

LAKE PLACID WAREHOUSE

110 W Interlake Blvd, Lake Placid, FL 33852

Marcus & Millichap



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Activity ID #ZAF0250505

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..... 110 W INTERLAKE BLVD

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110 W INTERLAKE BLVD

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SECTION 1

EXECUTIVE SUMMARY

Offering Summary

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OFFERING SUMMARY

110 W INTERLAKE BLVD



Listing Price

\$4,650,000



Proforma Cap Rate

8.63%



Price/SF

\$110.71

FINANCIAL

Listing Price	\$4,650,000
Down Payment	100% / \$4,650,000
ProForma NOI	\$396,000
Cap Rate	8.63%
Price/SF	\$110.71
Proforma Rent	\$13.00/SF MG
Occupancy	10%

PROPERTY

Square Feet	42,000 SF
Office Percentage	15%
Lot Size	3.28 Acres (142,876 SF)
Year Built/Renovated	1959/2015



SECTION 2

PROPERTY INFORMATION

Property Details
Investment Highlights
Regional Map
Local Map
Aerial Map

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LAKE PLACID WAREHOUSE

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	P-36-36-29-A00-0090-0000
Zoning	C3
Year Built/Renovated	1959/2015
Location:	Lake Placid (Highlands Co.), FL.

CONSTRUCTION

Framing	Rigid Frame/Barjoist
Exterior	Concrete Block/Stucco
Parking	Paved Concrete
Roof	DuraLast Roof (2016)
Floor Plate	Concrete Above Grade
Floor Support	Concrete
Clear Height	+/-20'
Ceiling Height (to joist)	22'
Space Breakdown (Option 1)	2 Units 7,000SF 3 Units 5,000 SF 1 Unit 14,000 SF
Space Breakdown (Option 2)	1 Unit 32,000 SF 1 Unit 7,000 SF 1 Unit 4,000 SF
Rail Access	Possible but needs a spur (US Sugar will allow)
Power	Both Single and 3p

MECHANICAL

HVAC	5
Elevators	1
Fire Protection	Sprinkler
Percent with AC	10%-15%

UTILITIES

Electric	Duke Energy
Sewer	City W/ Lift
Water	City
Local Phone	Yes

DOORS

<u>Loading Dock Side:</u>	No. Doors
14' X 11.6'	1 (Ramp Accessable)
12' X 9.4'	1 (Ramp Accessable)
12' X 10'	1 (Ramp Accessable)
<u>Street Side:</u>	
12' X 10'	3
12' X 12'	1
12' X 12' (Ramp)	1

LAKE PLACID WAREHOUSE

110 W Interlake Blvd, Lake Placid, FL 33852

INVESTMENT OVERVIEW

110 W Interlake Blvd is strategically located in Lake Placid, Florida, a small town in Highlands County, situated in central Florida. The property benefits from its proximity to U.S. Highway 27, which connects it to larger cities like Sebring and Lake Wales, offering easy access to key commercial and transportation hubs. The location is ideal for businesses seeking both a peaceful, rural setting and convenient access to major roads and regional markets. Despite the property being located in a tertiary market, it is within 2 hours driving distance of 80% of the state's population. 110 W Interlake Blvd features a versatile zoned industrial space, making it suitable for a wide range of businesses and industrial uses.

The site spans a generous lot size, providing ample space for warehouses, distribution centers, light manufacturing, or other commercial operations. The property is equipped with essential utilities and infrastructure, including water, sewer, and electricity, ensuring that it is ready for development or immediate use.

INVESTMENT HIGHLIGHTS

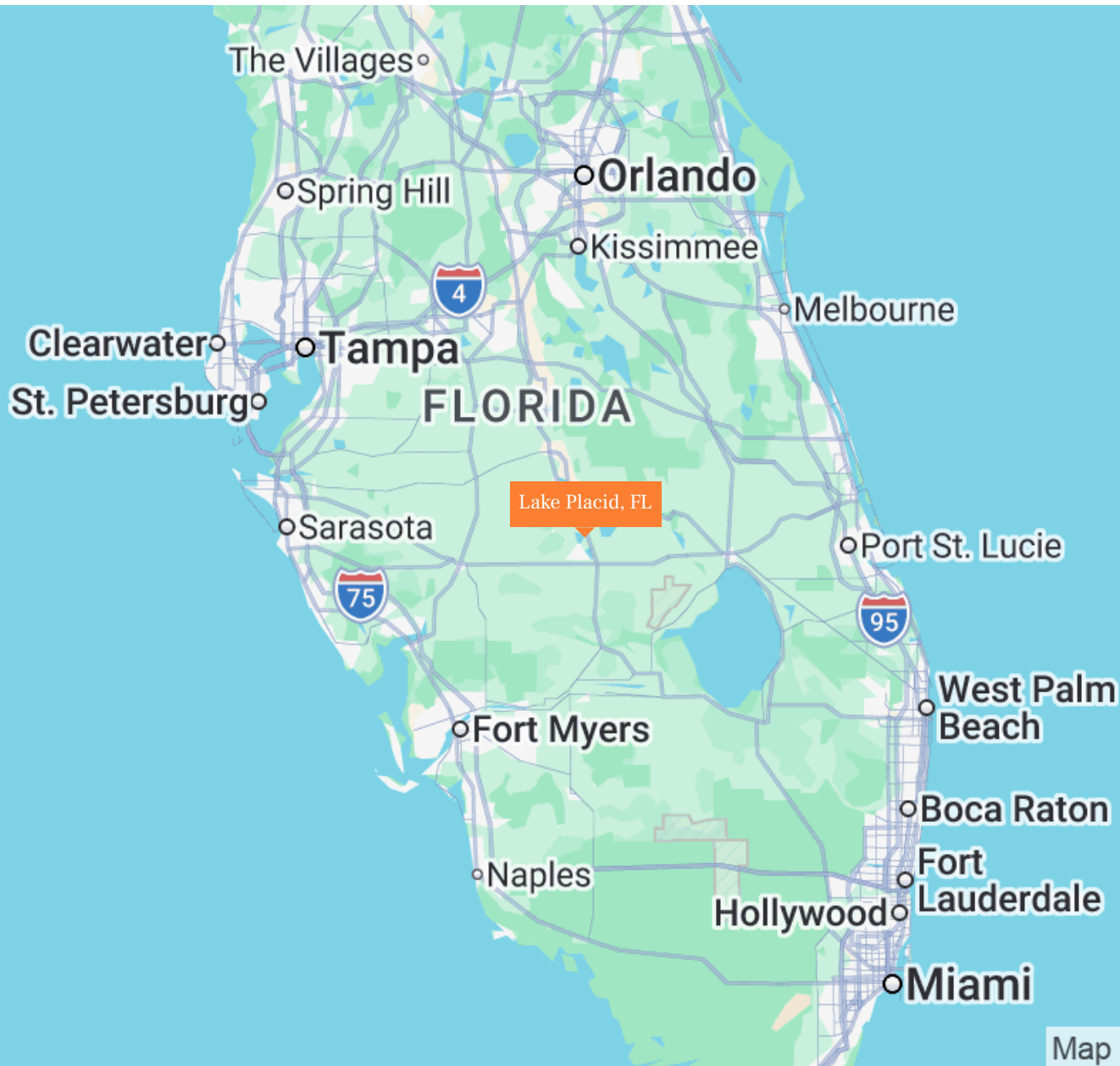
Large Warehouse with Versatile Uses: Distribution, Storage, etc.

Rail Hook-Up Possibility

Possibility for an Investor or Owner Occupant to Purchase

LAKE PLACID WAREHOUSE

REGIONAL MAP

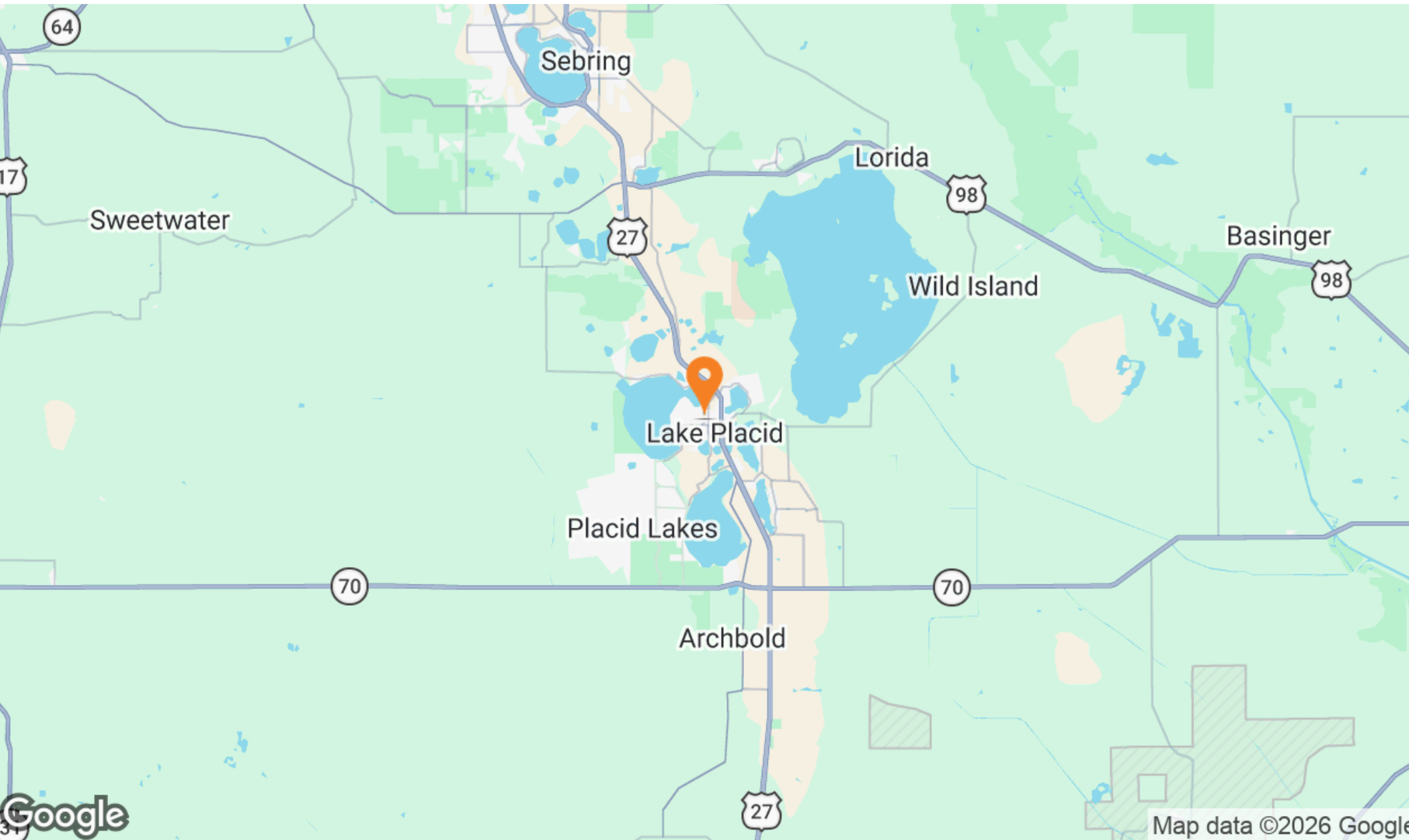


Google

Map data ©2026 Google, INEG

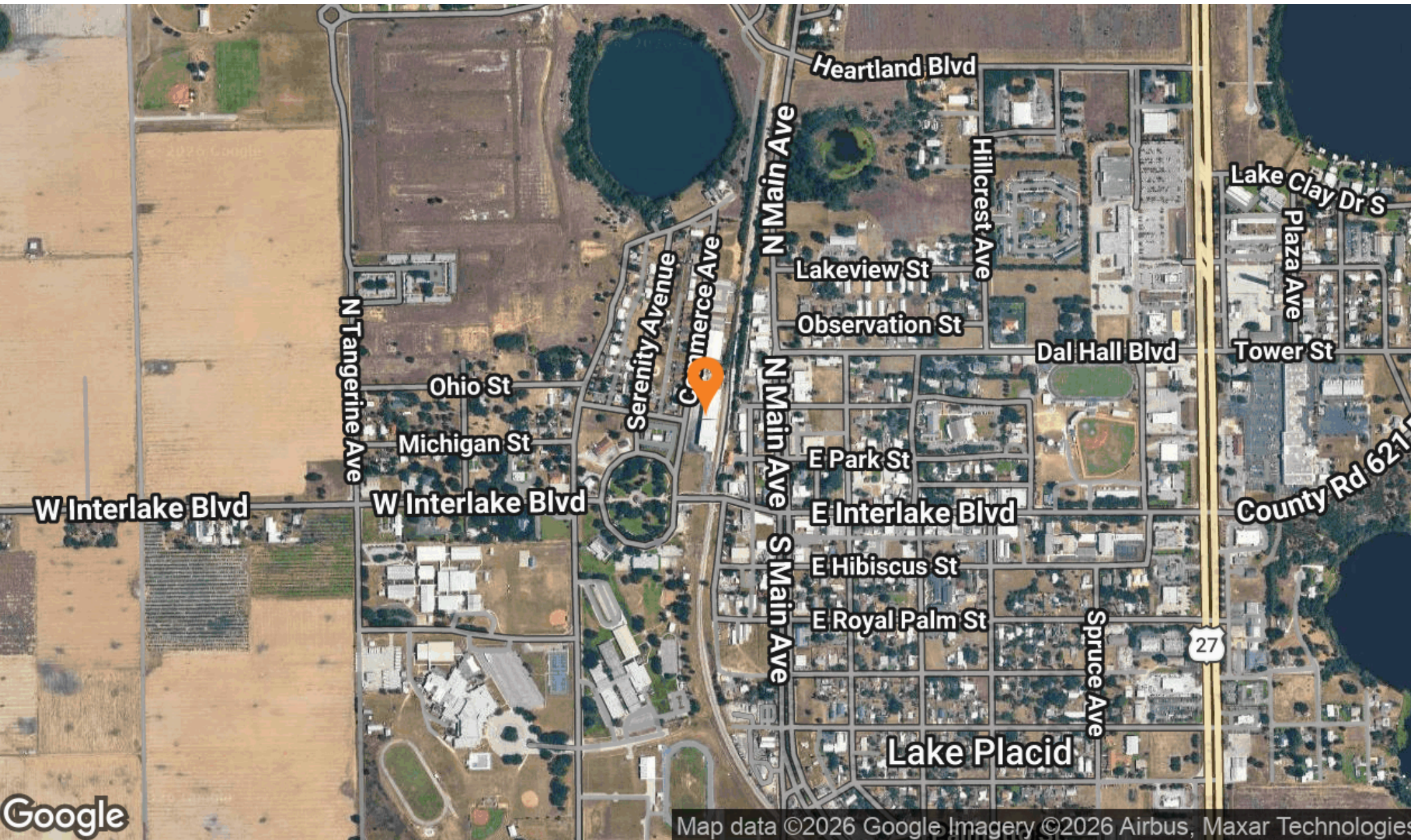
LAKE PLACID WAREHOUSE

LOCAL MAP

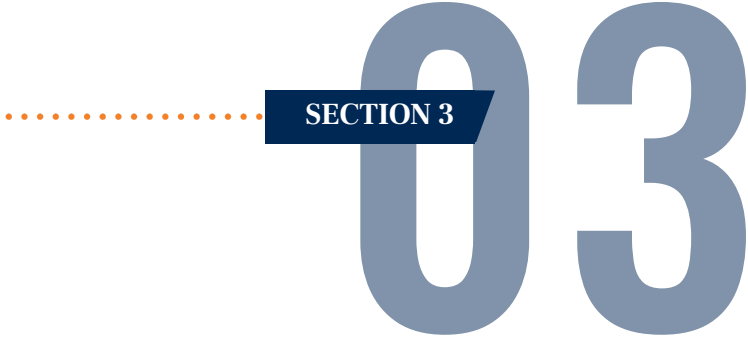


LAKE PLACID WAREHOUSE

AERIAL MAP







SECTION 3



MARKET OVERVIEW

Population Data
Economy & Households
Demographics Map

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POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	2,661	10,333	19,249
2025 Estimate			
Total Population	2,651	10,240	19,003
2020 Census			
Total Population	2,599	10,044	18,421
2010 Census			
Total Population	2,644	10,196	18,242
Daytime Population			
2025 Estimate	3,974	10,170	15,307
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,071	4,782	8,731
2025 Estimate			
Total Households	1,056	4,705	8,579
Average (Mean) Household Size	2.4	2.2	2.2
2020 Census			
Total Households	1,027	4,551	8,277
2010 Census			
Total Households	991	4,489	7,977

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	3.4%	5.2%	4.6%
\$150,000-\$199,999	2.6%	3.7%	3.9%
\$100,000-\$149,999	13.5%	12.2%	13.0%
\$75,000-\$99,999	11.6%	15.6%	15.1%
\$50,000-\$74,999	17.5%	18.3%	19.2%
\$35,000-\$49,999	16.6%	14.9%	13.7%
\$25,000-\$34,999	7.8%	8.1%	8.6%
\$15,000-\$24,999	10.9%	11.8%	13.2%
Under \$15,000	16.1%	10.3%	8.7%
Average Household Income	\$64,412	\$74,767	\$74,779
Median Household Income	\$55,088	\$58,047	\$58,964
Per Capita Income	\$26,896	\$33,930	\$33,175
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	2,651	10,240	19,003
Under 20	22.9%	17.9%	18.1%
20 to 34 Years	18.1%	13.3%	13.0%
35 to 39 Years	5.7%	4.4%	4.4%
40 to 49 Years	10.1%	8.6%	8.8%
50 to 64 Years	17.2%	17.5%	18.3%
Age 65+	26.0%	38.2%	37.5%
Median Age	44.0	54.0	54.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,898	7,995	14,826
Elementary (0-8)	12.9%	6.0%	5.4%
Some High School (9-11)	8.2%	7.5%	9.1%
High School Graduate (12)	30.3%	35.6%	37.3%
Some College (13-15)	21.3%	21.1%	20.9%
Associate Degree Only	5.3%	8.8%	8.7%
Bachelor's Degree Only	14.1%	11.6%	11.0%
Graduate Degree	7.8%	9.4%	7.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	27.0	27.0



POPULATION

In 2025, the population in your selected geography is 19,003. The population has changed by 4.17 percent since 2010. It is estimated that the population in your area will be 19,249 five years from now, which represents a change of 1.3 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 54.0, compared with the U.S. average, which is 40.0. The population density in your area is 242 people per square mile.



HOUSEHOLDS

There are currently 8,579 households in your selected geography. The number of households has changed by 7.55 percent since 2010. It is estimated that the number of households in your area will be 8,731 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2025, the median household income for your selected geography is \$58,964, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 72.42 percent since 2010. It is estimated that the median household income in your area will be \$71,344 five years from now, which represents a change of 21.0 percent from the current year.

The current year per capita income in your area is \$33,175, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$74,779, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 6,870 people in your selected area were employed. The 2010 Census revealed that 49.2 percent of employees are in white-collar occupations in this geography, and 20.5 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$224,998 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 6,342.00 owner-occupied housing units and 1,636.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 18.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 46.8 percent in the selected area compared with the 19.6 percent in the U.S.

