

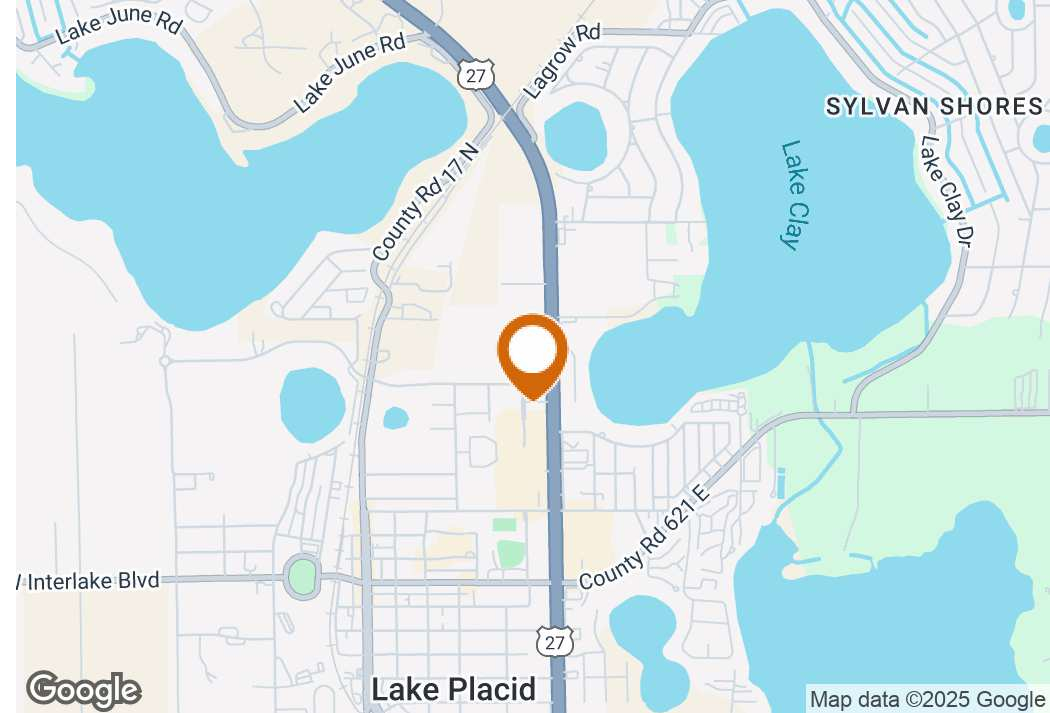
# Hwy 27 Retail Space Opportunity

594 US 27 N, Lake Placid, Florida 33852

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## PROPERTY SUMMARY



## Offering Summary

|                |                    |
|----------------|--------------------|
| Sale Price:    | <b>\$2,150,000</b> |
| Building Size: | 18,044 SF          |
| Lot Size:      | 1.12 Acres         |
| Price / SF:    | \$119.15           |
| Year Built:    | 2003               |
| Traffic Count: | 20,500 ± Cars/Day  |
| APN:           | 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
- 20,500 ± 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

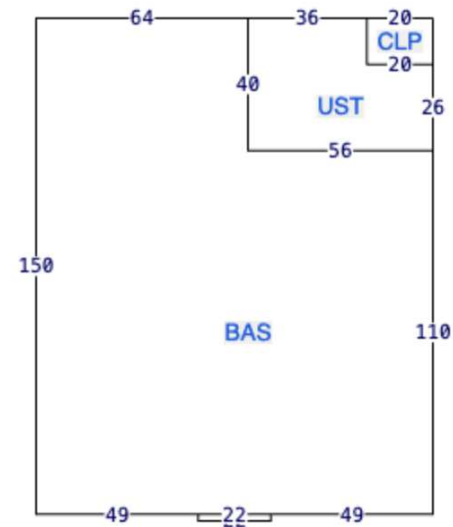
|                       |                      |
|-----------------------|----------------------|
| Building Size         | 18,044 SF            |
| Year Built            | 2003                 |
| Framing               | Block                |
| Roof                  | Metal                |
| Free 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

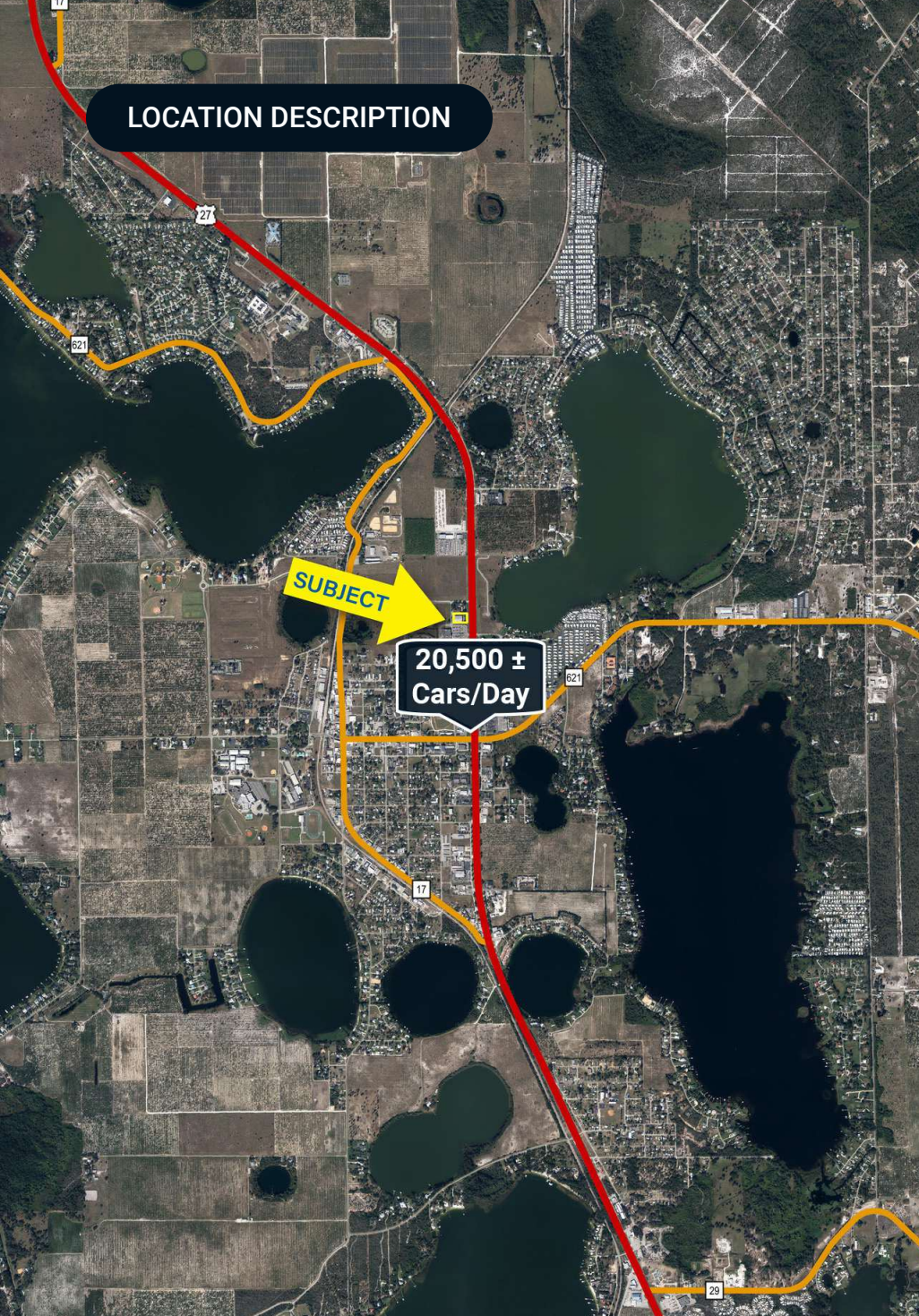
|                          |    |
|--------------------------|----|
| Number of Parking Spaces | 25 |
|--------------------------|----|

### 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          | 20,500                 |
| Traffic Count Street   | US 27                  |
| Traffic Count Frontage | 182                    |



## LOCATION DESCRIPTION

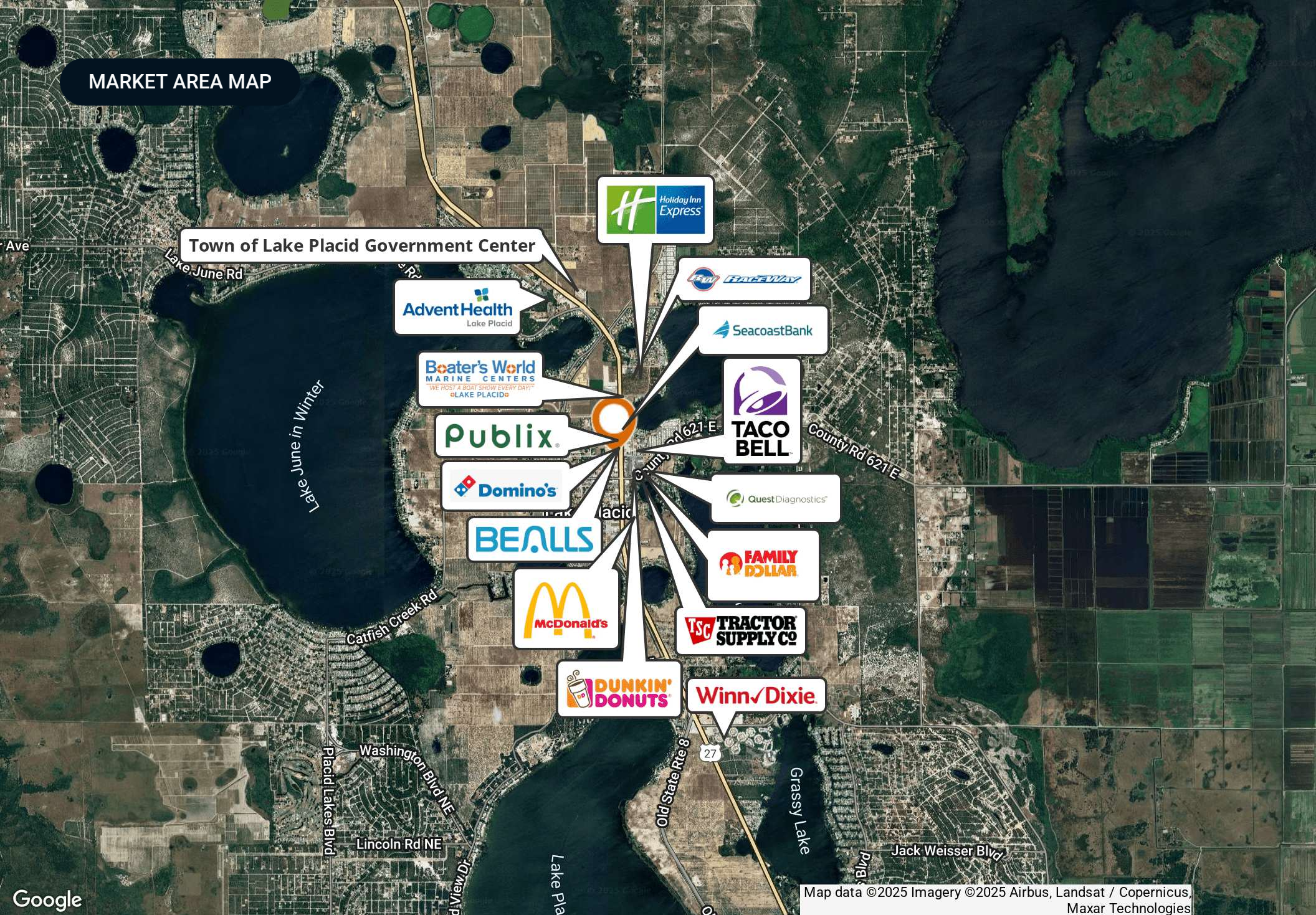


## Location Description

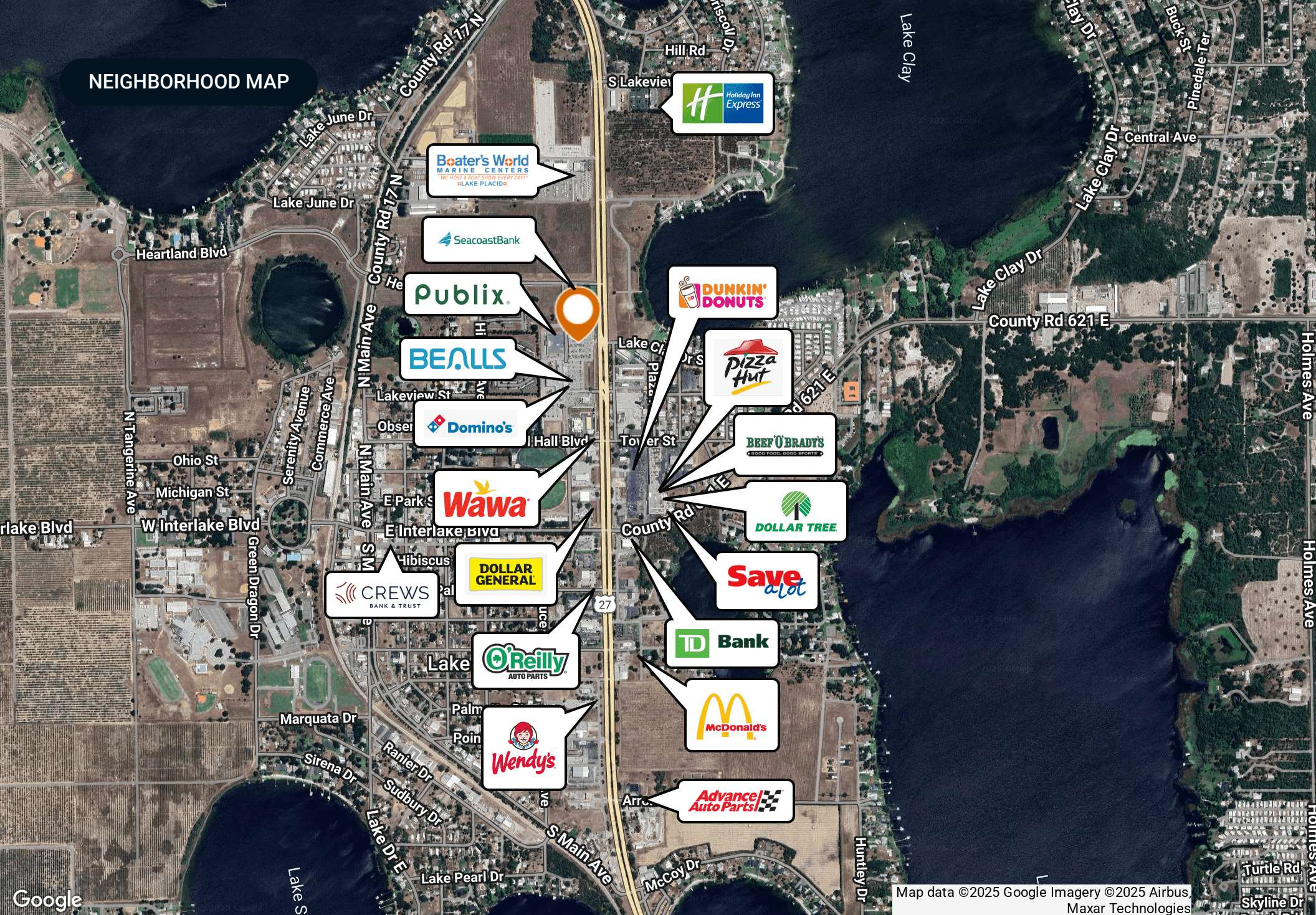
This property is located on U.S Hwy 27 in Lake Placid, FL. With easy access to U.S Hwy 27, the location ensures seamless connectivity and transportation routes for professionals. Nearby points of interest, such as Lake June-in-Winter Scrub State Park and Lake Placid Tower, provide serene natural spaces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



# NEIGHBORHOOD MAP



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

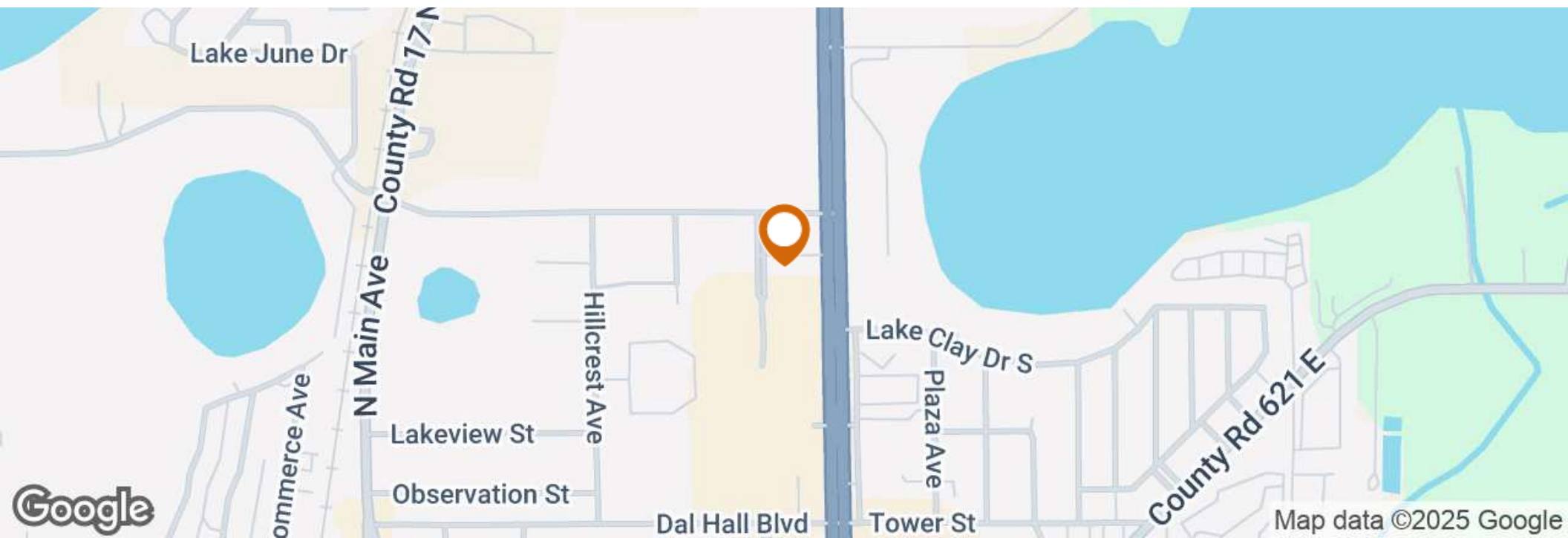
Lake Placid  
Tower



20,500 ±  
Cars/Day





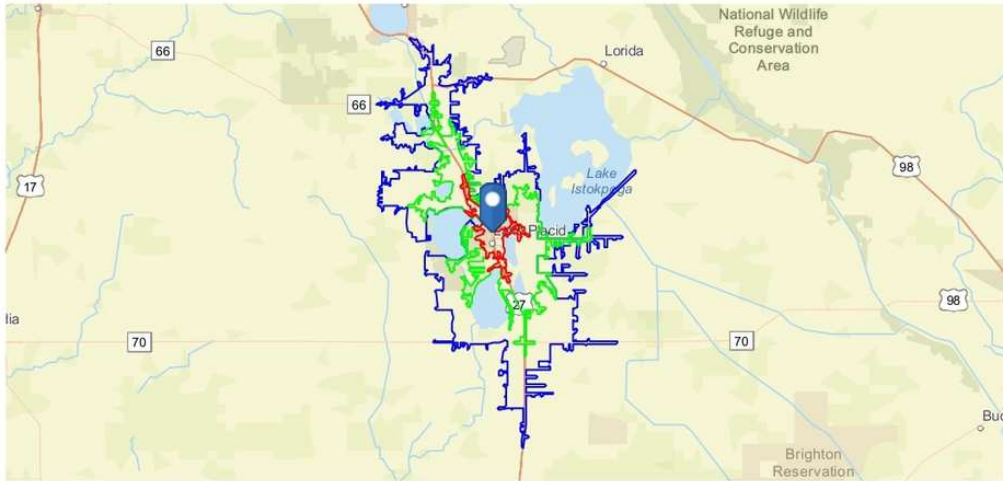


## BENCHMARK DEMOGRAPHICS

# Benchmark Demographics

594 US 27 N, Lake Placid, Florida, 33852

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



| Age Segments            | 5 minute drive | 10 minute drive | 15 minute drive | ZIP Codes 33852 (Lake Placid) | Counties Highlands County | States Florida | United States of America |
|-------------------------|----------------|-----------------|-----------------|-------------------------------|---------------------------|----------------|--------------------------|
| Population Age 0-4      | 3.95%          | 4.00%           | 3.97%           | 4.05%                         | 4.12%                     | 4.69%          | 5.39%                    |
| Population Age 5 to 9   | 4.60%          | 4.44%           | 4.31%           | 4.39%                         | 4.39%                     | 5.03%          | 5.75%                    |
| Population Age 10 to 14 | 4.86%          | 4.63%           | 4.62%           | 4.66%                         | 4.87%                     | 5.34%          | 5.98%                    |
| Population Age 15 to 19 | 4.69%          | 4.79%           | 4.80%           | 4.99%                         | 5.03%                     | 5.84%          | 6.47%                    |
| Population Age 20 to 34 | 13.25%         | 12.47%          | 12.28%          | 12.69%                        | 13.03%                    | 18.43%         | 20.33%                   |
| Population Age 35 to 54 | 17.52%         | 17.36%          | 17.59%          | 17.88%                        | 18.74%                    | 24.41%         | 25.20%                   |
| Population Age 55 to 74 | 29.85%         | 31.60%          | 32.04%          | 32.16%                        | 30.34%                    | 25.55%         | 22.82%                   |
| Population Age 75+      | 21.18%         | 20.70%          | 20.40%          | 19.17%                        | 19.49%                    | 10.74%         | 8.05%                    |

| Household Income    | 5 minute drive | 10 minute drive | 15 minute drive | Counties Highlands County | States Florida | United States of America |
|---------------------|----------------|-----------------|-----------------|---------------------------|----------------|--------------------------|
| <\$15,000           | 15.7%          | 12.1%           | 10.3%           | 13.5%                     | 8.0%           | 8.3%                     |
| \$15,000-\$24,999   | 7.8%           | 10.8%           | 10.0%           | 8.4%                      | 5.8%           | 5.9%                     |
| \$25,000-\$34,999   | 5.2%           | 6.5%            | 7.0%            | 7.6%                      | 6.7%           | 6.3%                     |
| \$35,000-\$49,999   | 19.0%          | 16.7%           | 16.6%           | 16.3%                     | 10.5%          | 9.8%                     |
| \$50,000-\$74,999   | 19.3%          | 19.2%           | 20.1%           | 21.8%                     | 16.9%          | 15.6%                    |
| \$75,000-\$99,999   | 11.7%          | 10.9%           | 11.2%           | 10.6%                     | 12.9%          | 12.5%                    |
| \$100,000-\$149,999 | 12.9%          | 15.3%           | 14.8%           | 11.9%                     | 18.4%          | 17.8%                    |
| \$150,000-\$199,999 | 4.9%           | 4.7%            | 5.5%            | 5.4%                      | 8.7%           | 9.8%                     |
| \$200,000+          | 3.4%           | 3.6%            | 4.4%            | 4.5%                      | 12.1%          | 14.0%                    |

| Key Facts          | 5 minute drive | 10 minute drive | 15 minute drive | Counties Highlands County | States Florida | United States of America |
|--------------------|----------------|-----------------|-----------------|---------------------------|----------------|--------------------------|
| Population         | 4,872          | 14,809          | 24,776          | 103,847                   | 23,027,836     | 339,887,819              |
| Daytime Population | 6,692          | 14,756          | 23,085          | 102,733                   | 22,846,618     | 338,218,372              |
| Employees          | 1,632          | 4,951           | 8,724           | 35,651                    | 10,832,721     | 167,630,539              |
| Households         | 2,162          | 6,934           | 11,234          | 46,731                    | 9,263,074      | 132,422,916              |
| Average HH Size    | 2.20           | 2.11            | 2.18            | 2.19                      | 2.43           | 2.50                     |
| Median Age         | 55.9           | 56.9            | 57.0            | 54.8                      | 43.6           | 39.6                     |

| Housing Facts       | 5 minute drive | 10 minute drive | 15 minute drive | Counties Highlands County | States Florida | United States of America |
|---------------------|----------------|-----------------|-----------------|---------------------------|----------------|--------------------------|
| Median Home Value   | 233,978        | 248,757         | 248,223         | 221,234                   | 416,969        | 370,578                  |
| Owner Occupied %    | 73.4%          | 81.0%           | 81.9%           | 78.2%                     | 67.2%          | 64.2%                    |
| Renter Occupied %   | 26.6%          | 19.0%           | 18.1%           | 21.8%                     | 32.8%          | 35.8%                    |
| Total Housing Units | 2,917          | 9,652           | 15,793          | 60,195                    | 10,635,372     | 146,800,552              |

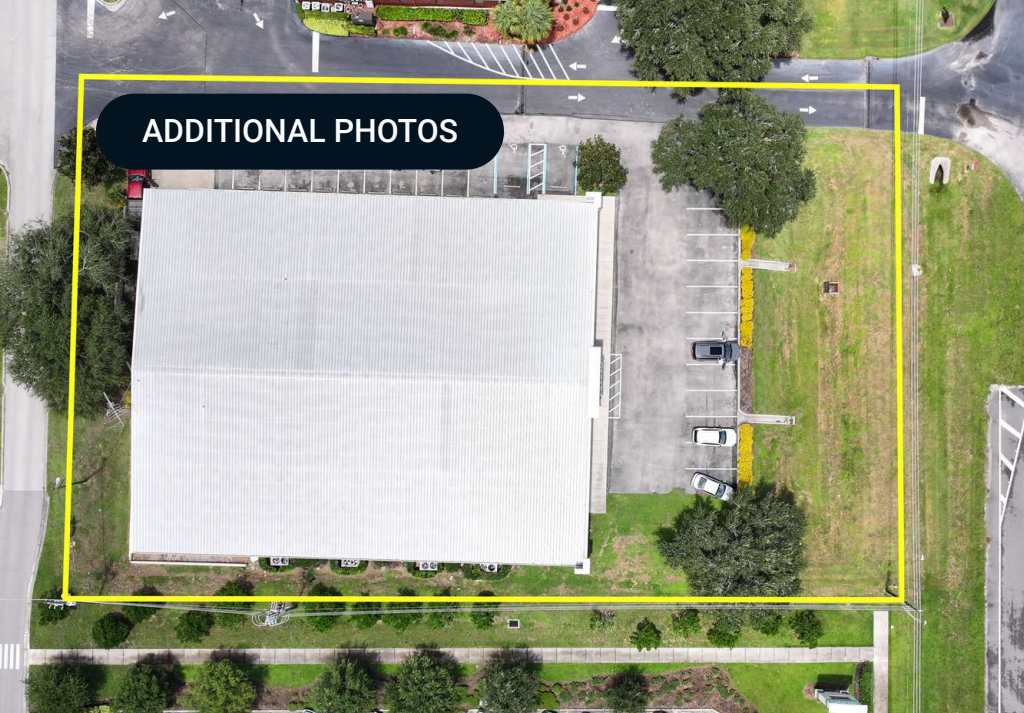
| Income Facts      | 5 minute drive | 10 minute drive | 15 minute drive | Counties Highlands County | States Florida | United States of America |
|-------------------|----------------|-----------------|-----------------|---------------------------|----------------|--------------------------|
| Median HH Income  | \$52,710       | \$54,633        | \$57,818        | \$54,812                  | \$78,205       | \$81,624                 |
| Per Capita Income | \$31,462       | \$33,853        | \$35,034        | \$32,958                  | \$44,891       | \$45,360                 |
| Median Net Worth  | \$190,158      | \$240,921       | \$265,105       | \$226,140                 | \$253,219      | \$228,144                |



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -  
Saunders Ralston Dantzler Realty

[Source:](#) This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).





## 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).

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

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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.

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



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