



\$849,900



**708 Us 27 Highway S,
Lake Placid, Florida 33852**

Greg Karlson

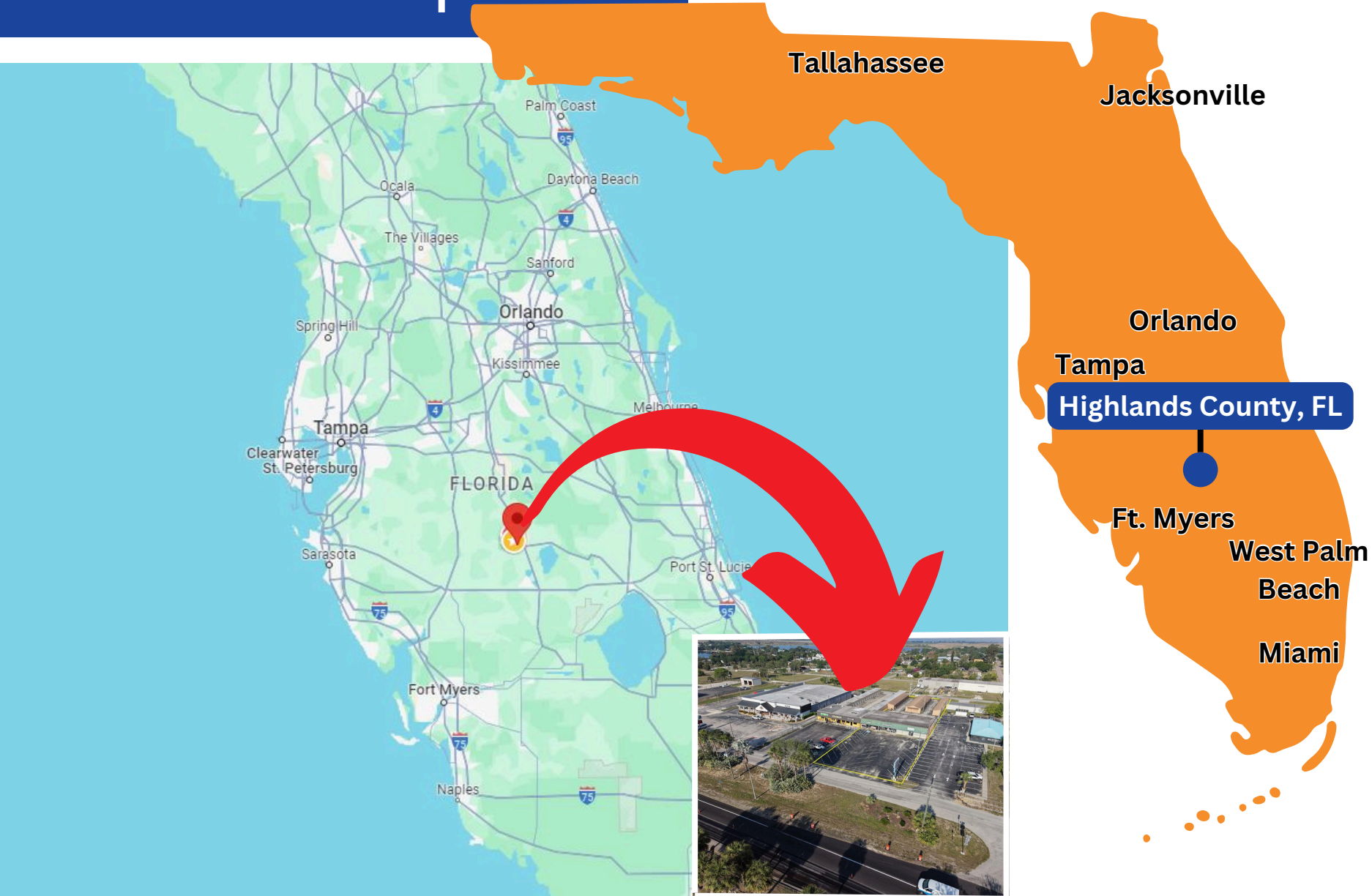
Broker/Owner

863 - 381 - 4932

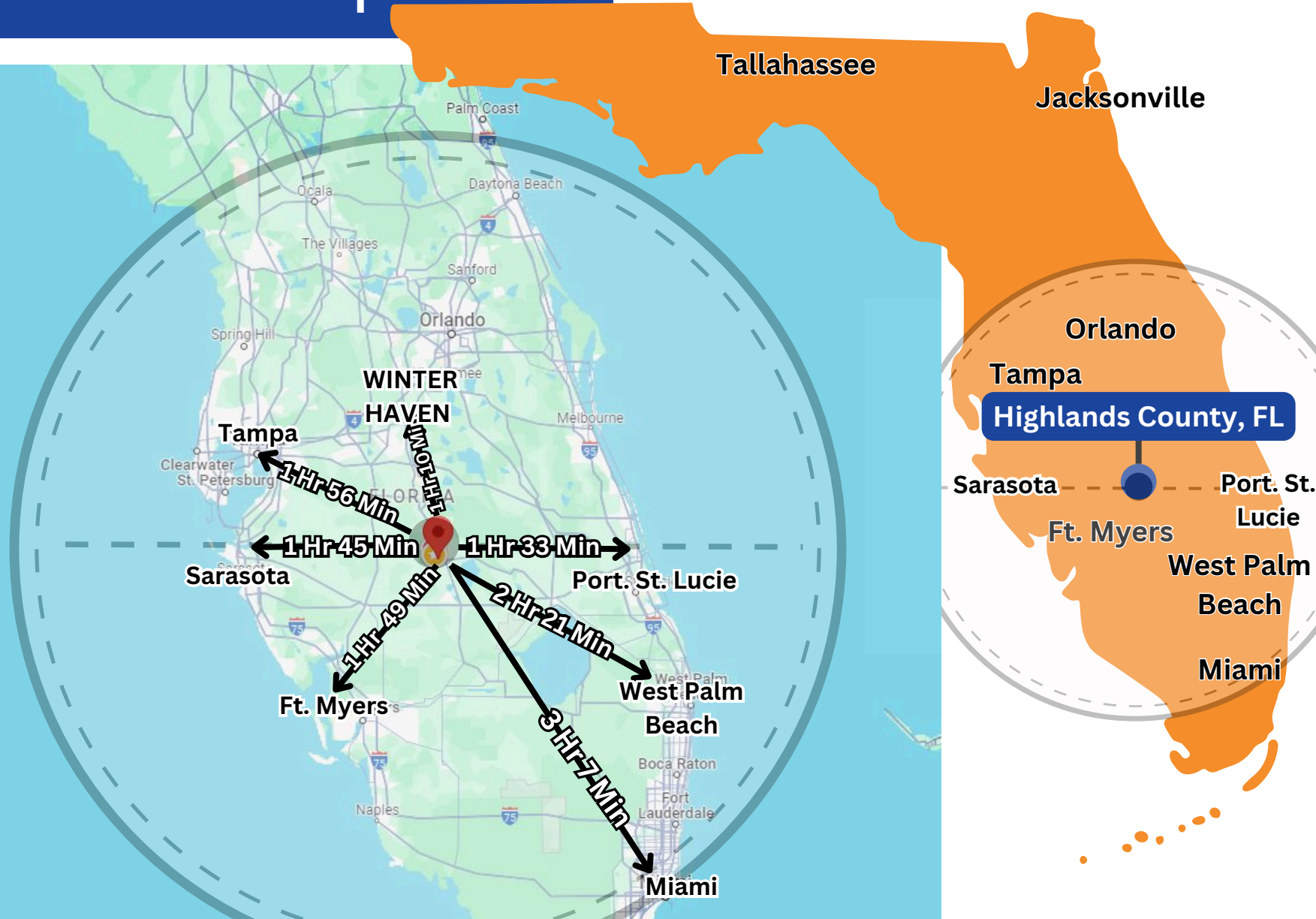


**User | Investment | Development Opportunity w/
Development Potential/ Commercial**

Area Map



Area Map





Site Over View



Offering Memorandum

708 Us 27 Highway S,
Lake Placid, Florida
33852



Site Over View



Offering Memorandum

708 Us 27 Highway S,
Lake Placid, Florida
33852



Site Over View

Offering Memorandum

708 Us 27 Highway S,
Lake Placid, Florida
33852

Development Highlights

Total Acreage:

- .78+- Acres

Utilities::

- Public Sewer

Entitlements/Zoning:

- Zoned C1



Development Details:

Prime Retail(4650SF) / Storage Facility(30 Units) On US 27 & Wirick Rd Lake Placid @ Only \$150 per Sq.Ft(Bld w/Lnd) for Fast Sale! Significantly below replacement value(up to 1/2 price). This commercial property consists of 4 structures, containing the addresses: 708 - 714 US 27 S, Lake Placid.

The front building facing US 27 is a 4650 SF Retail Building with 4 store fronts. This building can be used as 1 space or divided into 4 individual spaces. There are 3 buildings at the back with access from Wirick Rd - which consists of 30 Mini Storage Units.

There is also an upside potential of adding more storage units or adding RV/Boat storage at the back of the building. The storage units are secured with a 6-foot-high chain link fence and a locking gate. Currently all rents are below market. There are 21 parking spaces in the front with additional parking in the rear. Must sign a confidentiality agreement to receive any additional information. This is an ideal facility for a user/ business owner to occupy the space you need for your growing business while leasing the balance for additional income to go with your appreciation of increasing potential values.

DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
TOTAL Population	79,788	187,336	2,848,597
Average Age	50	47	43
Average Age (Male)	50	46	42
Average Age (Female)	51	48	44

Households & Income	10 Miles	30 Miles	60 Miles
TOTAL Households	34,594	76,419	1,086,924
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,884	\$68,316	\$89,743
Average House Value	\$217,244	\$223,188	\$323,543



Highlands County Overview



“Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business.”

- Highlands County Economic Development

Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



Greg Karlson
Broker/Owner
863-381-4932

GregAdvantageRealty@gmail.com



Nancy Newman May
Realtor
NMay121@gmail.com

Offering Memorandum

708 Us 27 Highway S, Lake Placid, Florida 33852



Disclaimer

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

743 US Hwy 27 S, Sebring, FL 33870