

Lake June in Winter

US Highway 27

20,400
cars/day

AdventHealth
Sebring

PROPERTY FOR SALE

LAKE PLACID COMMERCIAL SITE

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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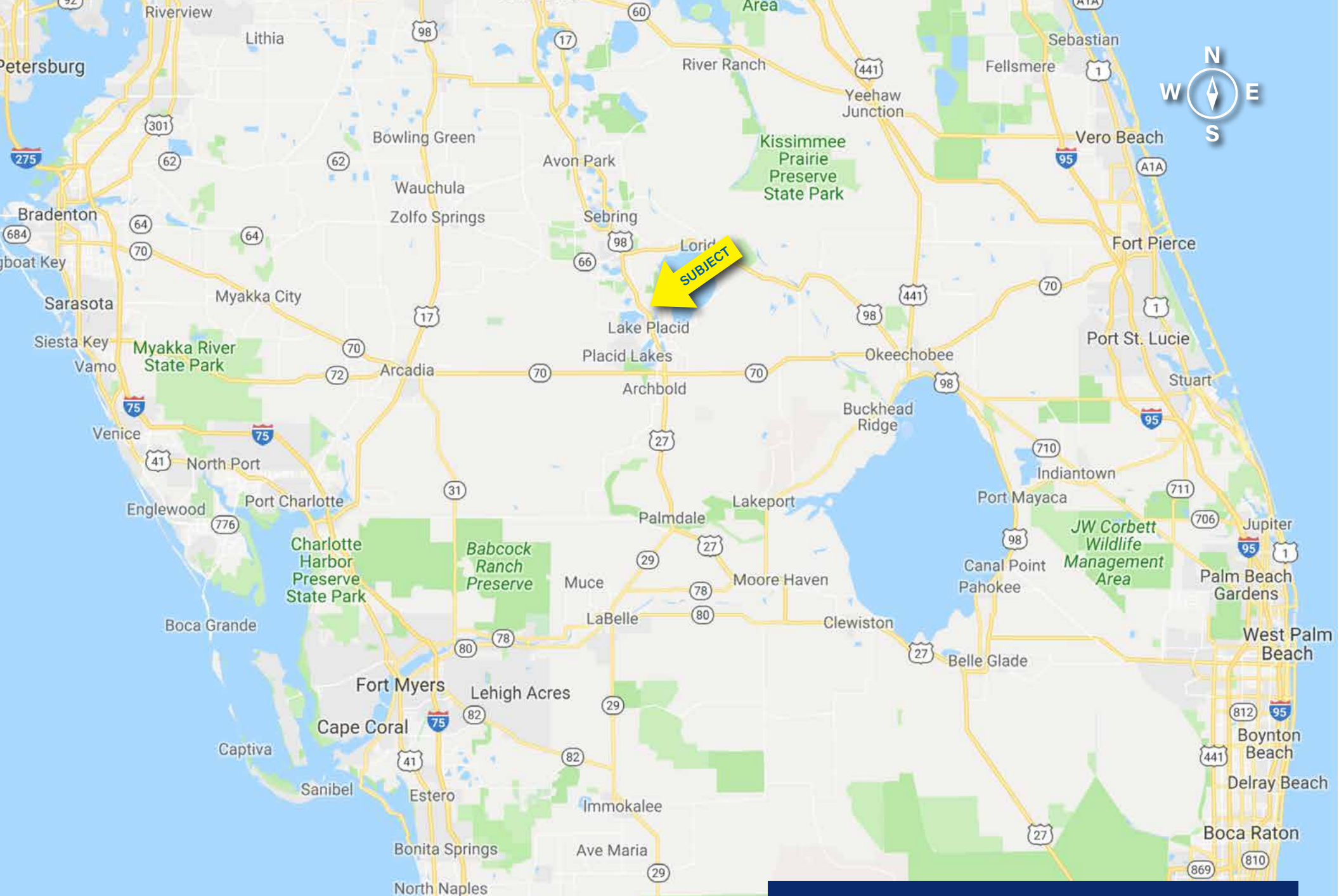


EXECUTIVE SUMMARY

1101 US HIGHWAY 27 N LAKE PLACID, FL 33852

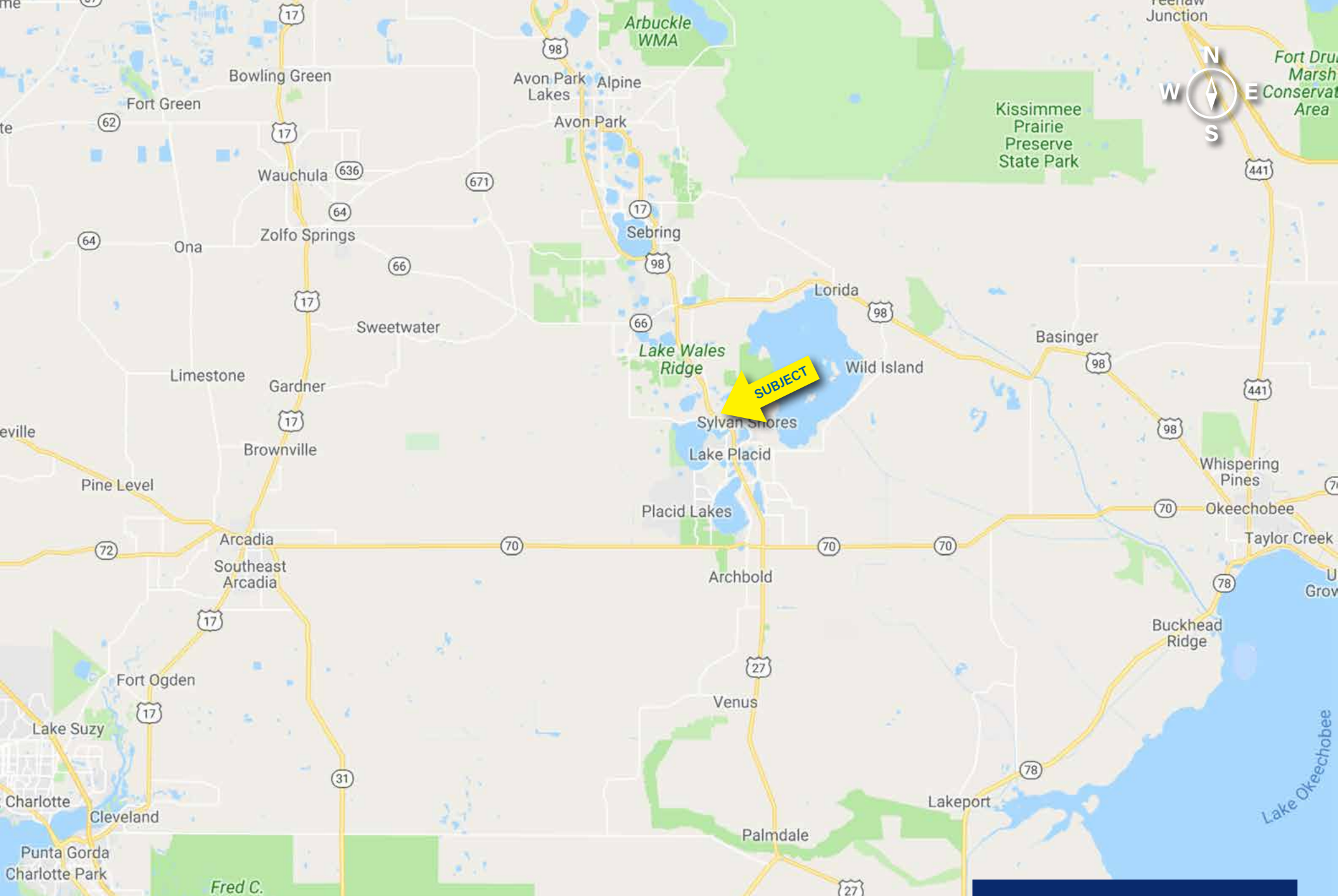
The subject property is approximately 10 acres of commercial property, at the north end of Lake Placid, FL. Located directly across the street from Advent Health Lake Placid, the surrounding area is seeing growth in both commercial and residential development. The highest and best uses are likely medical office, self-storage, or retail.

Site Address:	1101 US Highway 27 N, Lake Placid, FL 33852
County:	Highlands
PIN (Property Identification Number):	C-30-36-30-A00-0320-0000 C-30-36-30-A00-0130-0000
Land Size:	9.97 +/- SF
Property Use:	Vacant Commercial
Future Land Use:	Commercial (Highlands County)
Utilities:	Water and Sewer
Taxes:	\$6,089 (2018)
Traffic Count:	20,400 cars/day on US 27
Price:	\$935,000



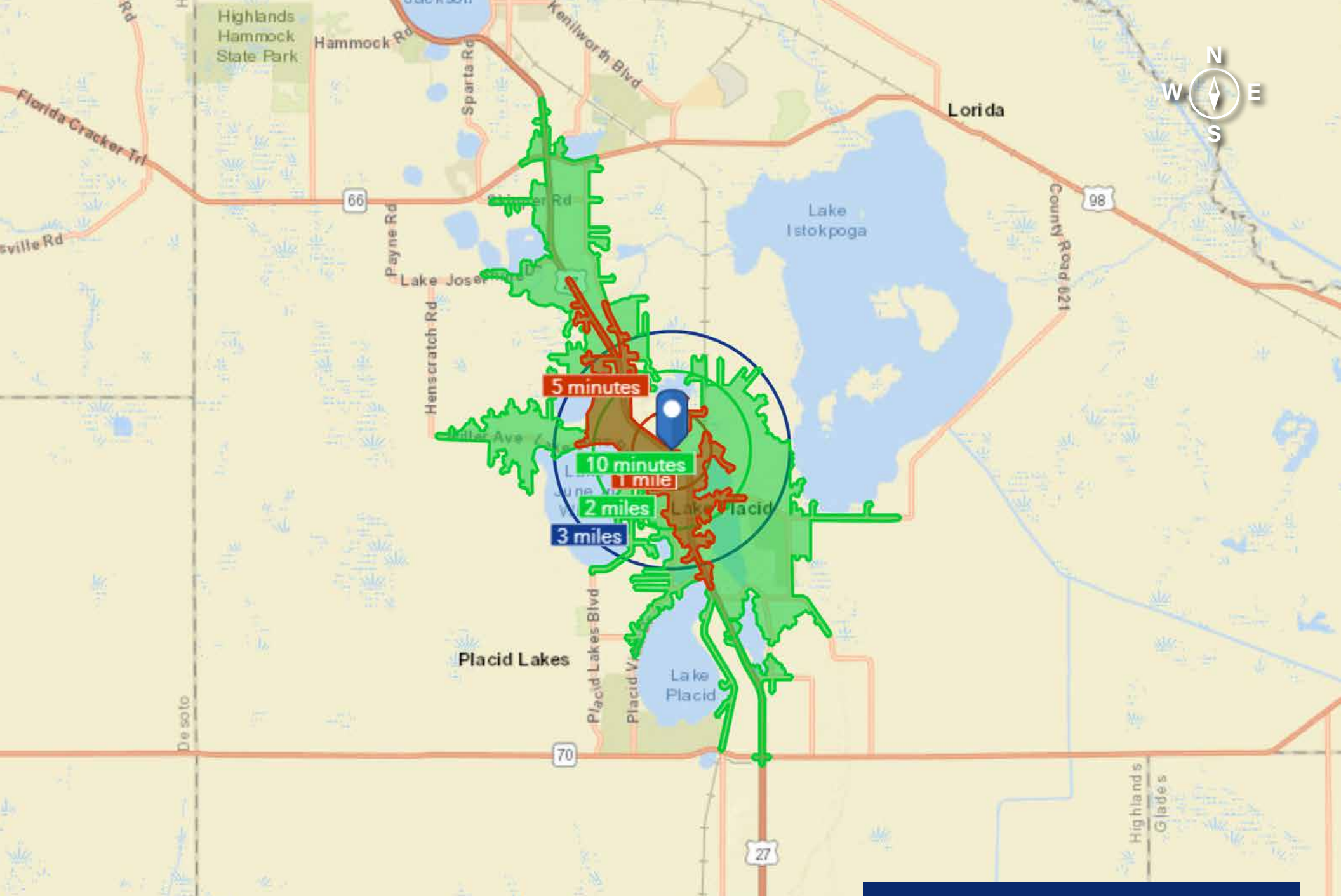
REGIONAL LOCATION MAP

Located in Highlands County, northwest of Lake Okeechobee.



Lake Placid is located near the intersection of US 27 and SR 70, and connects much of the Heartland area of Florida.

LOCATION MAP



1, 2, 3 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Highlands	FL	US
Population	1,792	5,710	9,332	4,601	15,546	103,221	20,875,686	330,088,686
Households	883	2,581	4,046	2,140	7,054	44,523	8,152,541	124,110,001
Families	563	1,616	2,557	1,304	4,489	29,043	5,273,287	81,631,156
Average Household Size	1.86	2.14	2.26	2.07	2.17	2.28	2.51	2.59
Owner Occupied Housing Units	762	1,946	2,996	1,549	5,418	32,237	5,193,134	78,262,285
Renter Occupied Housing Units	121	635	1,050	590	1,636	12,286	2,959,407	45,847,716
Median Age	68.9	57.9	55.7	59.7	58.9	54.7	42.3	38.3
<i>Income</i>								
Median Household Income	\$38,667	\$36,380	\$36,381	\$35,550	\$38,428	\$38,609	\$52,098	\$58,100
Average Household Income	\$57,938	\$53,374	\$54,147	\$52,371	\$54,338	\$53,268	\$75,281	\$83,694
Per Capita Income	\$29,044	\$24,128	\$23,860	\$24,133	\$24,757	\$23,475	\$29,913	\$31,950
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	0.78%	0.97%	0.95%	0.93%	0.86%	0.75%	1.41%	0.83%
Households	0.82%	0.98%	0.96%	0.94%	0.86%	0.75%	1.36%	0.79%
Families	0.74%	0.91%	0.90%	0.86%	0.79%	0.69%	1.30%	0.71%
Owner HHs	1.05%	1.35%	1.36%	1.31%	1.23%	1.28%	1.91%	1.16%
Median Household Income	2.36%	2.25%	2.74%	2.45%	2.81%	2.84%	2.52%	2.50%

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Highlands FL US

Households by Income

<\$15,000	10.50%	14.60%	16.00%	16.70%	14.20%	15.00%	11.70%	11.20%
\$15,000 - \$24,999	13.50%	15.00%	15.40%	16.50%	15.20%	14.00%	10.60%	9.40%
\$25,000 - \$34,999	19.10%	17.80%	16.40%	15.80%	15.20%	15.60%	10.70%	9.30%
\$35,000 - \$49,999	21.00%	19.10%	17.20%	17.90%	18.00%	17.20%	14.70%	12.80%
\$50,000 - \$74,999	14.20%	14.50%	15.20%	14.70%	18.40%	19.00%	18.70%	17.60%
\$75,000 - \$99,999	8.20%	8.20%	8.30%	7.20%	7.70%	8.40%	11.90%	12.50%
\$100,000 - \$149,999	10.00%	6.20%	6.70%	6.90%	7.00%	7.20%	12.10%	14.40%
\$150,000 - \$199,999	0.80%	2.10%	2.40%	1.80%	2.30%	1.90%	4.50%	6.00%
\$200,000+	2.80%	2.30%	2.40%	2.30%	2.10%	1.70%	5.10%	6.70%

Population by Age

0 - 4	2.40%	4.90%	5.30%	4.90%	4.60%	4.60%	5.30%	6.00%
5 - 9	2.10%	4.40%	4.80%	4.20%	4.40%	4.60%	5.40%	6.20%
10 - 14	2.60%	4.10%	4.50%	3.70%	4.20%	4.60%	5.60%	6.30%
15 - 19	2.50%	3.80%	4.00%	3.70%	3.90%	4.40%	5.70%	6.40%
20 - 24	2.30%	3.90%	4.00%	4.10%	3.70%	4.50%	6.30%	6.90%
25 - 34	4.70%	8.90%	9.30%	8.50%	8.30%	9.40%	13.20%	13.90%
35 - 44	5.10%	7.50%	8.00%	6.90%	7.30%	8.40%	11.70%	12.50%
45 - 54	7.00%	8.90%	9.20%	8.20%	8.60%	9.90%	12.70%	12.80%
55 - 64	13.60%	13.80%	14.20%	13.80%	14.40%	14.30%	13.60%	13.00%
65 - 74	21.20%	17.70%	17.30%	17.70%	19.60%	18.00%	11.50%	9.40%
75 - 84	22.90%	14.80%	13.30%	15.90%	14.80%	12.40%	6.30%	4.60%
85+	13.70%	7.40%	6.10%	8.40%	6.20%	5.10%	2.70%	2.00%

Race and Ethnicity

White Alone	91.40%	81.90%	80.30%	79.90%	81.50%	78.70%	73.00%	69.90%
Black Alone	2.00%	5.80%	7.80%	8.70%	8.50%	10.30%	16.40%	12.90%
American Indian Alone	0.20%	0.30%	0.40%	0.40%	0.40%	0.60%	0.40%	1.00%
Asian Alone	0.60%	0.70%	0.70%	0.70%	0.60%	1.40%	2.80%	5.70%
Pacific Islander Alone	0.20%	0.20%	0.10%	0.20%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.50%	8.90%	8.50%	7.80%	6.80%	6.30%	4.30%	6.90%
Two or More Races	2.10%	2.20%	2.10%	2.30%	2.20%	2.70%	3.00%	3.40%
Hispanic Origin (Any Race)	10.60%	23.90%	24.20%	22.50%	19.90%	20.00%	25.90%	18.30%



The property is located at the northern end of the Lake Placid commercial trade area.



Lake June in Winter

The property is located diagonally across from the Advent Health campus, providing a potential demand for medical uses.

NEIGHBORHOOD AERIAL



The property has two full median cuts and full access at St. John St.

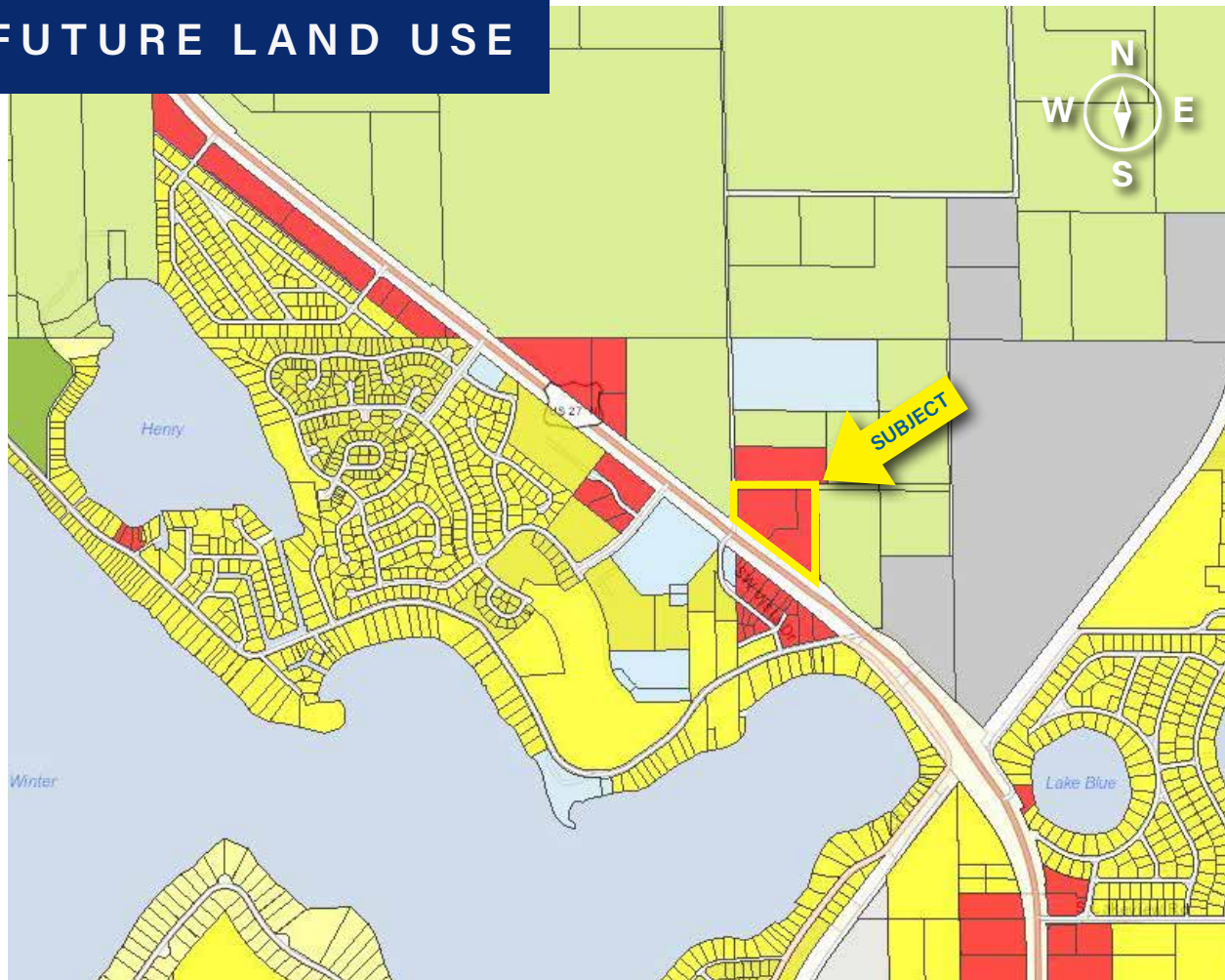
SITE AERIAL

Aerial view looking southeast





FUTURE LAND USE



-  **COMMERCIAL**
-  **AGRICULTURE**
-  **CONSERVATION**
-  **MED DEN RES**

Commercial (C) *Highlands County*

Retail business operations which serve as convenience shopping or personal service destinations for nearby residential neighborhoods. Generally, such uses should locate at the intersection of arterial/collector roads or at the center of large scale subdivisions. Examples include dry cleaning outlets, convenience stores, salons and barber shops, pharmacies, small retail shops, branch banks, small dry goods or hardware stores, antique shops, service stations, and similar types of use. Businesses serving a county-wide or regional market area which provide a variety of trade goods and commodities at retail and wholesale levels.