



HWY 27 RETAIL SPACE OPPORTUNITY

594 US 27 N, Lake Placid, FL 33852

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS
863.738.2246
gary.ralston@saundersrealestate.com

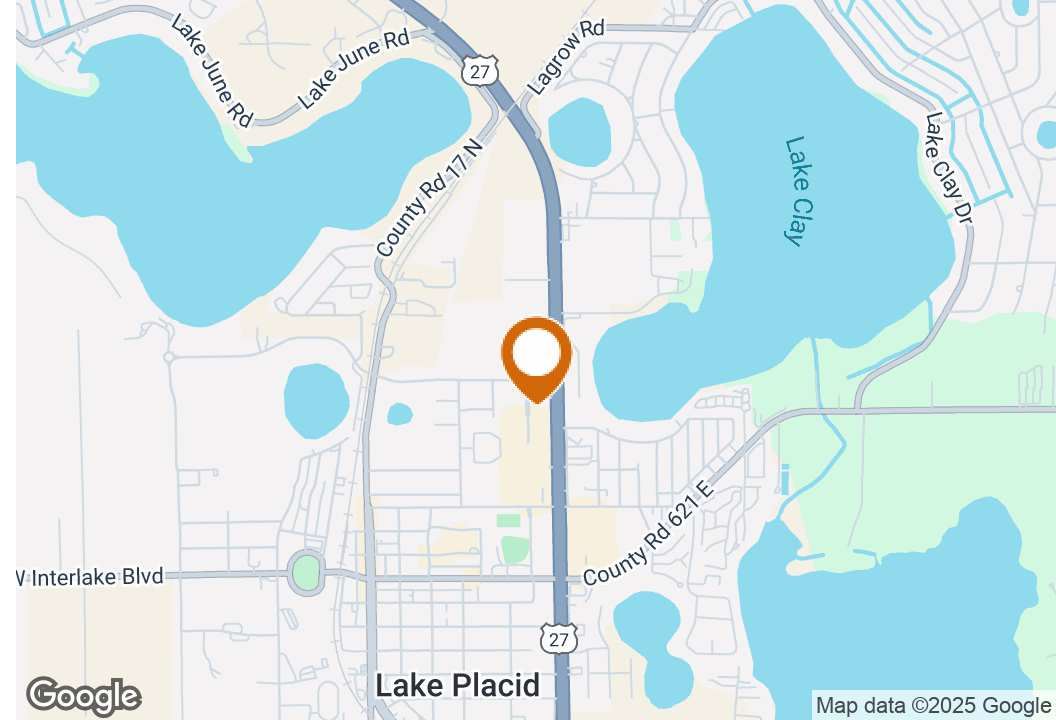
David Lapham
517.990.4907
davidl@saundersrealestate.com

Trace Linder
863.287.3281
trace@saundersrealestate.com
FL #SL3562516

Sid Bhatt, CCIM, SIOR
704.930.8179
sid@saundersrealestate.com



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	18,044 SF
Lot Size:	1.12 Acres
Year Built:	2003
Traffic Count:	18,700 ± Cars/Day
APN:	P31363017000000020

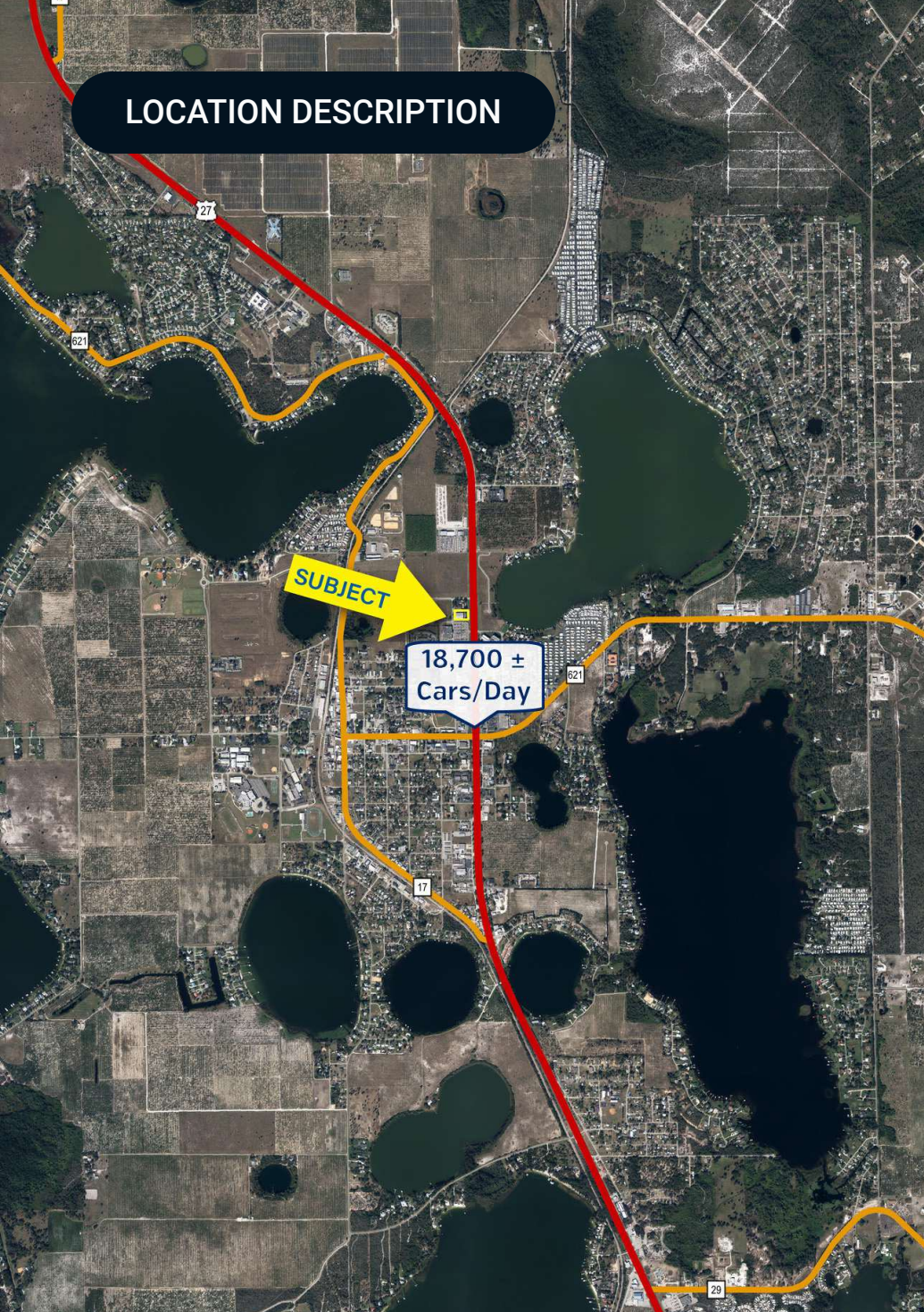
PROPERTY OVERVIEW

Prime investment opportunity in Lake Placid, FL. This is a 18,044 SF free-standing building, which offers prime retail space in a highly desirable location. Boasting 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 along 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

LOCATION DESCRIPTION

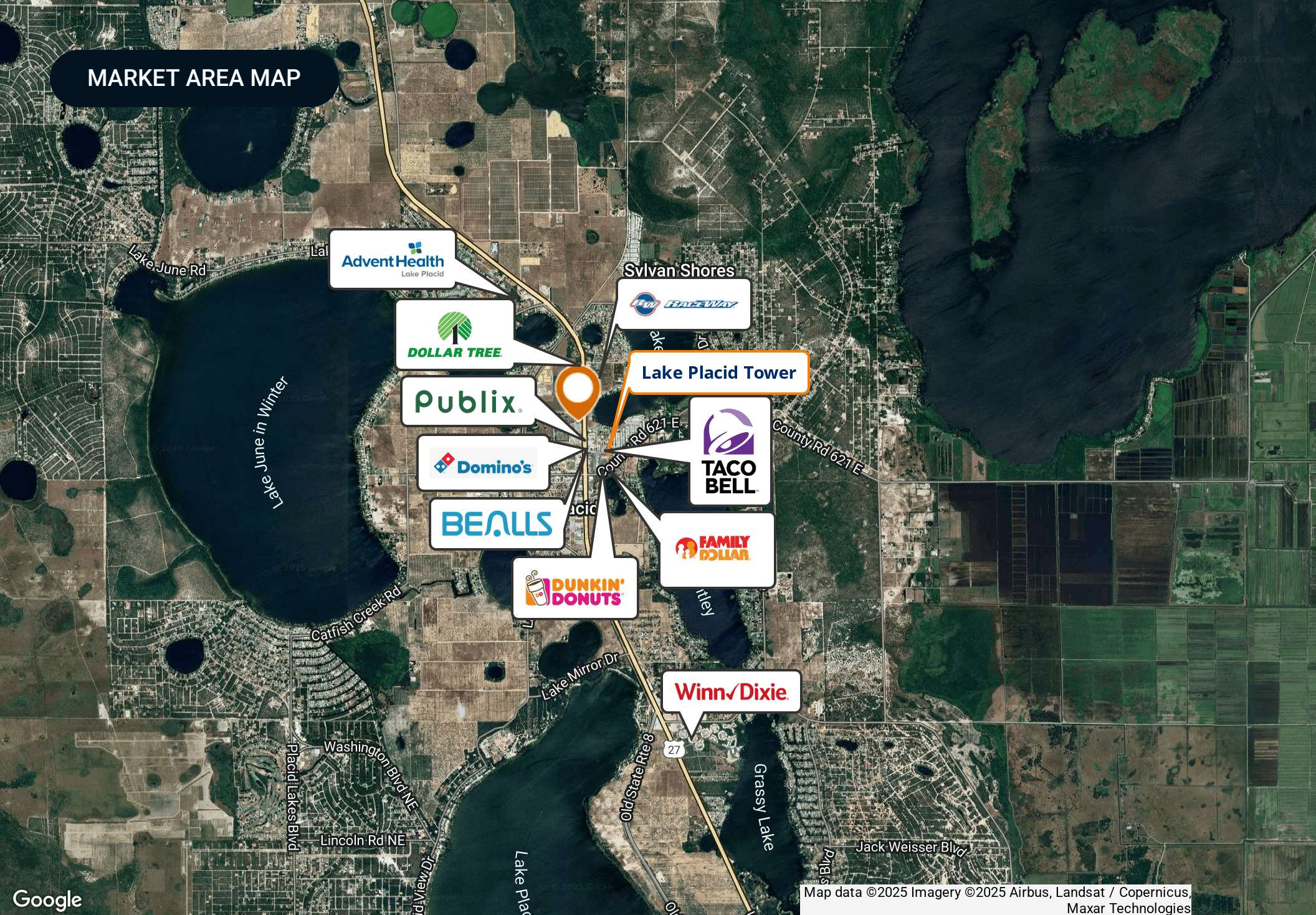


LOCATION DESCRIPTION

This property is located right off of 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 **Pro** **PAVEWAY**

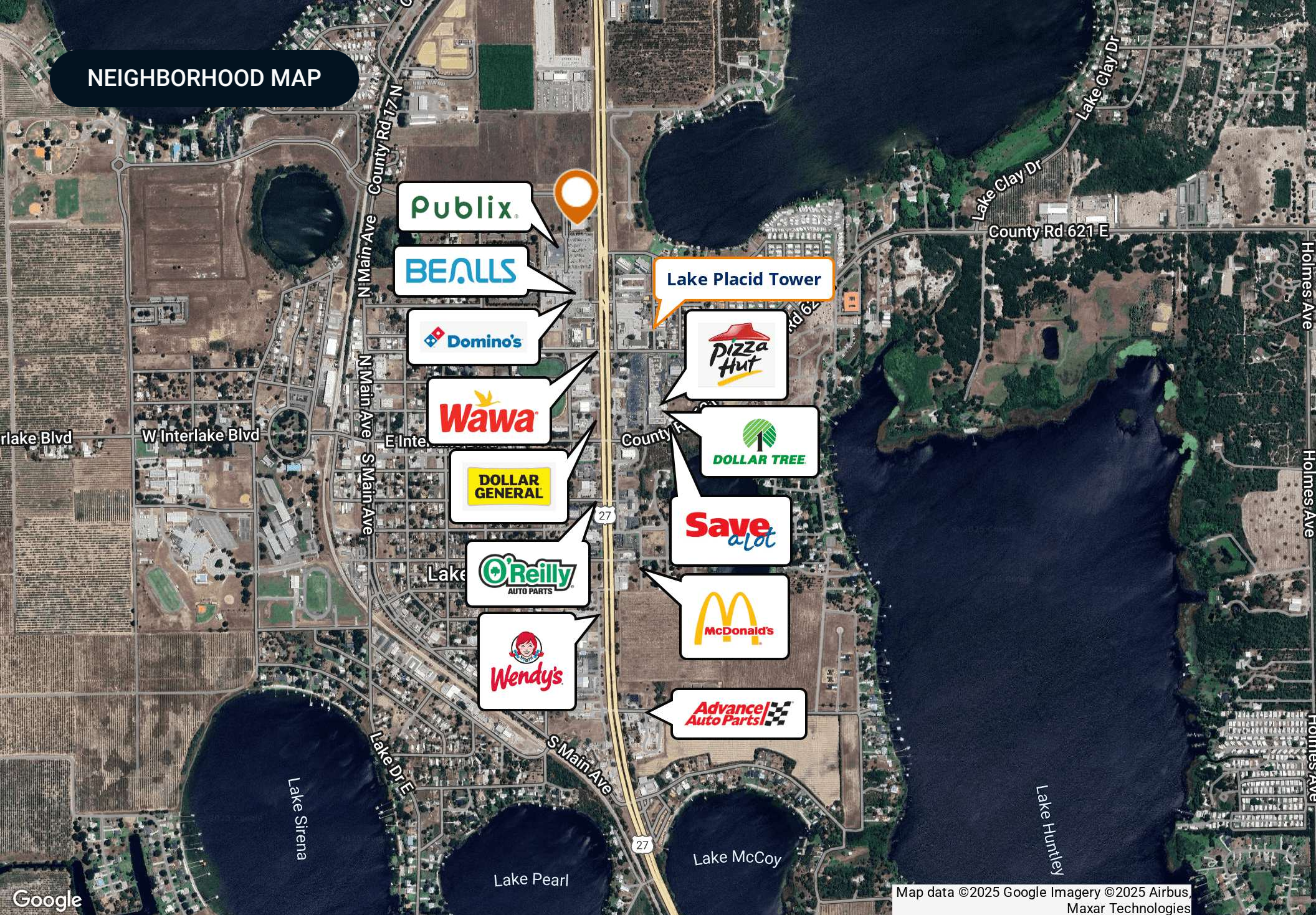
Lake Placid Tower

Winn-Dixie

Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

NEIGHBORHOOD MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

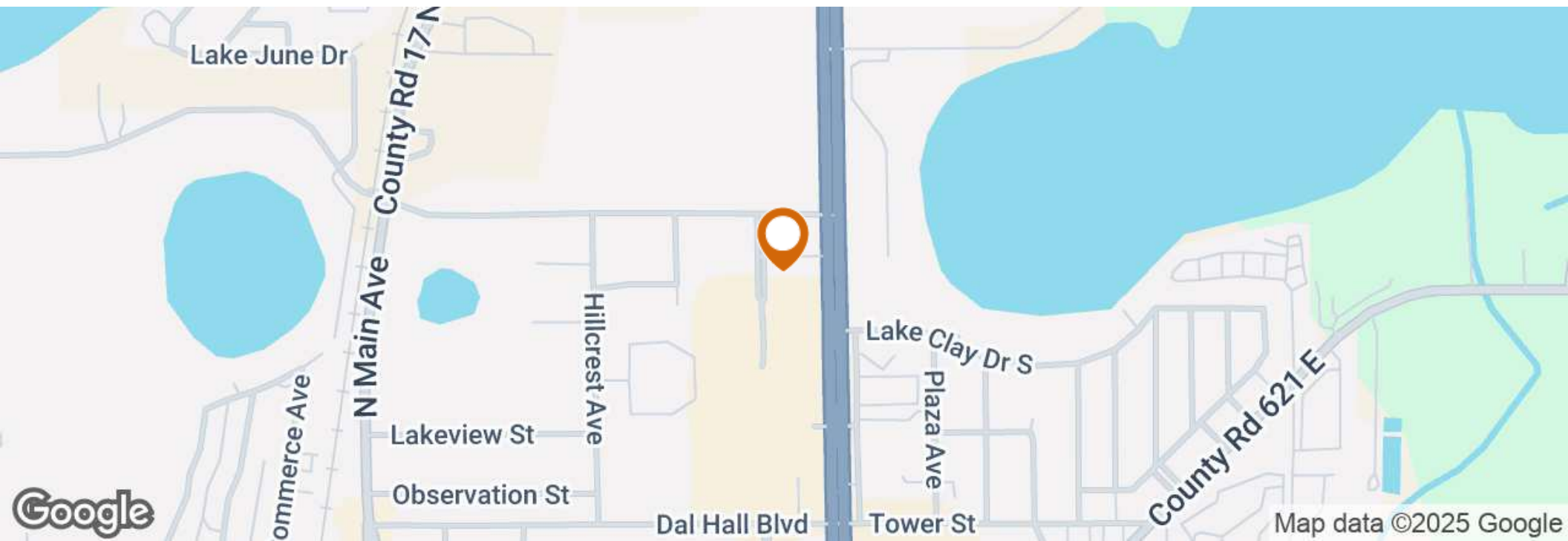
Lake Placid
Tower



18,700 ±
Cars/Day





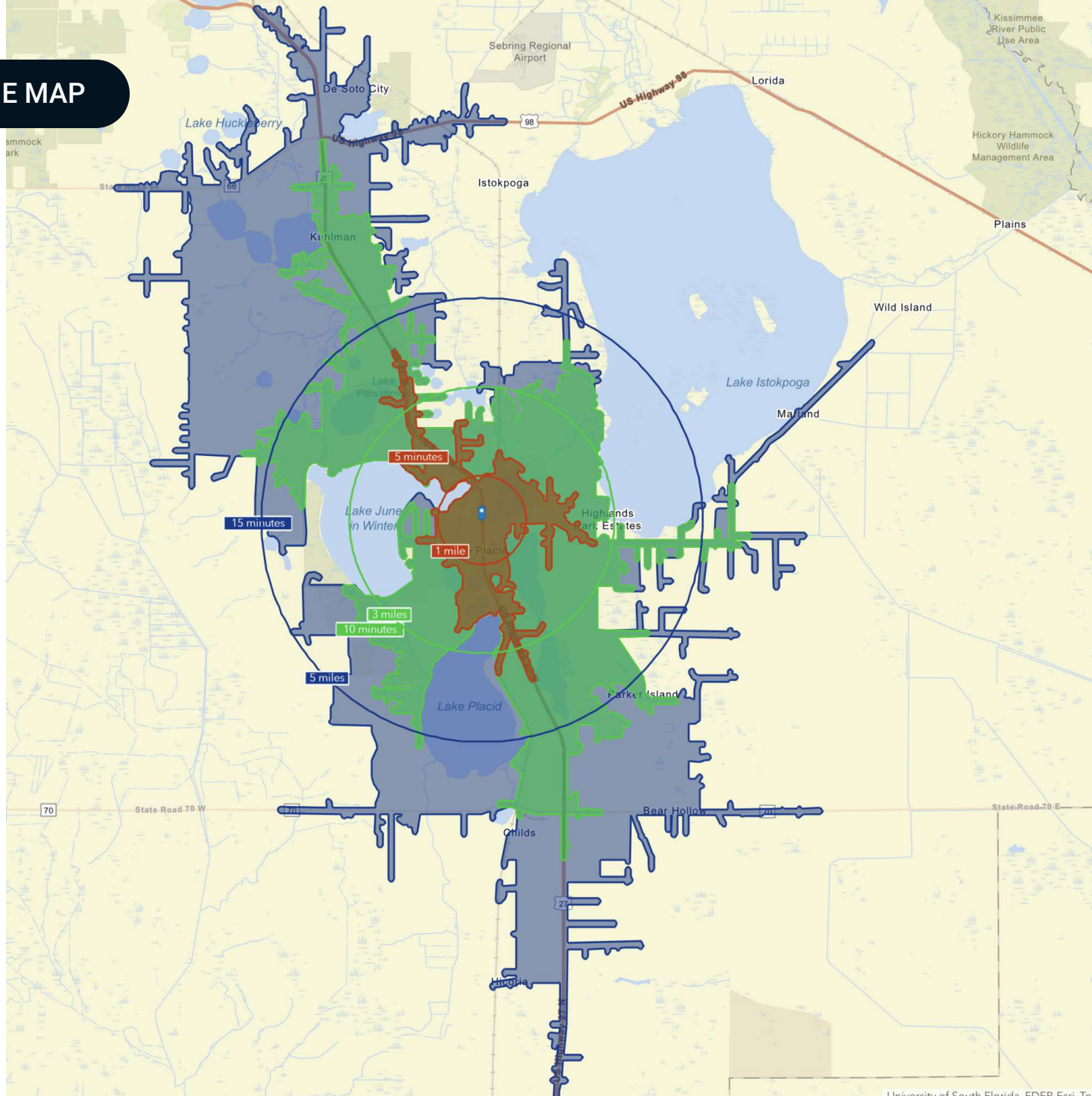


	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Lake Placid	Highlands County	FL	US
Population	2,775	9,426	19,245	5,885	17,601	26,437	22,700	2,383	105,165	22,779,514	338,440,954
Households	1,214	4,187	8,744	2,592	8,090	11,804	10,052	1,016	46,672	9,084,882	130,716,571
Families	694	2,481	5,451	1,521	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
Income											
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
Trends: 2024 - 2029 Annual Growth Rate											
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.

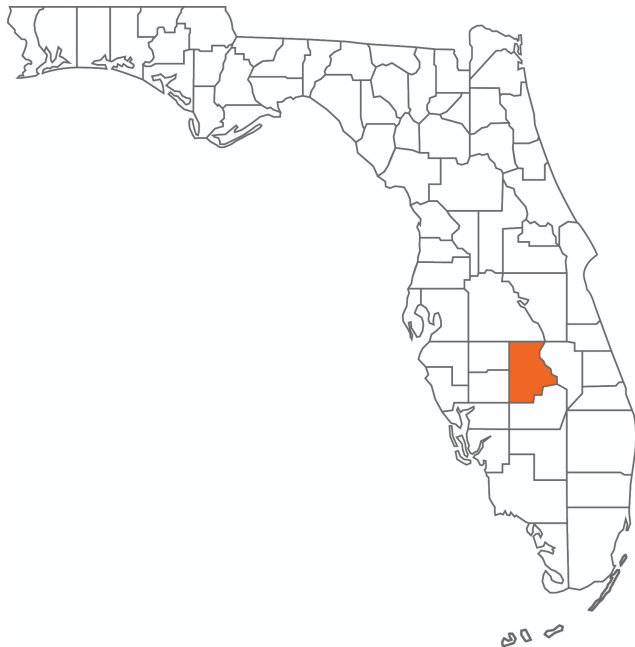
	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Lake Placid	Highlands County	FL	US
Households by Income											
<\$15,000	16.80%	12.20%	9.60%	13.90%	10.30%	9.70%	9.50%	19.60%	12.60%	8.40%	8.60%
\$15,000 - \$24,999	10.30%	9.50%	12.50%	8.60%	12.60%	11.90%	12.50%	10.10%	9.60%	6.60%	6.30%
\$25,000 - \$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





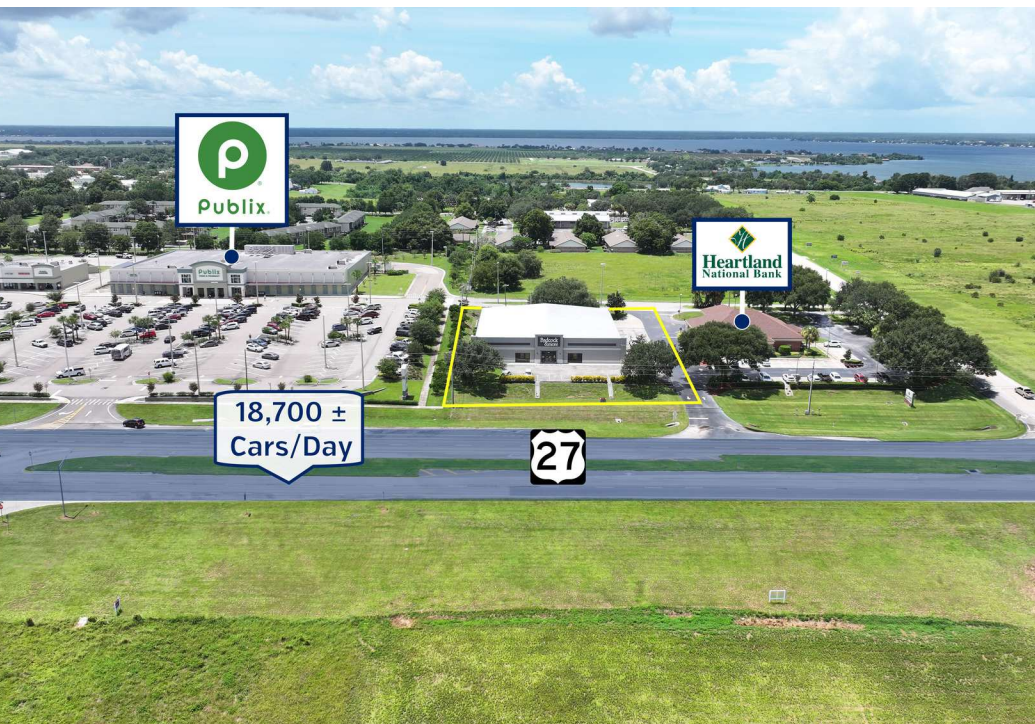
HIGHLANDS COUNTY FLORIDA



Founded	1921	Density	103.3 (2019)
County Seat	Sebring	Population	103,502 (2023)
Area	1,028 sq mi	Website	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

gary.ralston@saundersrealestate.com

Direct: **877.518.5263 x400** | Cell: **863.738.2246**

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).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty

ADVISOR BIOGRAPHY



DAVID LAPHAM

Associate Advisor

davidl@saundersrealestate.com

Direct: **877.518.5263 x491** | Cell: **517.990.4907**

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.

David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at Saunders Real Estate, David will continue making waves within Florida's land and commercial real estate industry.

David specializes in:

- Sod Farms
- Land
- Retail

ADVISOR BIOGRAPHY



TRACE LINDER

Associate Advisor

trace@saundersrealestate.com

Direct: **877.518.5263 x463** | Cell: **863.287.3281**

FL #SL3562516

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:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

ADVISOR BIOGRAPHY



SID BHATT, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: 877.518.5263 x484 | Cell: 704.930.8179

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, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



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5000 Regional List



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HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

