33852

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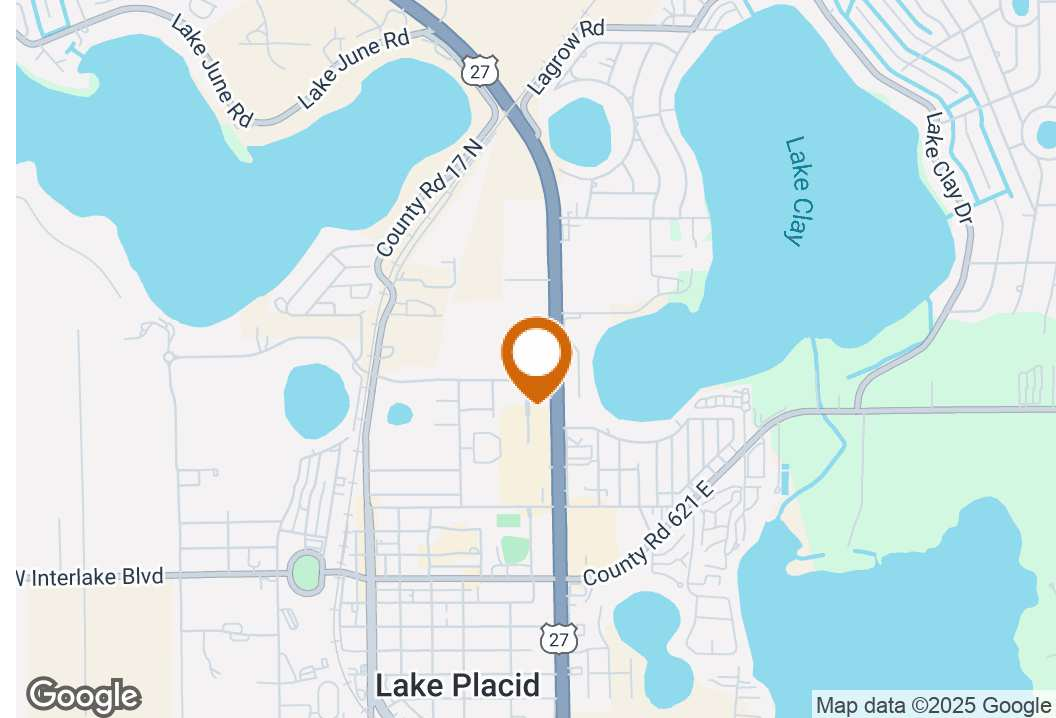
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,000,000</b>
<b>Building Size:</b>	18,044 SF
<b>Lot Size:</b>	1.12 Acres
<b>Price / SF:</b>	\$166.26
<b>Year Built:</b>	2003
<b>Traffic Count:</b>	18,700 ± Cars/Day
<b>APN:</b>	P31363017000000020

## PROPERTY OVERVIEW

Located in Lake Placid, FL, this is a 18,000 SF free-standing building, which offers prime retail space in a highly desirable location. With modern construction and spacious accommodations, this building is well-suited for a variety of retail uses. Its strategic positioning ensures a high level of visibility and foot traffic on U.S Hwy 27, making it a sought-after asset for retailers looking to establish or expand their presence in the area.

## PROPERTY HIGHLIGHTS

- 18,044 SF free-standing building
- Excellent frontage on U.S Hwy 27
- 18,700 ± Cars/Day
- US 27 is a major north south corridor in Central FL

## PROPERTY DETAILS

### LOCATION INFORMATION

Building Name	Hwy 27 Retail Space Opportunity
Street Address	594 US 27 N
City, State, Zip	Lake Placid, FL 33852
County	Highlands

### BUILDING INFORMATION

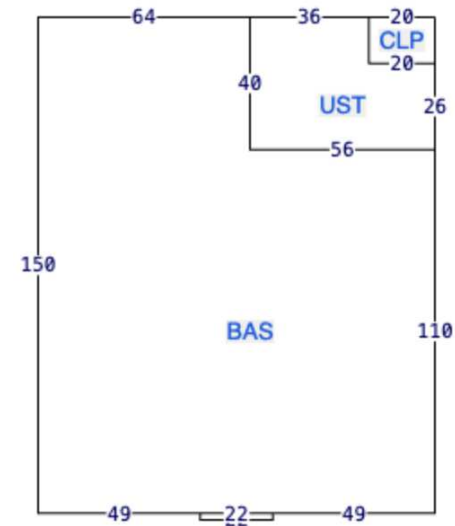
Building Size	18,044 SF
Year Built	2003
Framing	Block
Roof	Metal
Free Standing	Yes
Walls	Concrete Block Walls
Fire Sprinkler System	Yes
Base Area	15,760
Utility Storage	1,960
Covered Land Patio	280
Canopy	44

### PARKING & TRANSPORTATION

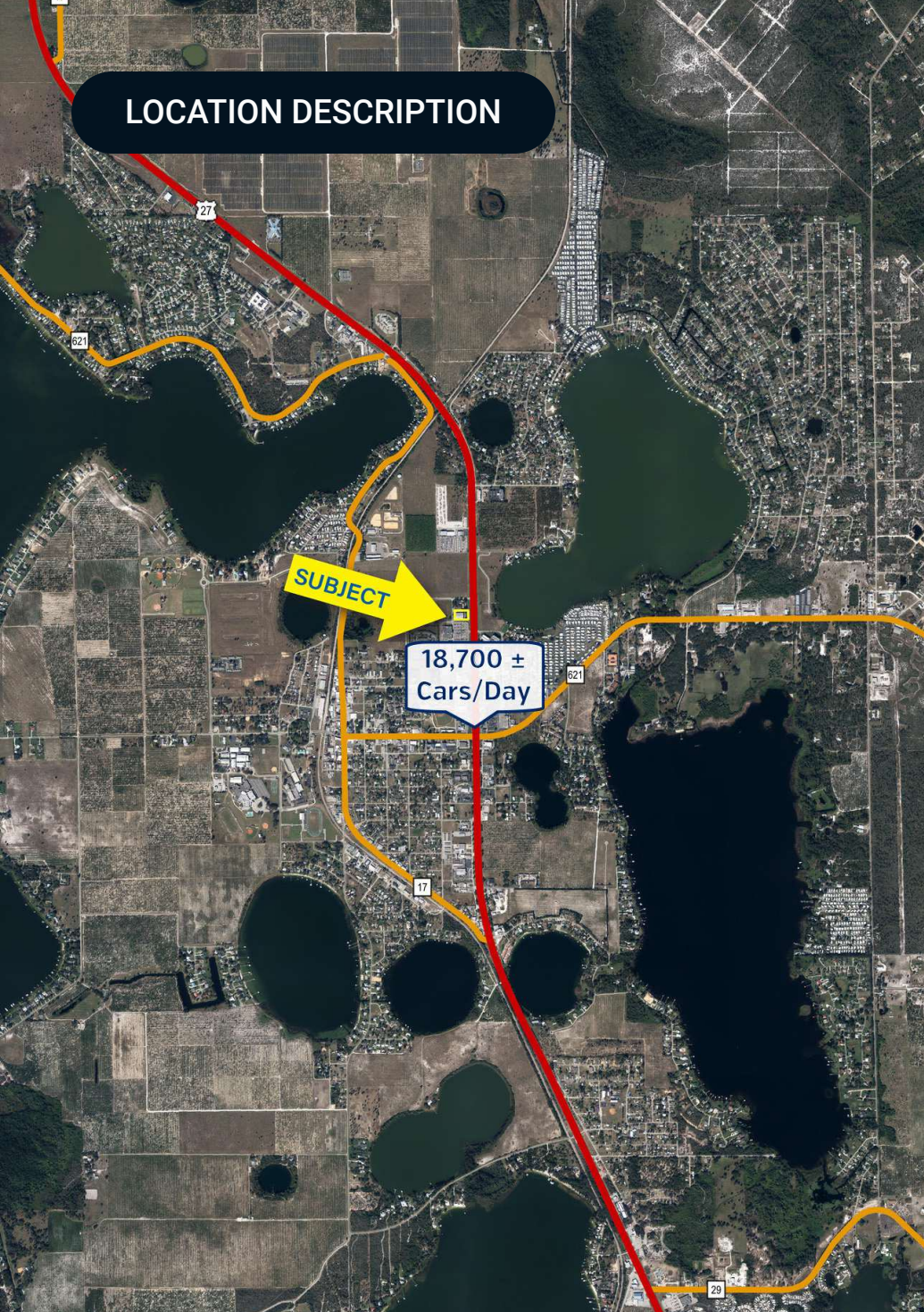
Number of Parking Spaces	25
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### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Lot Size	1.12 Acres
APN #	P31363017000000020
Lot Frontage	182 ft
Lot Depth	271 ft
Traffic Count	18700
Traffic Count Street	US 27



## LOCATION DESCRIPTION

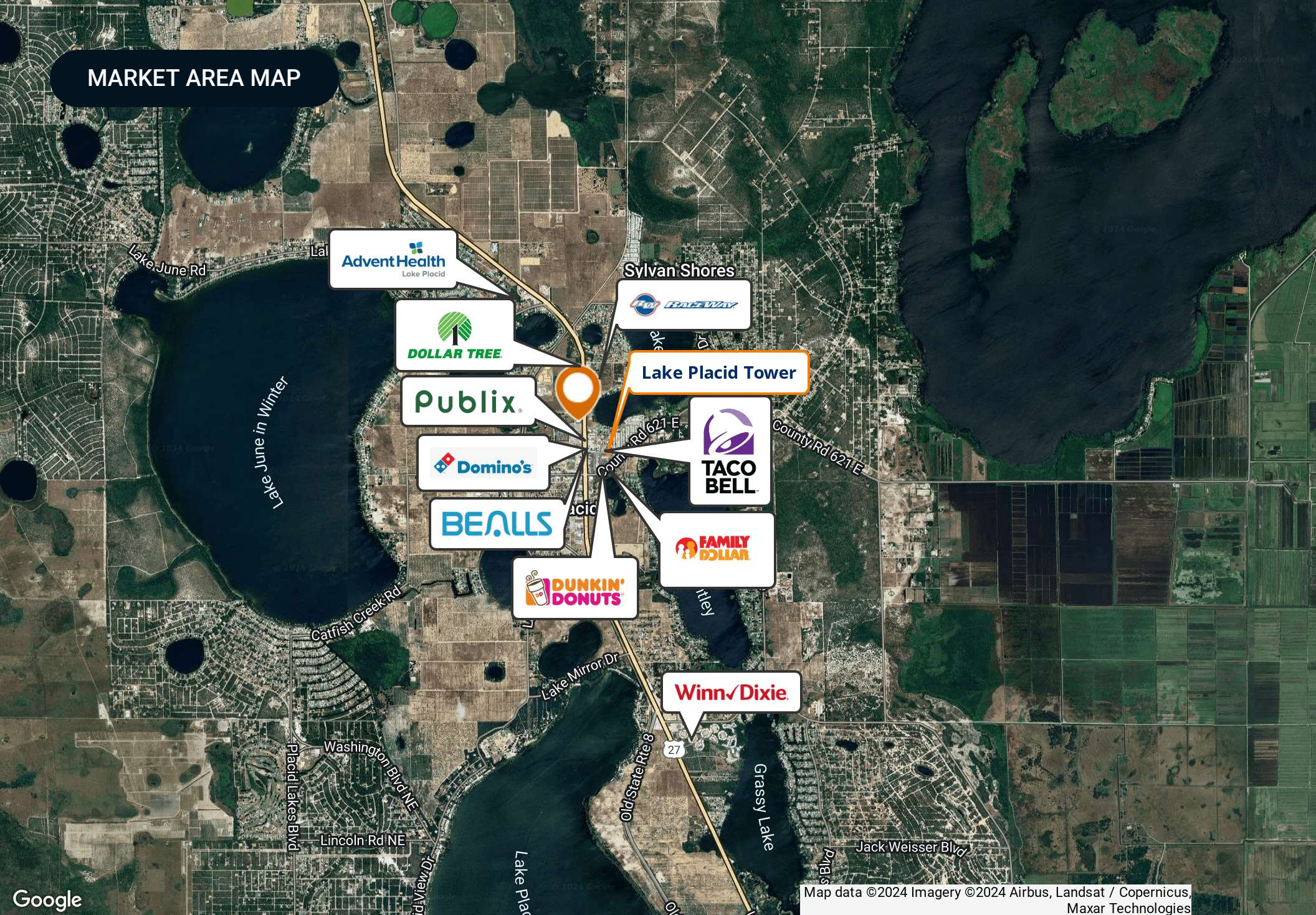


## LOCATION DESCRIPTION

This property is located on U.S Hwy 27 in Lake Placid, FL. With easy access to U.S Hwy 27, the location ensures seamless connectivity and transportation routes for professionals. Nearby points of interest, such as Lake June-in-Winter Scrub State Park and Lake Placid Tower, provide serene natural spaces for relaxation and inspiration.

The area also features an array of dining and retail options, which includes Publix, Bealls, Domino's, Burger King, Wawa, and many more.

# MARKET AREA MAP



**Advent Health**  
Lake Placid

**DOLLAR TREE**

**Publix**

**Domino's**

**BEALLS**

**DUNKIN' DONUTS**

**FAMILY DOLLAR**

**TACO BELL**

Sylvan Shores

**ACE HARDWARE**

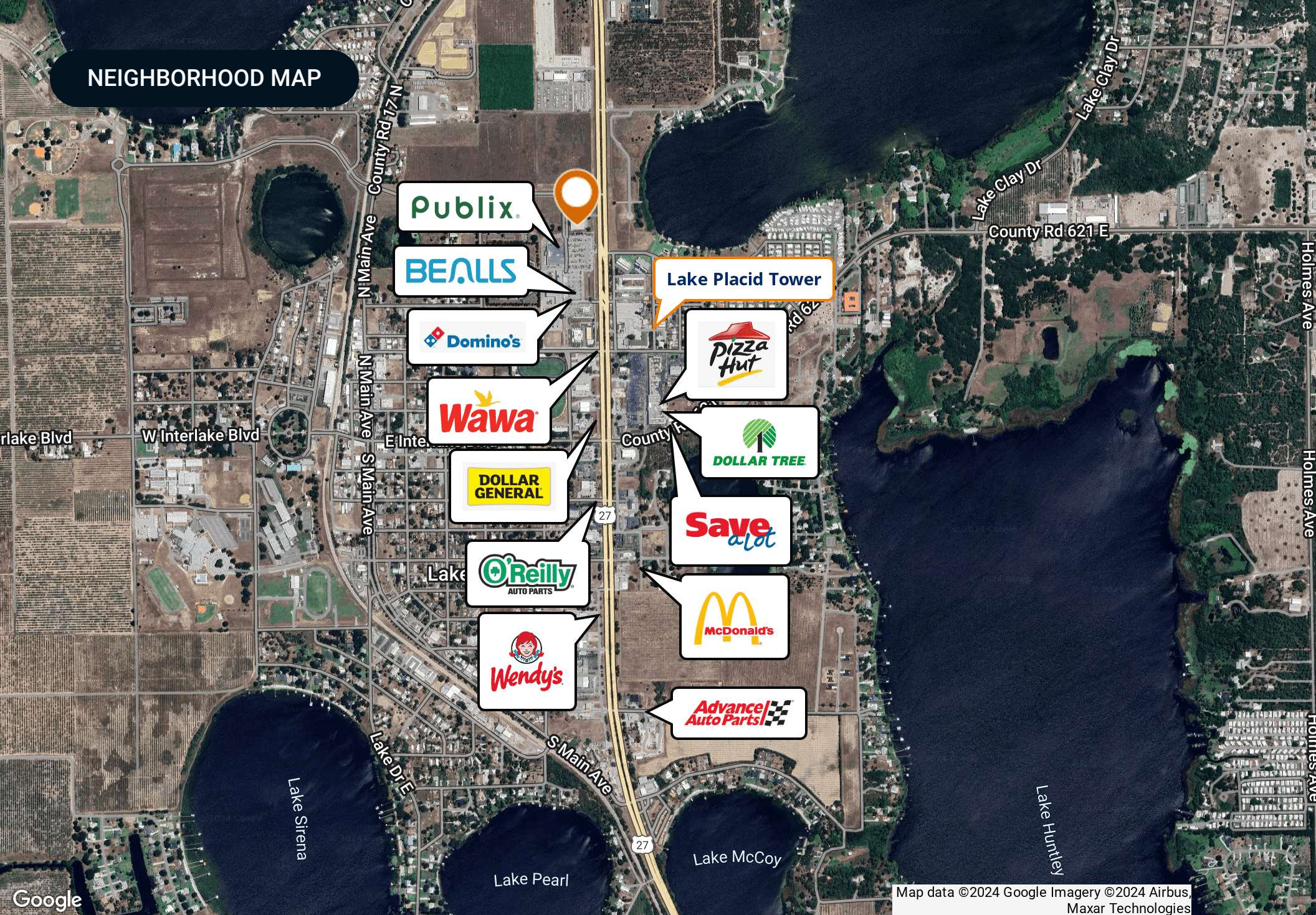
**Lake Placid Tower**

**Winn-Dixie**

Google

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# NEIGHBORHOOD MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

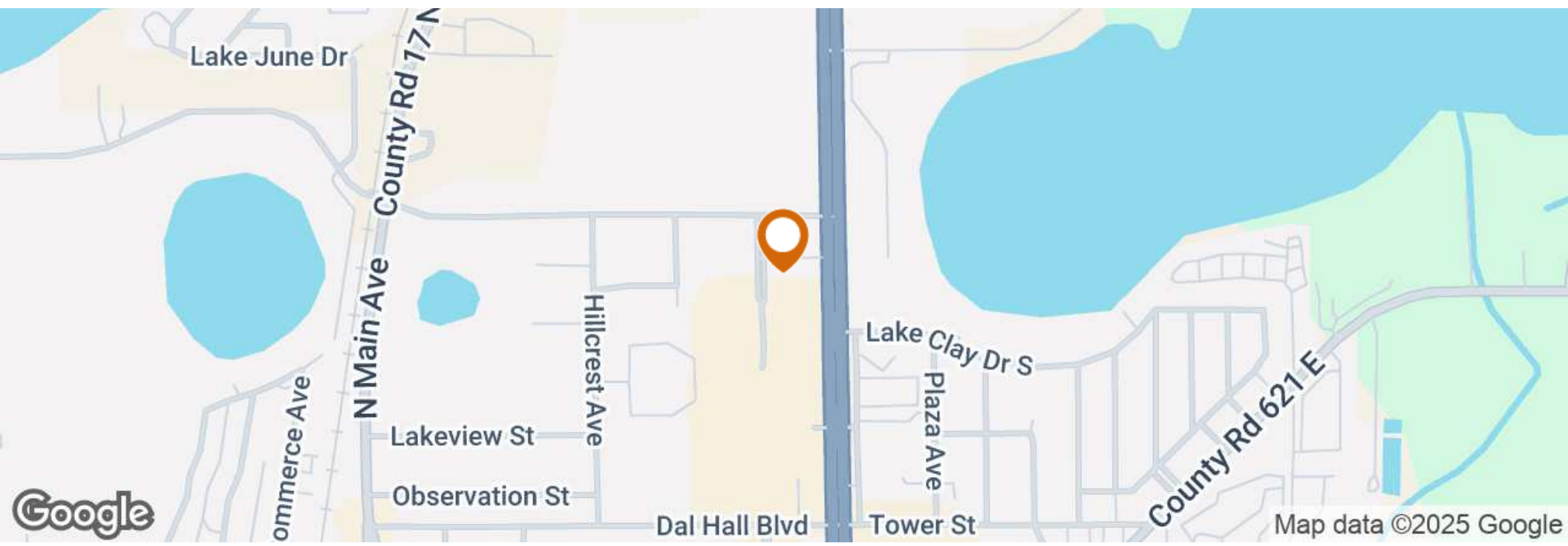
Lake Placid  
Tower



18,700 ±  
Cars/Day







	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Lake Placid	Highlands County	FL	US
Population	2,775	9,426	19,245	5,885	17,601	26,437	22,700	2,383	105,165	22,779,514	338,440,954
Households	1,214	4,187	8,744	2,592	8,090	11,804	10,052	1,016	46,672	9,084,882	130,716,571
Families	694	2,481	5,451	1,521	4,980	7,367	6,311	586	29,125	5,826,884	83,629,781
Average Household Size	2.26	2.21	2.18	2.21	2.15	2.21	2.23	2.33	2.22	2.45	2.53
Owner Occupied Housing Units	763	3,225	7,039	1,934	6,531	9,597	8,145	582	36,239	6,029,935	84,133,084
Renter Occupied Housing Units	451	962	1,705	658	1,559	2,207	1,907	434	10,433	3,054,947	46,583,487
Median Age	48.4	57.0	56.7	57.8	57.5	57.3	56.2	45.4	55.3	43.5	39.3
Housing Unit/Household Ratio	1.34	1.45	1.40	1.47	1.40	1.41	1.41	1.28	1.29	1.21	1.12
Adjusted Population	3,312	12,184	23,990	7,721	21,959	33,142	28,515	2,723	120,944	24,620,604	348,535,210
<b>Income</b>											
Median Household Income	\$50,476	\$58,076	\$57,181	\$56,572	\$57,213	\$58,359	\$56,965	\$47,176	\$56,165	\$74,715	\$79,068
Average Household Income	\$69,486	\$79,839	\$77,754	\$77,711	\$76,327	\$78,325	\$78,209	\$65,569	\$76,632	\$105,305	\$113,185
Per Capita Income	\$29,385	\$35,657	\$34,870	\$34,392	\$34,712	\$35,211	\$34,660	\$27,967	\$34,081	\$42,078	\$43,829
<b>Trends: 2024 - 2029 Annual Growth Rate</b>											
Population	-0.04%	-0.01%	0.49%	0.07%	0.44%	0.58%	0.60%	-0.08%	0.52%	0.93%	0.38%
Households	0.33%	0.40%	0.93%	0.47%	0.87%	0.99%	1.01%	0.31%	0.90%	1.15%	0.64%
Families	0.20%	0.30%	0.86%	0.37%	0.80%	0.92%	1.05%	-0.52%	0.85%	1.12%	0.56%
Owner HHs	1.35%	1.09%	1.56%	1.20%	1.48%	1.59%	1.63%	1.57%	1.62%	1.66%	0.97%
Median Household Income	4.27%	4.85%	4.68%	4.81%	4.49%	4.70%	4.85%	3.62%	3.33%	3.25%	2.95%

- Over 26,000 people with a median age of 57.3 within a 15-minute radius from the property.
- Median household income of over \$58,000 within a 3-mile radius from the property.

Households by Income

<\$15,000	16.80%	12.20%	9.60%	13.90%	10.30%	9.70%	9.50%	19.60%	12.60%	8.40%	8.60%
\$15,000 - \$24,999	10.30%	9.50%	12.50%	8.60%	12.60%	11.90%	12.50%	10.10%	9.60%	6.60%	6.30%
\$25,000 - \$34,999	7.10%	7.40%	9.10%	7.30%	8.30%	8.80%	9.00%	8.20%	9.80%	7.40%	6.70%
\$35,000 - \$49,999	15.30%	14.30%	12.70%	14.80%	12.80%	12.60%	13.10%	14.20%	11.60%	11.00%	10.10%
\$50,000 - \$74,999	16.10%	16.30%	16.50%	15.70%	16.10%	16.60%	16.00%	17.20%	19.20%	16.90%	15.70%
\$75,000 - \$99,999	14.00%	15.00%	14.00%	15.10%	13.80%	13.10%	13.70%	10.60%	12.60%	13.60%	12.80%
\$100,000 - \$149,999	15.10%	17.10%	17.60%	16.40%	19.00%	19.40%	17.60%	15.70%	16.00%	17.20%	17.60%
\$150,000 - \$199,999	1.40%	3.10%	3.60%	3.60%	3.20%	3.80%	4.00%	1.30%	4.30%	8.60%	9.50%
\$200,000+	3.80%	5.20%	4.40%	4.60%	3.90%	4.20%	4.50%	3.10%	4.20%	10.40%	12.60%

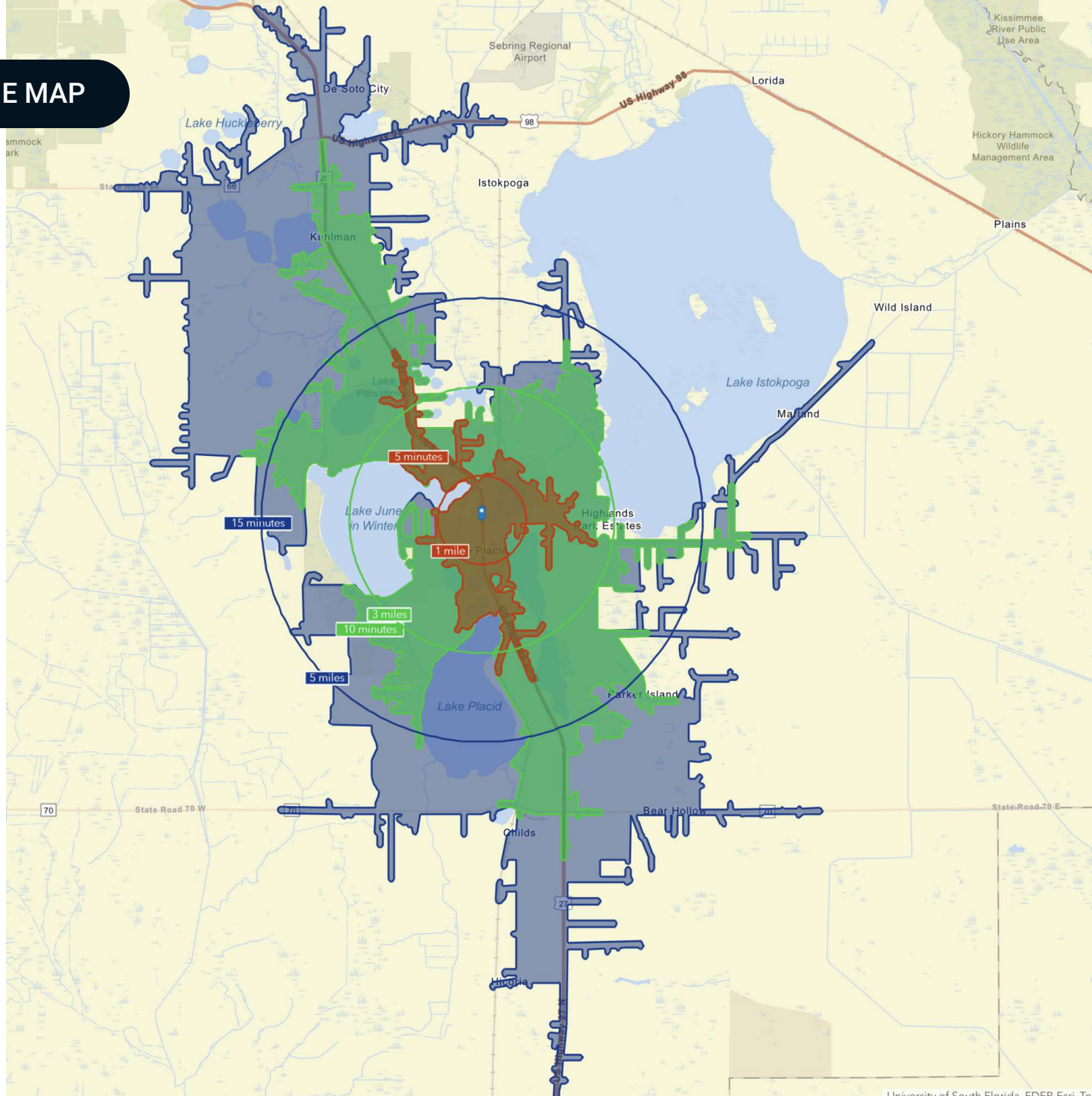
Population by Age

0 - 4	5.00%	4.00%	4.20%	3.90%	4.10%	4.00%	4.10%	5.20%	4.10%	4.70%	5.50%
5 - 9	4.90%	4.30%	4.40%	4.10%	4.30%	4.30%	4.40%	4.50%	4.40%	5.10%	5.80%
10 - 14	5.80%	4.60%	4.80%	4.70%	4.60%	4.50%	4.80%	6.30%	4.80%	5.40%	6.00%
15 - 19	5.50%	4.70%	4.90%	4.60%	4.80%	4.80%	4.90%	5.60%	5.00%	5.80%	6.40%
20 - 24	5.30%	4.30%	4.00%	4.20%	4.00%	4.10%	4.20%	5.50%	4.30%	6.10%	6.80%
25 - 34	10.30%	8.30%	8.20%	8.30%	8.10%	8.10%	8.50%	11.20%	8.60%	12.30%	13.50%
35 - 44	10.30%	8.90%	8.80%	8.60%	8.50%	8.60%	8.70%	11.20%	9.10%	12.50%	13.30%
45 - 54	9.10%	8.40%	8.80%	8.30%	8.50%	8.80%	8.90%	8.90%	9.30%	12.10%	12.10%
55 - 64	12.40%	13.30%	13.90%	12.80%	13.70%	14.00%	14.00%	12.30%	13.60%	13.30%	12.30%
65 - 74	15.40%	18.00%	18.50%	17.80%	18.60%	18.70%	18.40%	14.10%	17.70%	12.30%	10.40%
75 - 84	11.70%	15.50%	14.90%	16.20%	15.50%	15.30%	14.50%	10.50%	14.50%	7.70%	5.70%
85+	4.30%	5.60%	4.80%	6.40%	5.10%	4.90%	4.60%	4.50%	4.50%	2.70%	2.00%

Race and Ethnicity

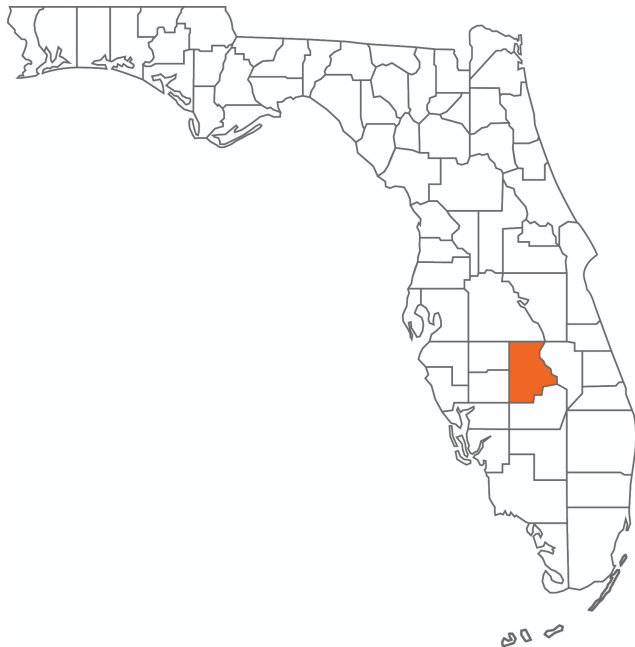
White Alone	61.90%	69.90%	72.00%	69.00%	72.30%	73.80%	71.90%	56.90%	69.00%	56.50%	60.30%
Black Alone	7.10%	8.80%	7.90%	7.90%	7.50%	6.90%	7.20%	8.60%	9.90%	15.00%	12.50%
American Indian Alone	0.80%	0.60%	0.70%	0.60%	0.70%	0.70%	0.70%	0.90%	0.60%	0.50%	1.10%
Asian Alone	1.00%	0.80%	0.80%	0.80%	0.80%	0.70%	0.70%	1.10%	1.70%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	10.80%	6.80%	6.80%	7.60%	7.00%	6.80%	7.60%	12.10%	7.00%	7.60%	8.80%
Two or More Races	18.40%	13.10%	11.70%	14.00%	11.70%	11.10%	11.80%	20.50%	11.80%	17.20%	10.70%
Hispanic Origin (Any Race)	36.00%	24.60%	23.70%	26.60%	23.50%	22.30%	24.50%	41.30%	22.60%	27.60%	19.60%

# DRIVE TIME MAP





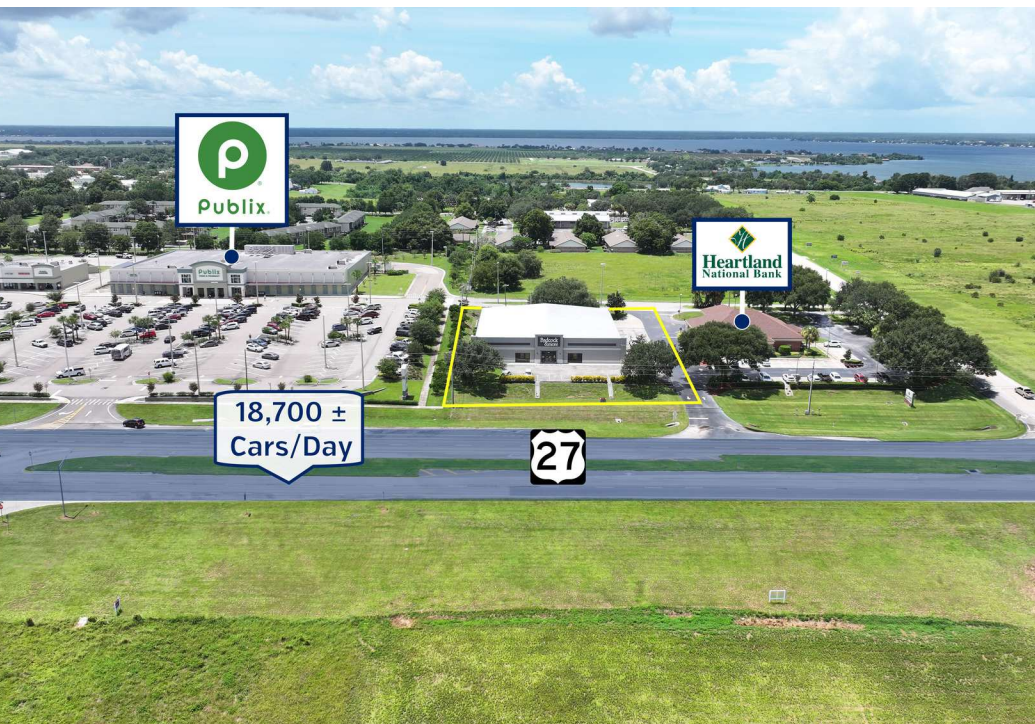
## HIGHLANDS COUNTY FLORIDA



<b>Founded</b>	1921	<b>Density</b>	103.3 (2019)
<b>County Seat</b>	Sebring	<b>Population</b>	103,502 (2023)
<b>Area</b>	1,028 sq mi	<b>Website</b>	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park Metropolitan Statistical Area, and its county seat is the city of Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. This location positions the county as a great bedroom community for workers who commute throughout the state. Highlands County is also near three interstates connecting to several commercial airports, an intermodal logistics center, and various deepwater ports. The county is about 1.5 hours from Orlando, Tampa, Fort Myers, and West Palm Beach.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are Health Care & Social Assistance (6,071 people), Retail Trade (5,505



## ADVISOR BIOGRAPHY



### GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

## ADVISOR BIOGRAPHY



### DAVID LAPHAM

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## PROFESSIONAL BACKGROUND

David Lapham is an Associate Advisor at Saunders Real Estate.

With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits.

David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

However, David truly shines at the intersection of technology and agriculture. With a background in software engineering, he has been able to effectively apply technological solutions within the sod industry. Through these advancements, David streamlined operations and brought a new level of efficiency and insight into sod management practices.

## ADVISOR BIOGRAPHY



### TRACE LINDER

Associate Advisor

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## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

## ADVISOR BIOGRAPHY



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### PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE,



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