

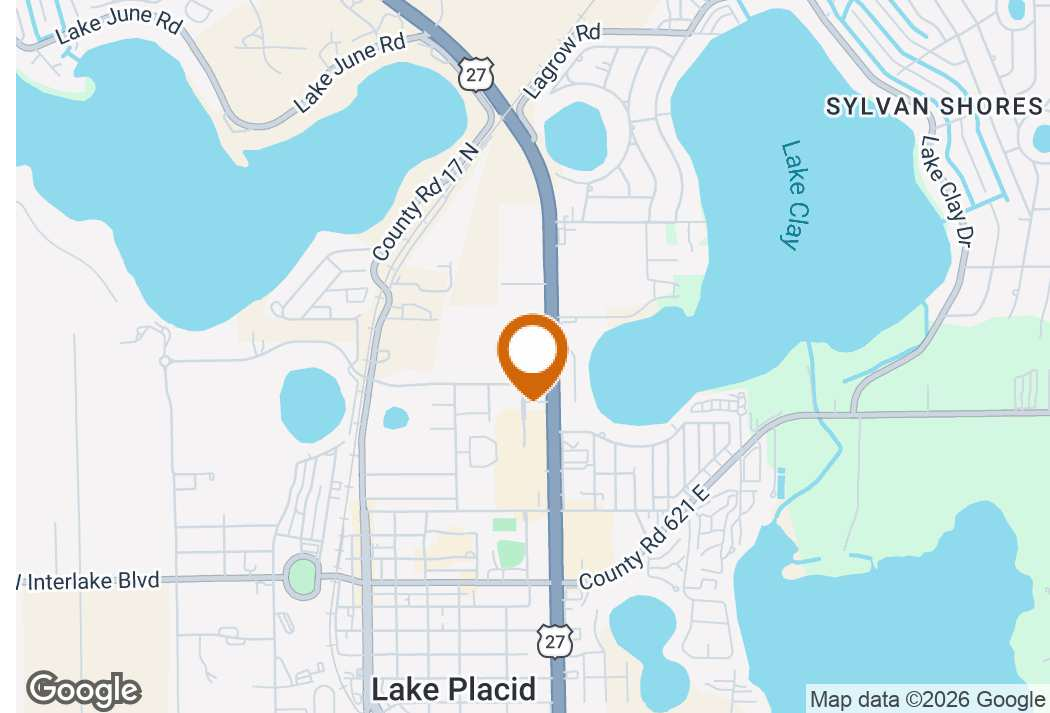
Hwy 27 Retail Space Opportunity

594 US 27 N, Lake Placid, Florida 33852

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,950,000
Building Size:	18,044 SF
Lot Size:	1.12 Acres
Price / SF:	\$108.07
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

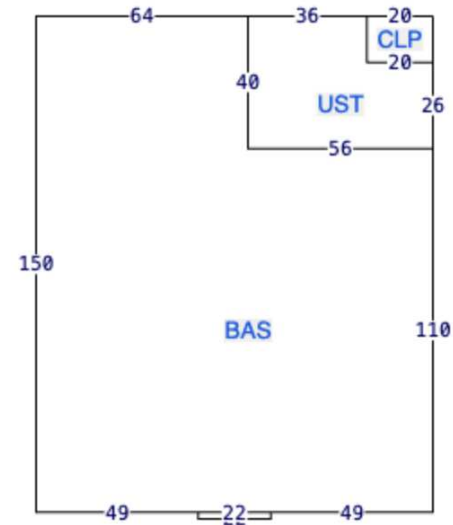
Building Size	18,044 SF
Year Built	2003
Framing	Block
Roof	Metal
Free Standing	Yes
Walls	Concrete Block Walls
Fire Sprinkler System	Yes
Base Area	15,760
Utility Storage	1,960
Covered Land Patio	280
Canopy	44

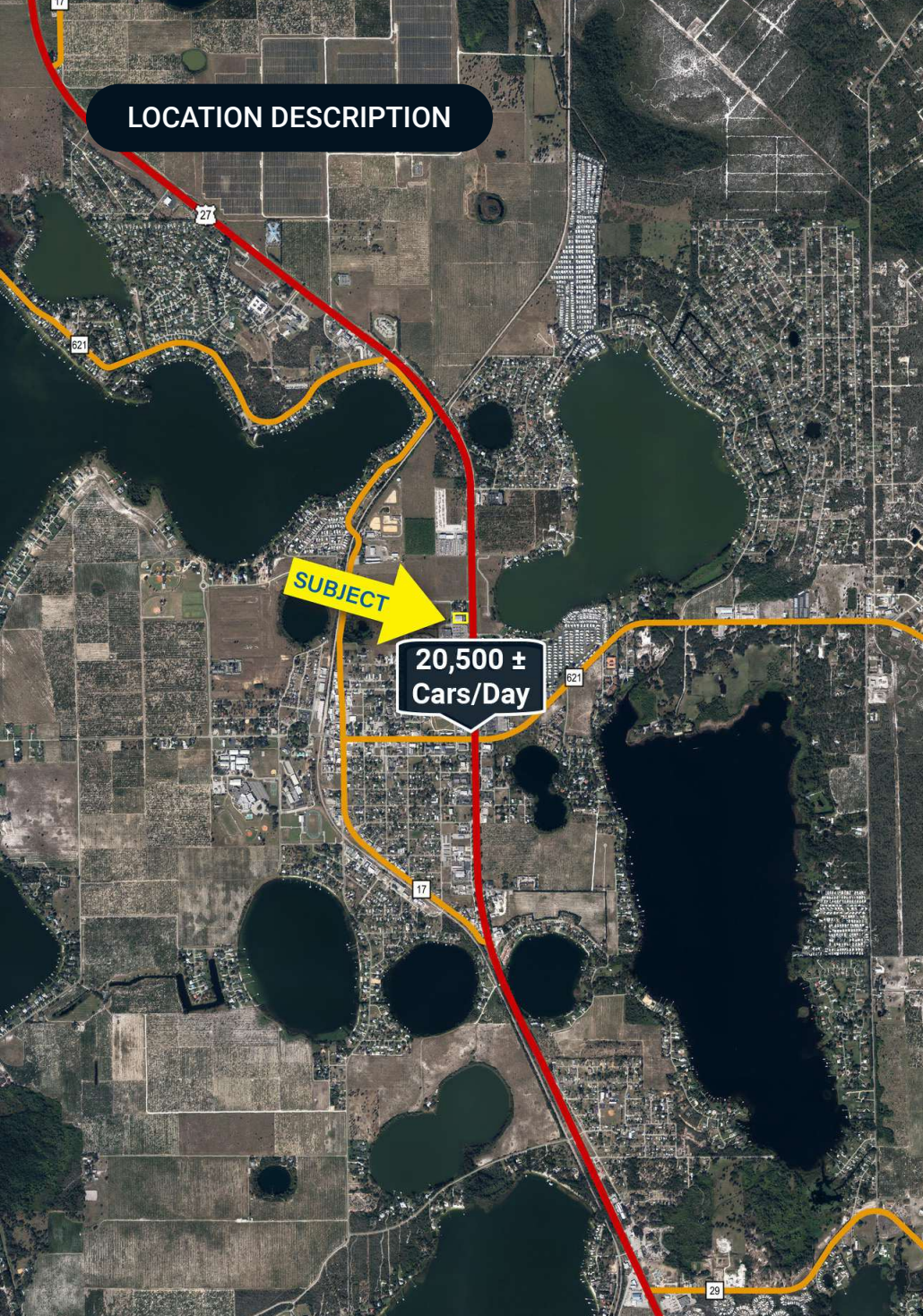
Parking & Transportation

Number of Parking Spaces	25
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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	20,500
Traffic Count Street	US 27
Traffic Count Frontage	182



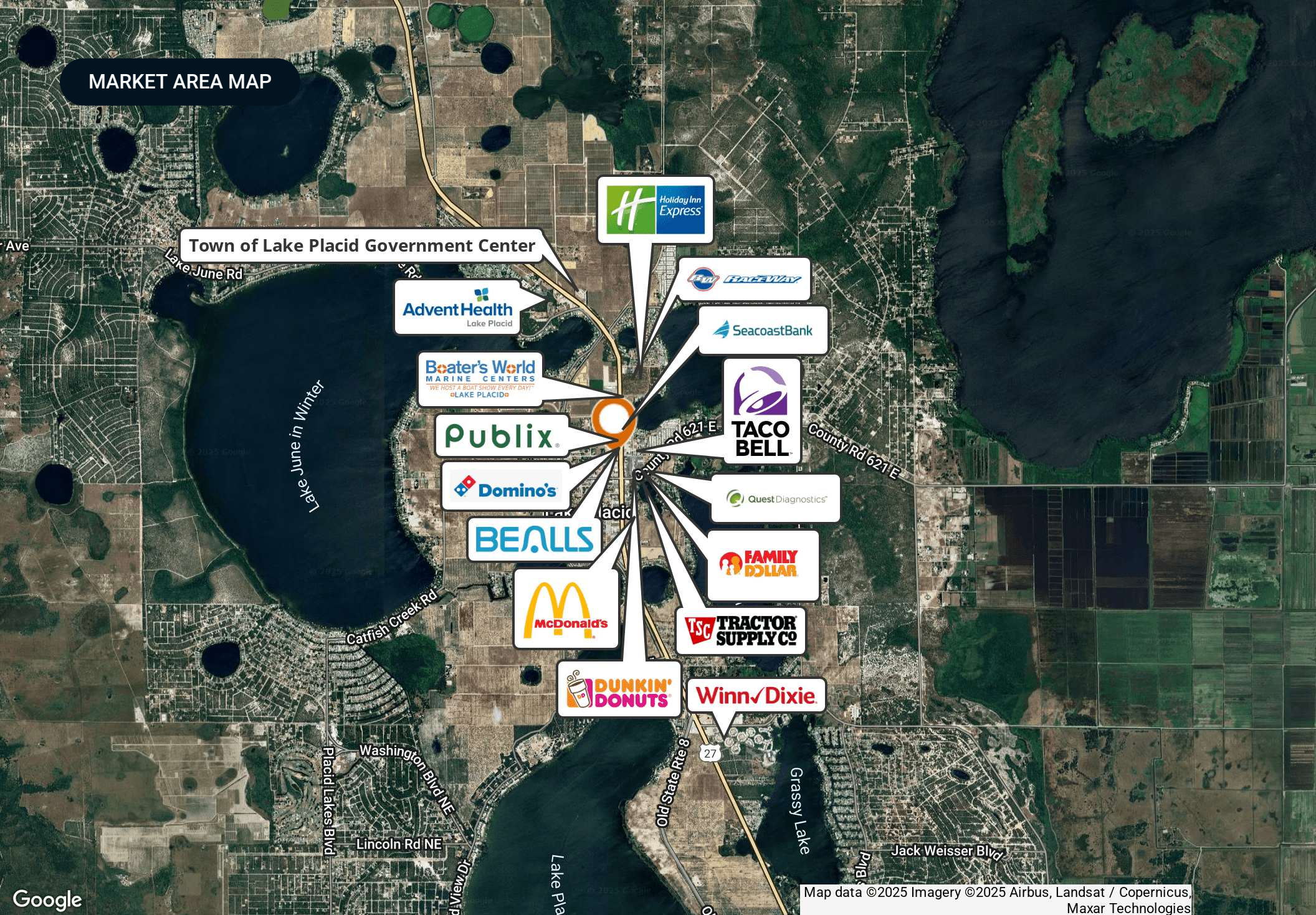


Location Description

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



Town of Lake Placid Government Center

Advent Health
Lake Placid

Boater's World
MARINE CENTERS
WE HOST A BOAT SHOW EVERY DAY!
LAKE PLACID

Publix

Domino's

BEALLS

McDonald's

DUNKIN'
DONUTS

Winn-Dixie

TSC TRACTOR
SUPPLY CO

FAMILY
DOLLAR

Quest Diagnostics

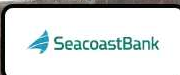
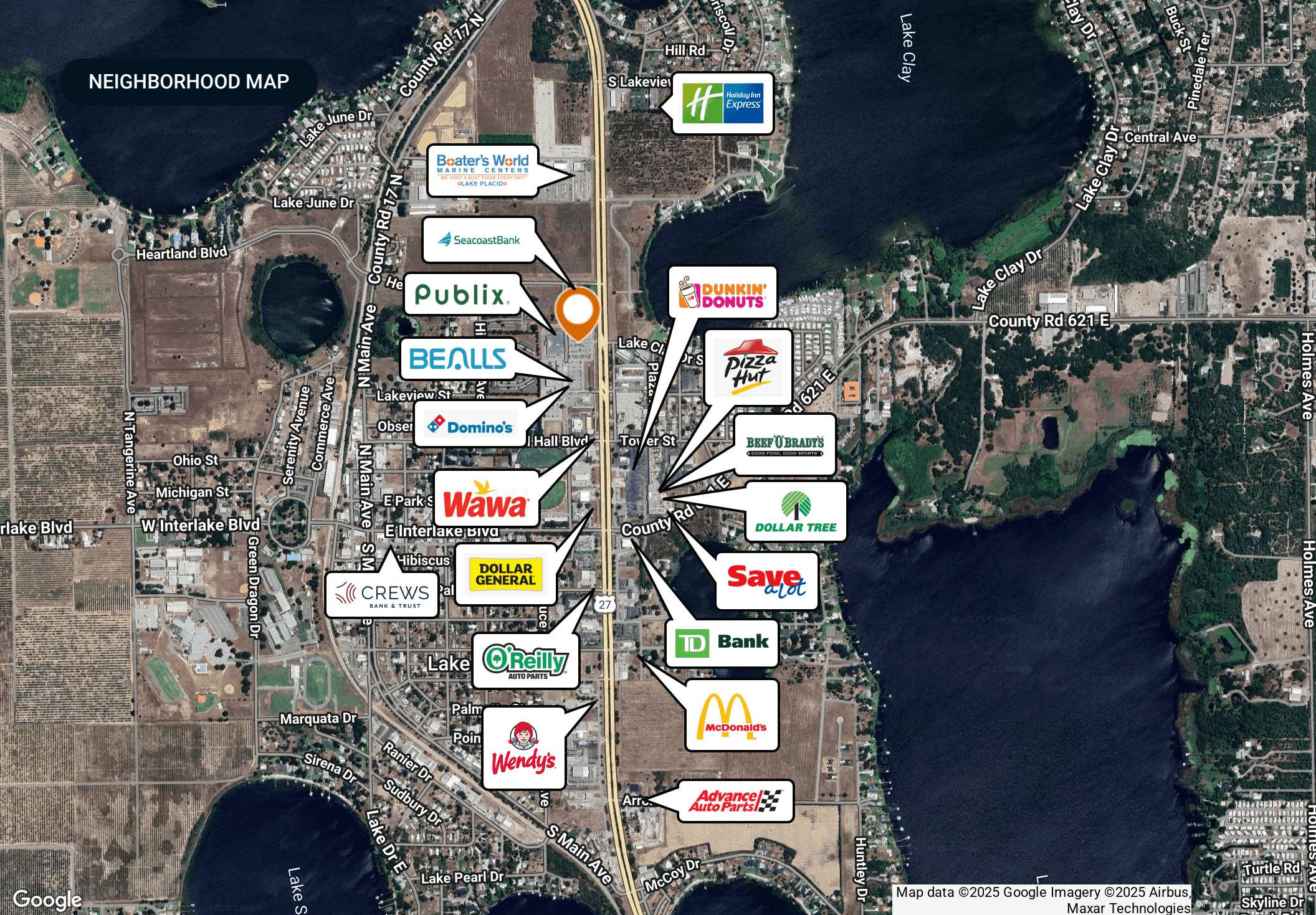
TACO
BELL

Seacoast Bank

Paceway

Holiday Inn
Express

NEIGHBORHOOD MAP



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

Lake Placid Tower

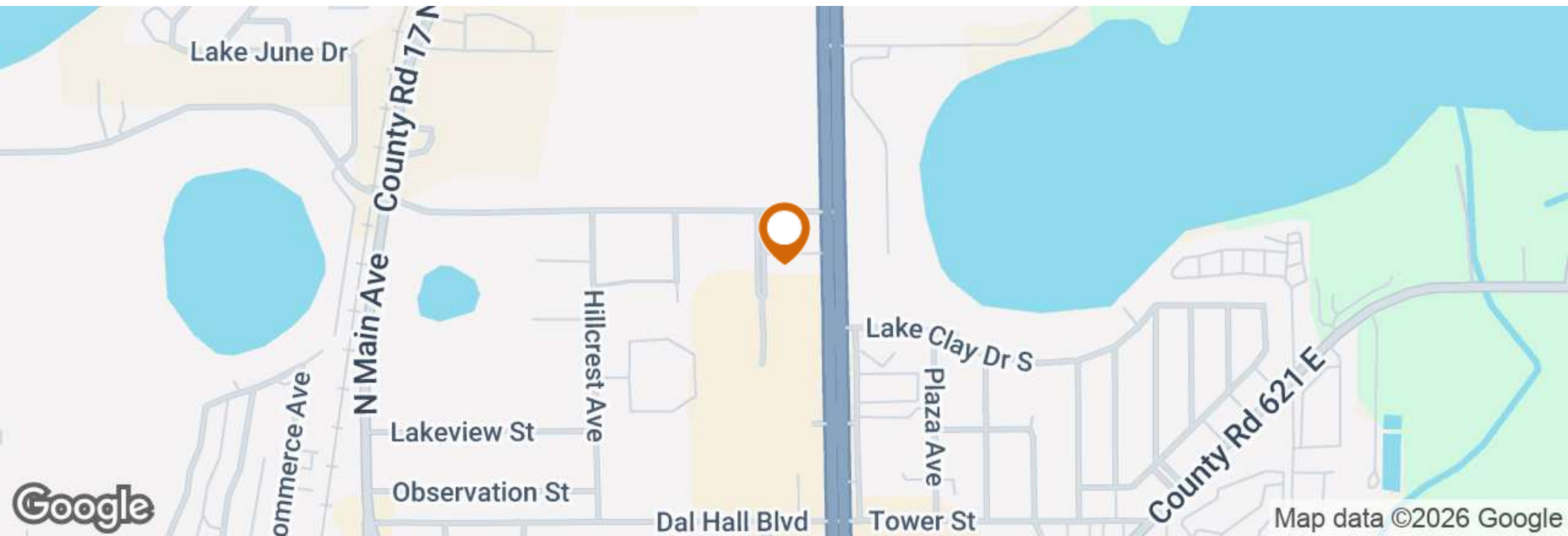


20,500 ±
Cars/Day





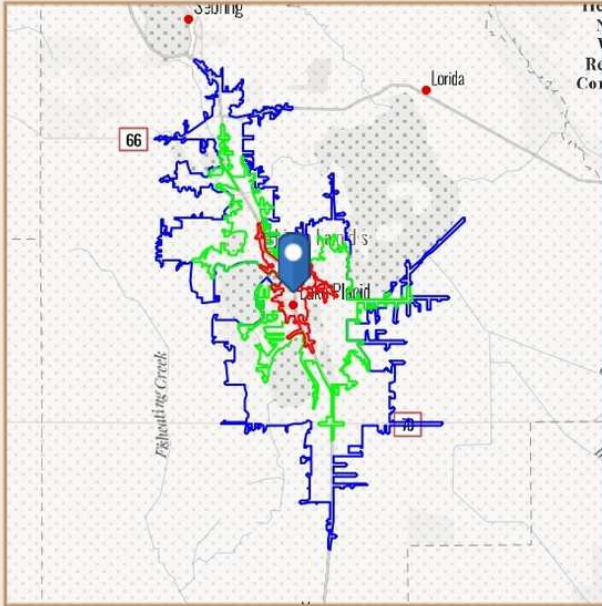
REGIONAL & LOCATION MAP



BENCHMARK DEMOGRAPHICS

594 US 27 N, Lake Placid, Florida, 33852

Drive time of 5 mins, 10 mins, & 15 mins



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

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

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties Highlands County
 CBSAs Sebring, FL Metropolitan Statistical Area
 States Florida USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Statistical Area	Florida	USA
0 - 4	3.95%	4.00%	3.97%	4.12%	4.12%	4.69%	5.39%
5 - 9	4.60%	4.44%	4.31%	4.39%	4.39%	5.03%	5.75%
10 - 14	4.88%	4.63%	4.62%	4.87%	4.87%	5.34%	5.98%
15 - 19	4.70%	4.79%	4.80%	5.03%	5.03%	5.84%	6.47%
20 - 34	13.24%	12.47%	12.28%	13.03%	13.03%	18.43%	20.33%
35 - 54	17.49%	17.36%	17.59%	18.74%	18.74%	24.41%	25.20%
55 - 74	29.88%	31.60%	32.04%	30.34%	30.34%	25.55%	22.82%
75+	21.15%	20.70%	20.40%	19.49%	19.49%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	15.8%	12.2%	10.3%	13.5%	13.5%	8.0%	8.3%
\$15,000-\$24,999	7.7%	10.8%	10.0%	8.4%	8.4%	5.8%	5.9%
\$25,000-\$34,999	5.2%	6.5%	7.0%	7.6%	7.6%	6.7%	6.3%
\$35,000-\$49,999	19.0%	16.7%	16.6%	16.3%	16.3%	10.5%	9.8%
\$50,000-\$74,999	19.3%	19.2%	20.1%	21.8%	21.8%	16.9%	15.6%
\$75,000-\$99,999	11.7%	10.9%	11.2%	10.6%	10.6%	12.9%	12.5%
\$100,000-\$149,999	12.9%	15.3%	14.8%	11.9%	11.9%	18.4%	17.8%
\$150,000-\$199,999	4.9%	4.7%	5.5%	5.4%	5.4%	8.7%	9.8%
\$200,000+	3.4%	3.6%	4.4%	4.5%	4.5%	12.1%	14.0%

KEY FACTS

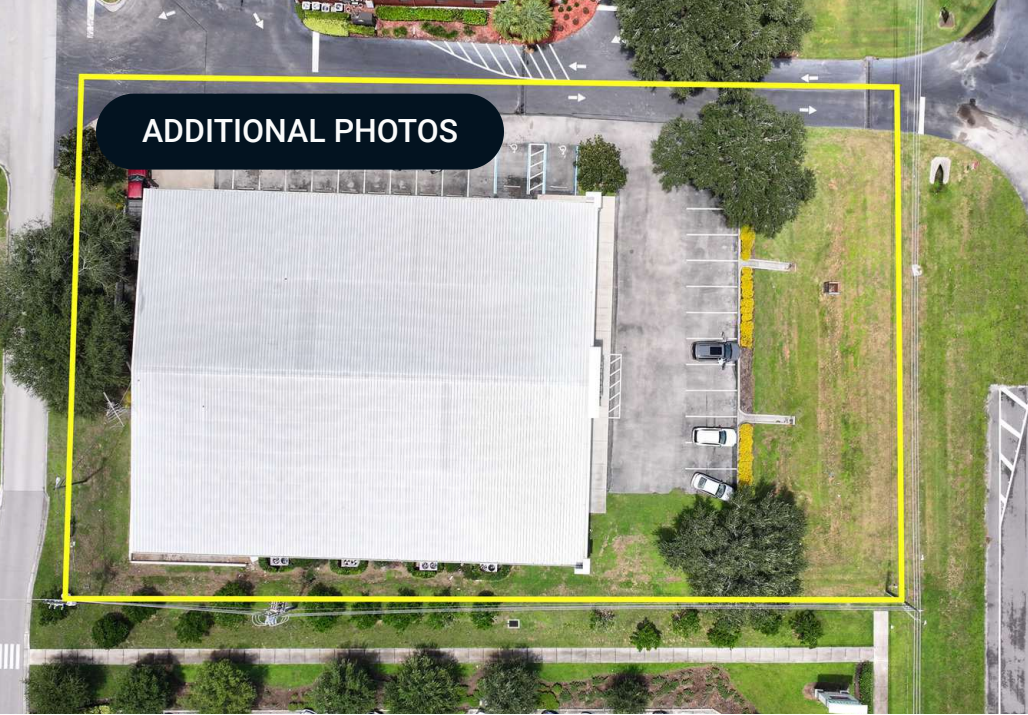
Key Fact	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Statistical Area	Florida	USA
Population	4,866	14,810	24,776	103,847	103,847	23,027,836	339,887,819
Daytime Population	6,690	14,757	23,085	102,733	102,733	22,846,618	338,218,372
Employees	1,629	4,951	8,724	35,651	35,651	10,832,721	167,630,539
Households	2,156	6,935	11,234	46,731	46,731	9,263,074	132,422,916
Average HH Size	2.20	2.11	2.18	2.19	2.19	2.43	2.50
Median Age	55.9	56.9	57.0	54.8	54.8	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	233,750	248,724	248,223	221,234	221,234	416,969	370,578
Owner Occupied %	73.4%	81.0%	81.9%	78.2%	78.2%	67.2%	64.2%
Renter Occupied %	26.6%	19.0%	18.1%	21.8%	21.8%	32.8%	35.8%
Total Housing Units	2,911	9,653	15,793	60,195	60,195	10,635,372	146,800,552

INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Highlands County	Sebring, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$52,612	\$54,652	\$57,818	\$54,812	\$54,812	\$78,205	\$81,624
Per Capita Income	\$31,453	\$33,852	\$35,034	\$32,958	\$32,958	\$44,891	\$45,360
Median Net Worth	\$189,665	\$240,921	\$265,105	\$226,140	\$226,140	\$253,219	\$228,144



ADVISOR BIOGRAPHY



Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Senior Advisor

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Professional Background

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a 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

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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.

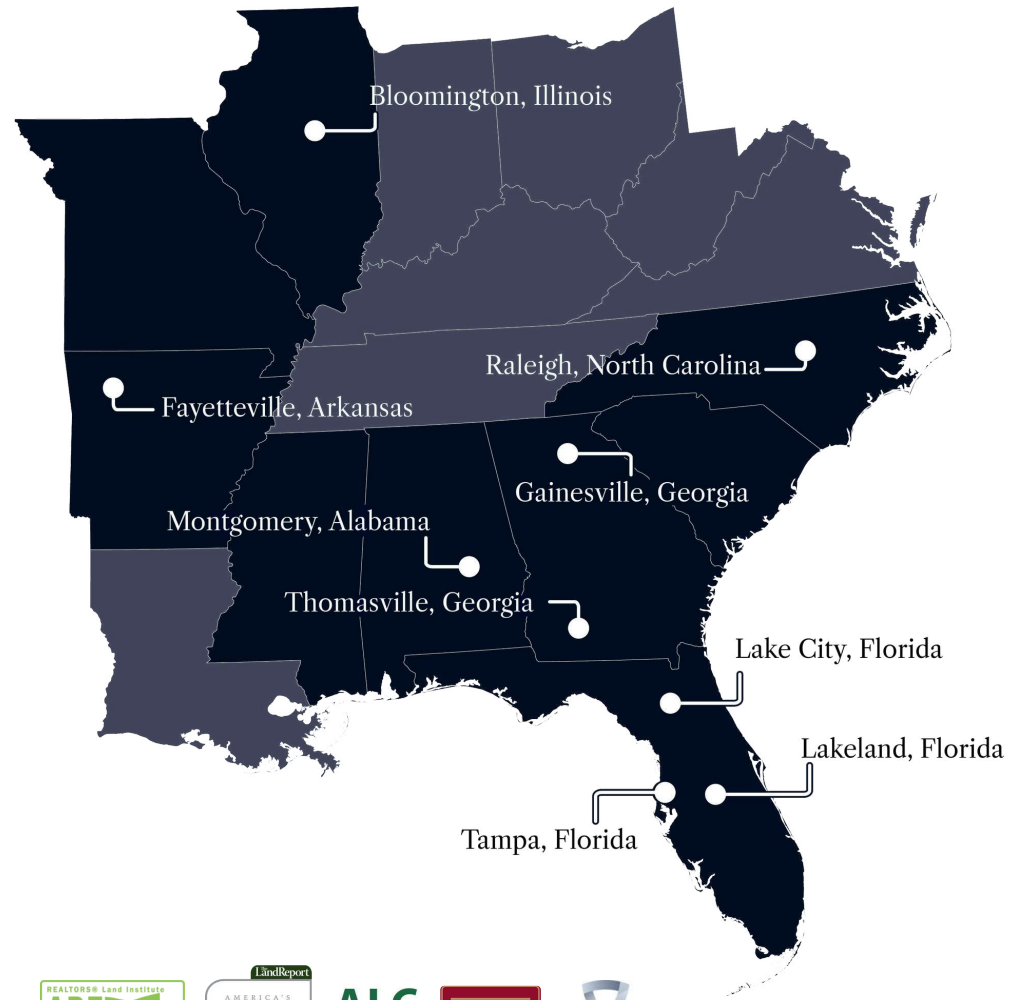
David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at Saunders Real Estate, David will continue making waves within Florida's land and commercial real estate industry.

David specializes in:

- Sod Farms
- Land
- Retail



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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