

amazon.com

Advent H



1.5+- Acre

\$984,500



1346 Us 27 Highway N,
Lake Placid, Florida 33852

Greg Karlson

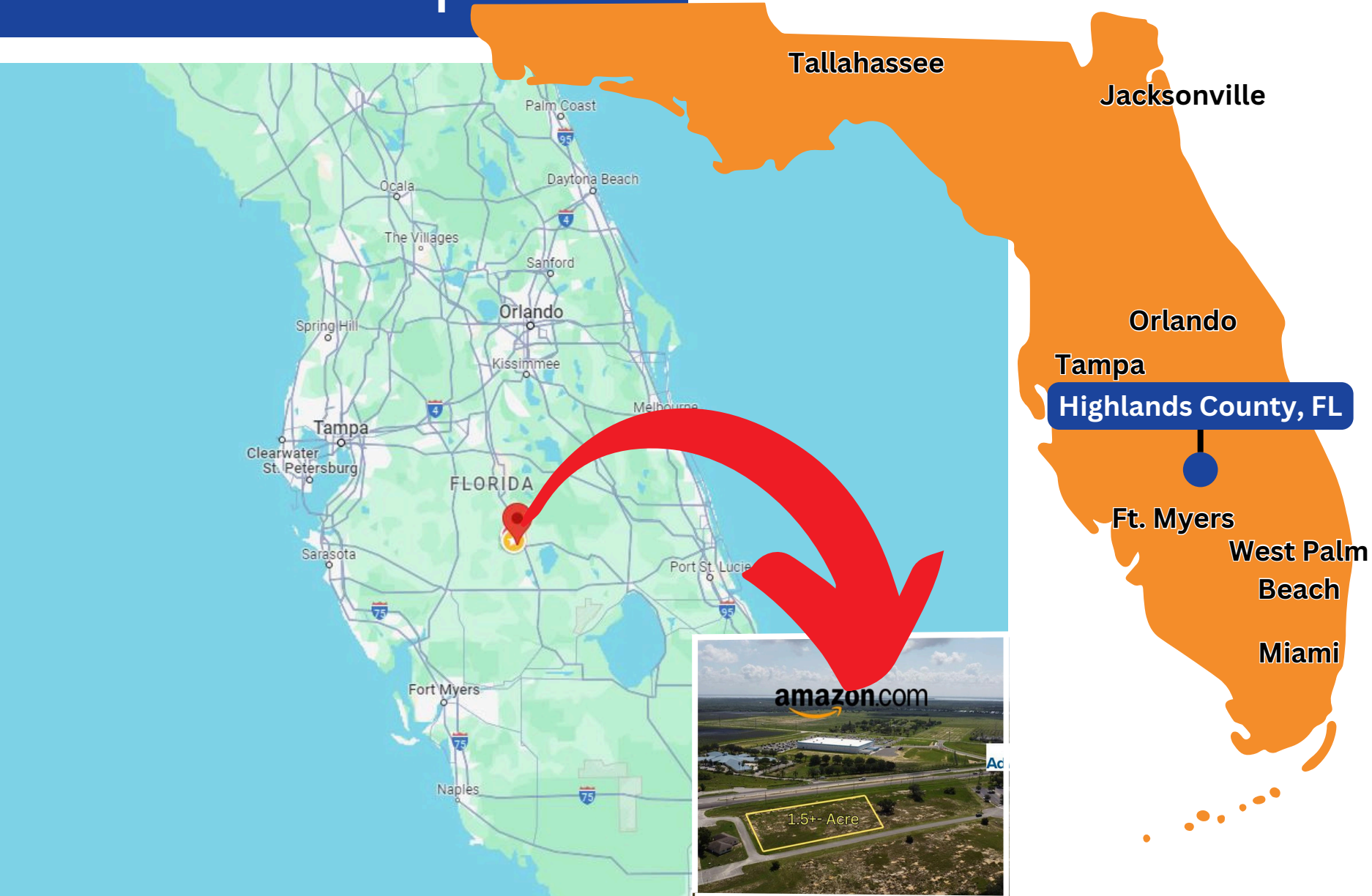
Broker/Owner

863 - 381 - 4932

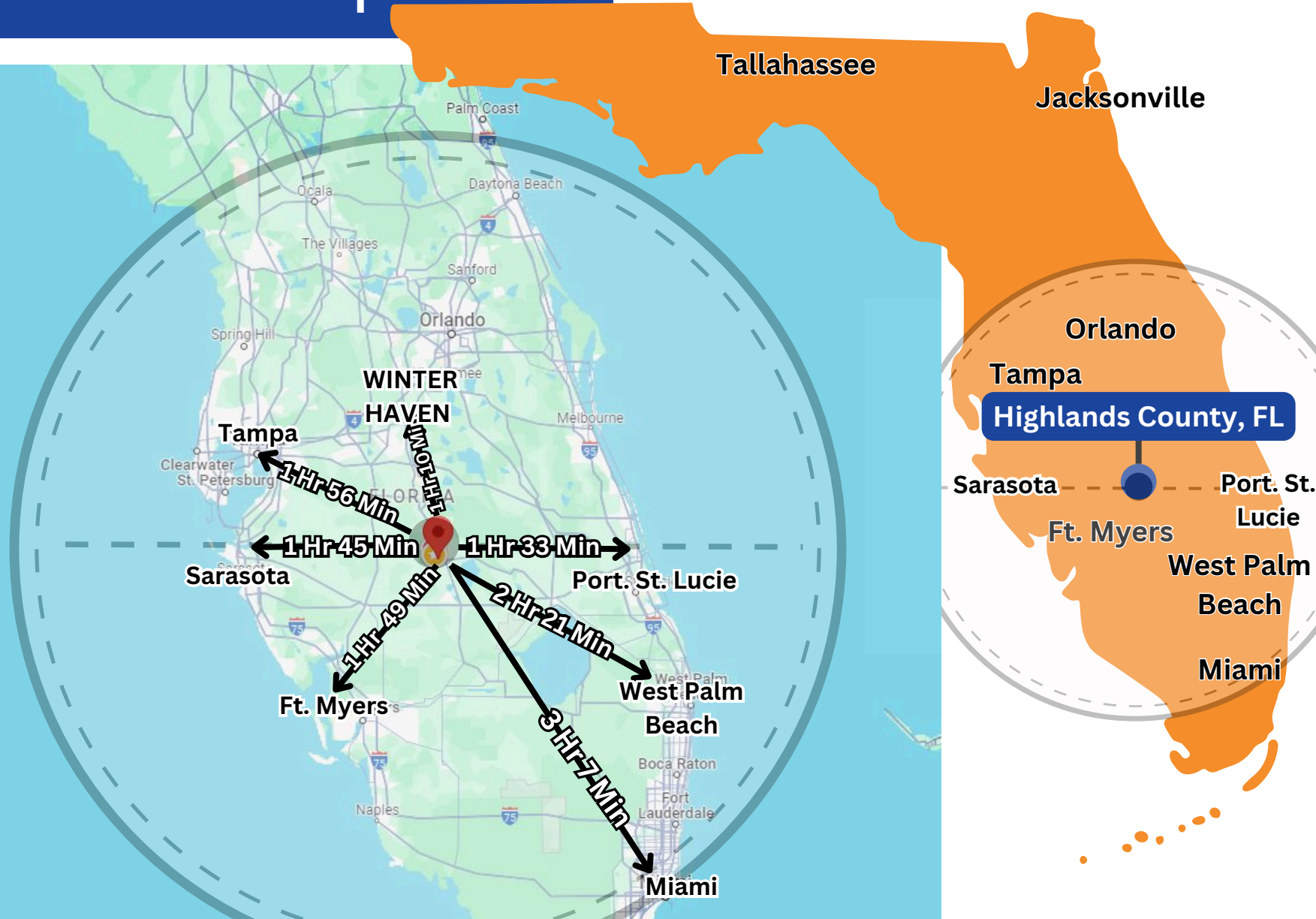


User | Investment | Development Opportunity w/
Development Potential/ Commercial

Area Map



Area Map



amazon.com

Advent Health

1.5+- Acre

Site Over View

Offering Memorandum

1346 Us 27 Highway N,
Lake Placid, Florida
33852

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Development Highlights

Total Acreage:

1.5+- Acres

Utilities::

- Public Sewer

Entitlements/Zoning:

- Zoned R3



Development Details:

Prime Corner 1.5+-acre Ideal for Emergency Care Center/Millinium/Eye Center,etc as currently zoned R-3/Office Or rezone for other potential uses:retail car wash, quick lube,etc.all subject to approvals of course. Exceptional 1.5± acre commercial opportunity with outstanding visibility on busy US Hwy 27 in one of Lake Placid's fastest-growing commercial corridors.

Prime corner location featuring full median access for convenient northbound and southbound traffic. Ideally positioned directly across from the new Amazon Distribution Center and immediately adjacent to AdventHealth Lake Placid Care Center, creating an outstanding setting for medical, professional, and service-oriented development. Currently zoned R-3, allowing for a variety of professional office and medical-related uses, making it well-suited for an urgent care center, emergency care facility, specialty medical practice, imaging center, physical therapy, ophthalmology, dental, wellness, or other healthcare services (buyer to verify all permitted uses with Highlands County).

The property's strategic location and strong commercial exposure also present the potential for future retail or commercial rezoning, subject to county approvals. Ideal for investors, developers, healthcare providers, or owner-users seeking a premier location with exceptional growth potential. High traffic counts, excellent accessibility, and proximity to major employers and healthcare services make this one of the area's most compelling commercial development opportunities.

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



Jim Pyle
Realtor

863-297-7833

JimPyleLaw@gmail.com

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Disclaimer

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743 US Hwy 27 S, Sebring, FL 33870