

**\$499,900**



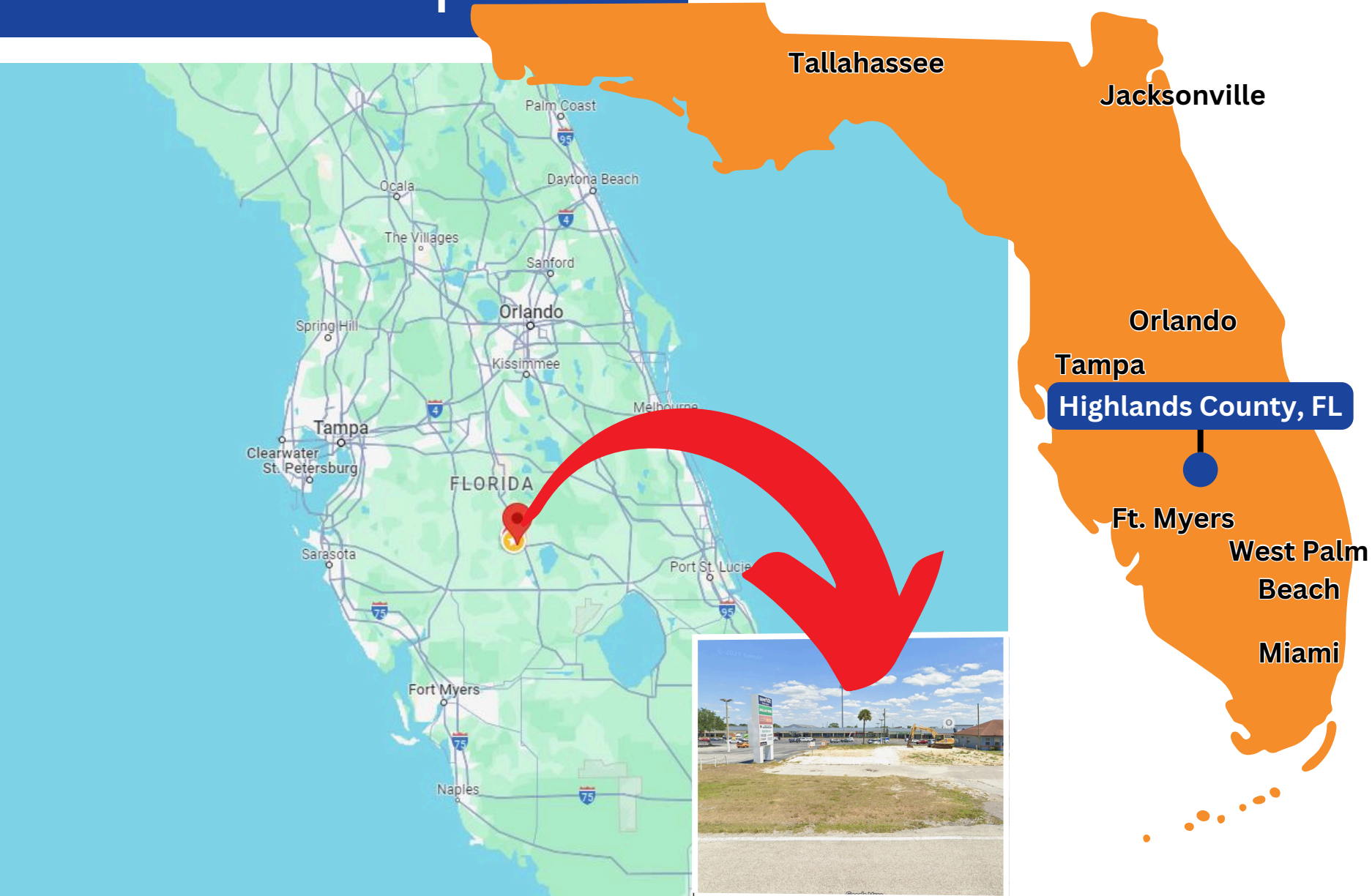
**123 US 27  
LAKE PLACID, FL 33852**

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

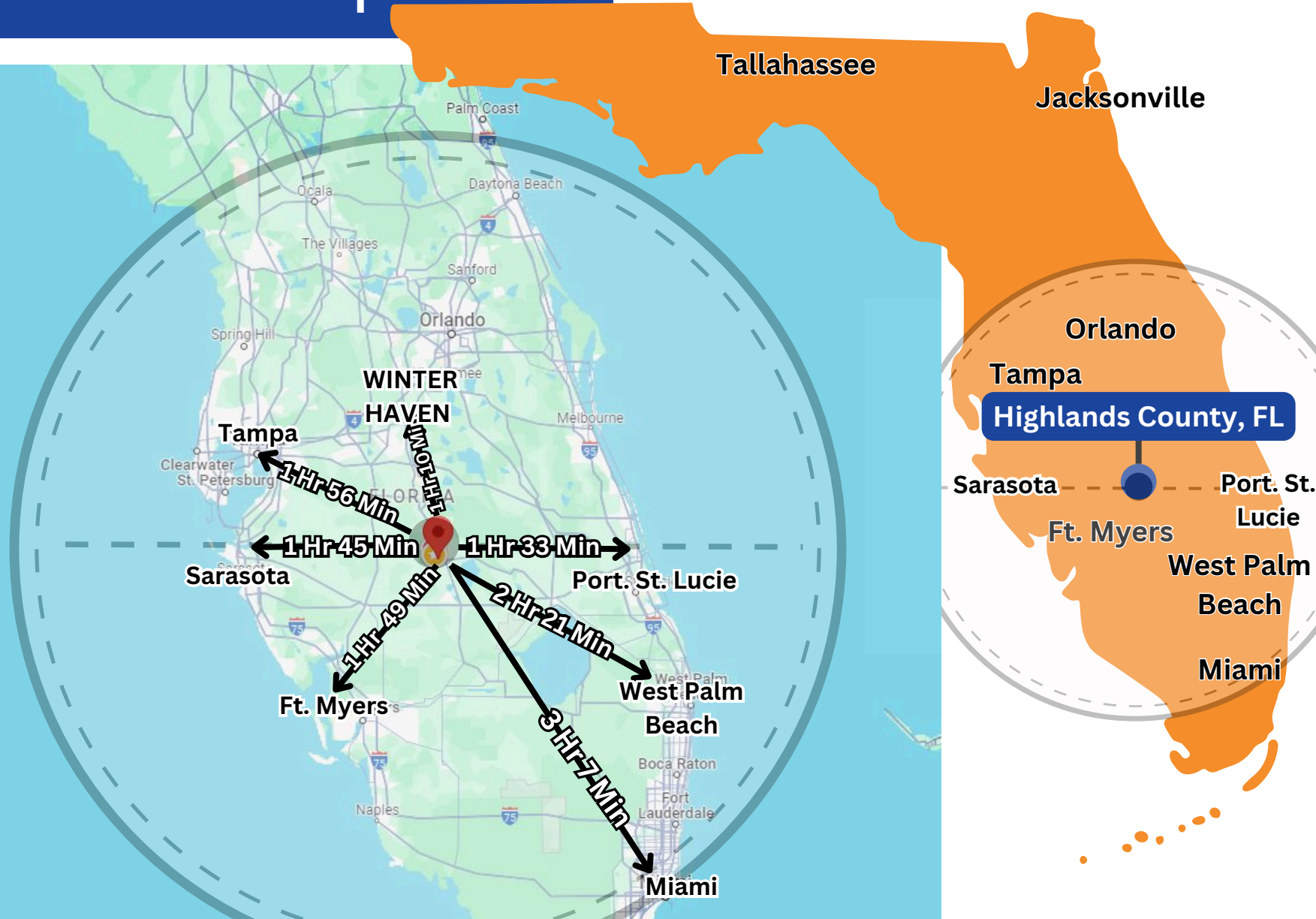
**Greg Karlson  
Broker/Owner  
863 - 381 - 4932**



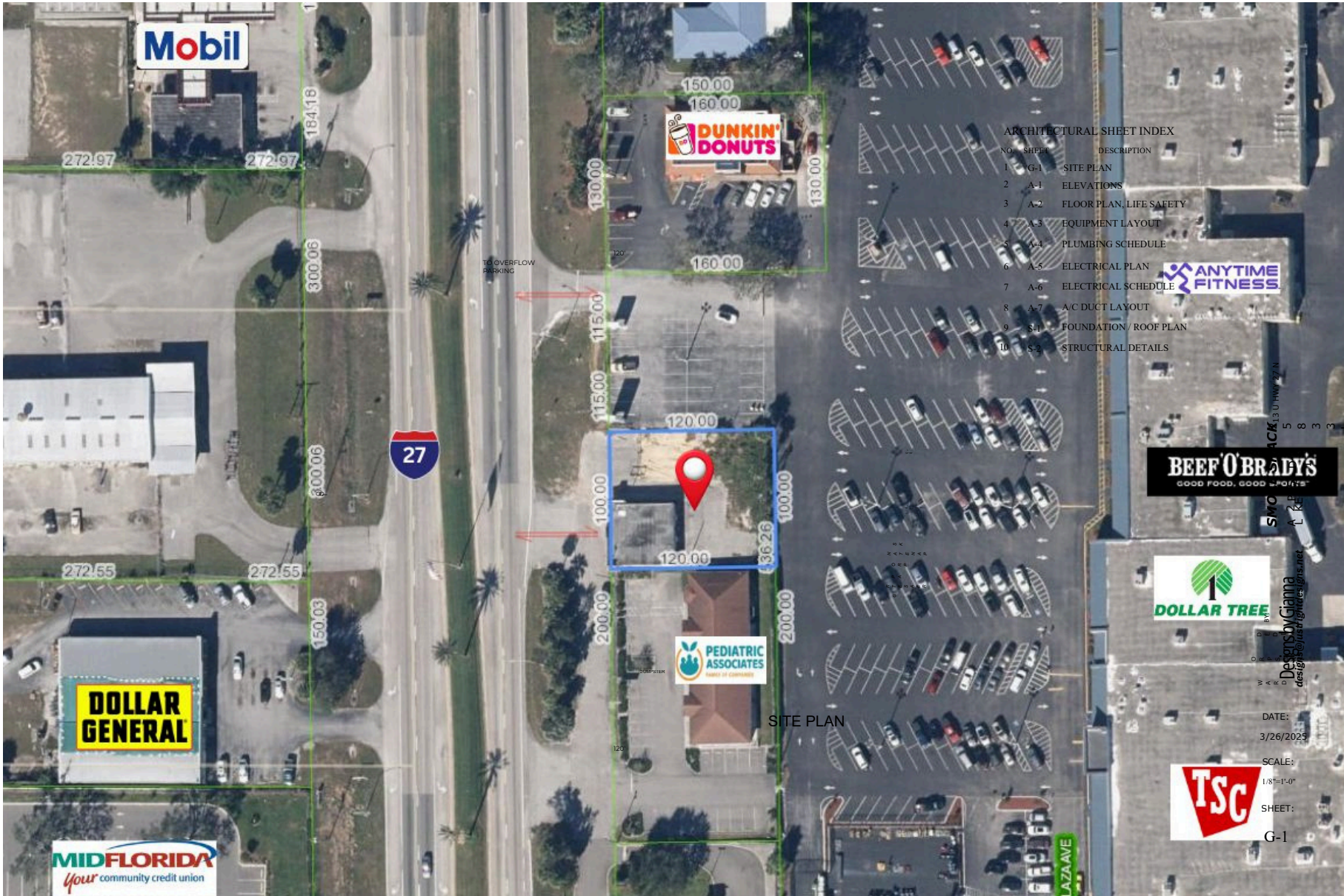
# Area Map



# Area Map



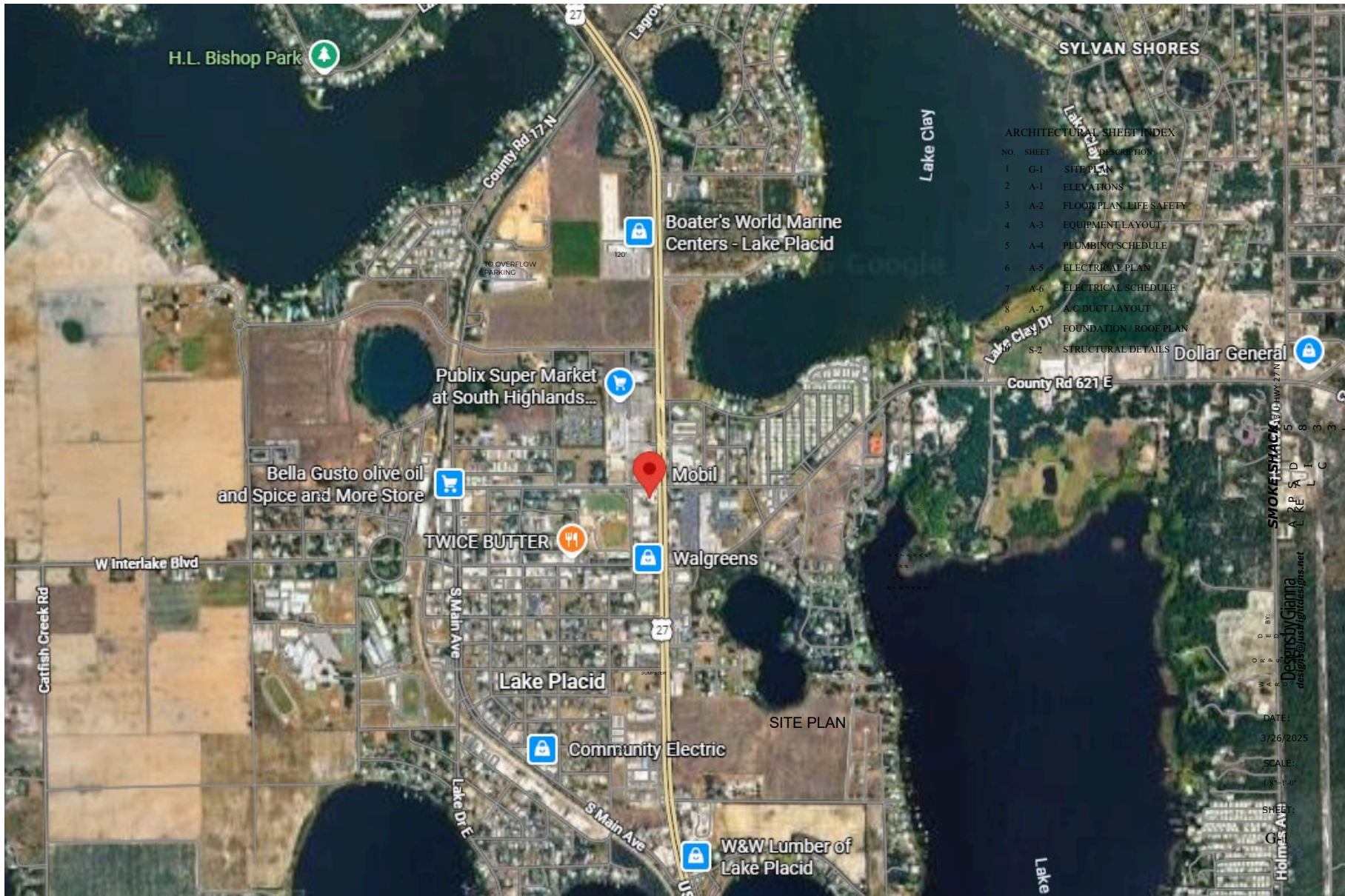
# Site Overview- Highway Exposure!



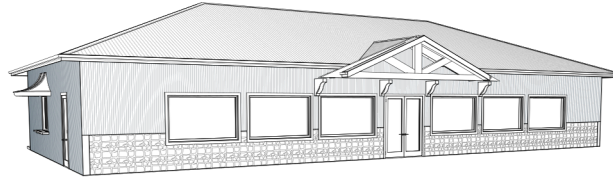
# Site Overview- Centrally Located!



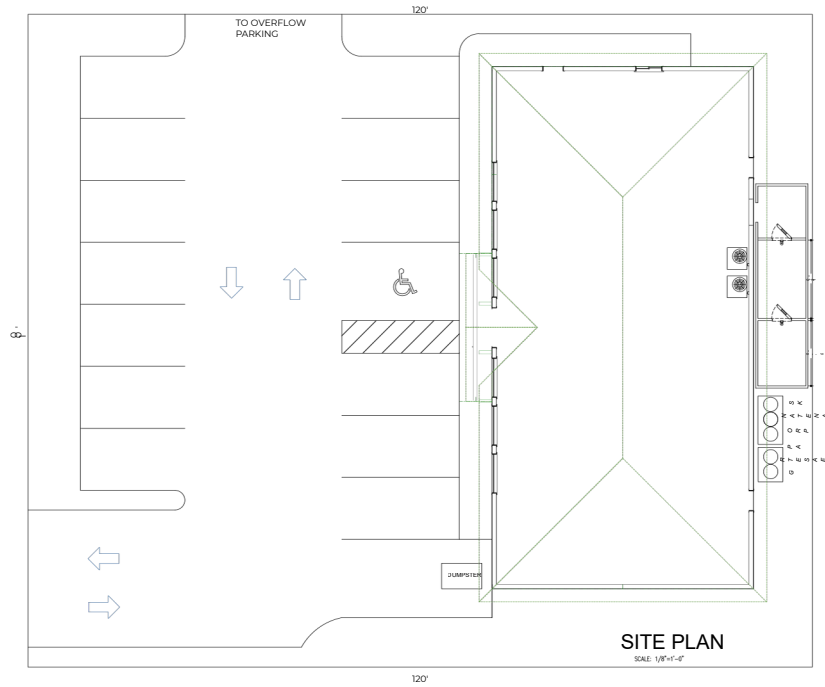
# Site Overview- Centrally Located!



# Smoke Shack Final Plan



CONCEPT



## ARCHITECTURAL SHEET INDEX

NO.	SHEET	DESCRIPTION
1	G-1	SITE PLAN
2	A-1	ELEVATIONS
3	A-2	FLOOR PLAN, LIFE SAFETY
4	A-3	EQUIPMENT LAYOUT
5	A-4	PLUMBING SCHEDULE
6	A-5	ELECTRICAL PLAN
7	A-6	ELECTRICAL SCHEDULE
8	A-7	A/C DUCT LAYOUT
9	S-1	FOUNDATION / ROOF PLAN
10	S-2	STRUCTURAL DETAILS

ALL BUILDINGS/STRUCTURES HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODES AND REGULATIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE BEING CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF WILLIAM F. STORRE, PH.D.P., E.

STRUCTURAL DESIGN BY:  
WILLIAM F. STORRE, PH.D. P.E. #22150  
1000 W. 10th St.  
Wrens, Georgia, U.S.A. 31576  
407-300-319



**SMOKE SHACK**  
13 U HWY 27 N  
5  
A R P S D  
L R E L I 8  
C 3 3  
L F

DESIGNED BY:  
**Designs by Gianna**  
designs@lustrifigdesigns.net

DATE:  
3/26/2025

SCALE:  
1/8"=1'-0"

SHEET:  
G-1

# Smoke Shack Survey

**GERMAINE SURVEYING INC.**  
PROFESSIONAL LAND SURVEYORS

3803 KENILWORTH BOULEVARD SEBRING, FLORIDA 33870  
PHONE: 883-385-8850 FAX: 883-382-4531  
EMAIL: INFO@GERMAINESURVEYING.COM  
WEBSITE: GERMAINESURVEYING.COM

CLIENT:

RACHAEL TILLMAN

JOB#	310-22	SCALE: 1"=30'
DATE:	5-04-22	DRAWN BY: JDF
TASK:	001	CHECKED BY:

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5-117, PURSUANT TO SECTION 472.07, FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

*Gary L. Germaine*

GARY L. GERMAINE  
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER  
REGISTRATION #3845

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #907

**GENERAL NOTES:**

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

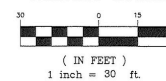
SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE EAST RIGHT-OF-WAY OF EAST SIDE DRIVE, AS BEING N 02° 05' 04" W.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

P3	PAGE	MB	METER POST
P.B.	PLAT BOOK	PO	POWER POLE
D.R.	OFFICIAL RECORD	GW	GUY WIRE
R/W	RIGHT OF WAY	EM	ELECTRIC MANHOLE
P.C.	POINT OF CURVE	EW	ELECTRIC WIRE
P.T.	POINT OF TANGENT	FR	FOUND IRON ROD
P.R.C.	POINT OF REVERSE CURVE	F.I.P.	FOUND IRON PIPE
P.C.C.	POINT OF COMPOUND CURVE	F.N.D.	FOUND NAIL & DISK
P.O.B.	POINT OF BEGINNING	F.L.	FENCE LINE
P.O.C.	POINT OF COMMENCEMENT	F.C.	FENCE CORNER
F.I.R.	FOUND IRON ROD	CONC.	CONCRETE
F.I.P.	FOUND IRON PIPE	B.F.P.	BACK FLOW PREVENTER
F.N.D.	FOUND NAIL & DISK	C.L.F.	CHAIN LINK FENCE
F.L.	FENCE LINE	C.B.S.	CONCRETE BLOCK STRUCTURE
F.C.	FENCE CORNER	(P)	AS RECORDED ON PLAT
CONC.	CONCRETE	(D)	AS RECORDED ON DEED
B.F.P.	BACK FLOW PREVENTER	(F)	AS MEASURED IN FIELD
C.L.F.	CHAIN LINK FENCE	(PRO)	PROXIMATE MEASUREMENT
C.B.S.	CONCRETE BLOCK STRUCTURE	F.C.M.	FOUND CONCRETE MONUMENT
(P)	AS RECORDED ON PLAT	S.C.M.	SET CONCRETE MONUMENT PSM 3945
(D)	AS RECORDED ON DEED	S.I.R.	SET IRON ROD & CAP PSM 3945
(F)	AS MEASURED IN FIELD	S.N.D.	SET NAIL & DISK STAMPED PSM 3945
(PRO)	PROXIMATE MEASUREMENT	V	VAULT
F.C.M.	FOUND CONCRETE MONUMENT	S	SIGN (AS NOTED)
S.C.M.	SET CONCRETE MONUMENT PSM 3945	T	TOWER
S.I.R.	SET IRON ROD & CAP PSM 3945	M	MONITORING WELL
S.N.D.	SET NAIL & DISK STAMPED PSM 3945	FP	FLAG POLE
V	VAULT	WV	WATER VALVE
S	SIGN (AS NOTED)	FH	FIRE HYDRANT
T	TOWER	BF	BACKFLOW PREVENTER
M	MONITORING WELL	WM	WATER METER
FP	FLAG POLE	W	WELL
WV	WATER VALVE	SDM	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SDI	STORM DRAIN INLET
BF	BACKFLOW PREVENTER	GT	GREASE TRAP
WM	WATER METER	SM	SEWER MANHOLE
W	WELL	SV	SEWER VALVE
SDM	STORM DRAIN MANHOLE	CV	CLEAN OUT
SDI	STORM DRAIN INLET	GV	GAS VALVE
GT	GREASE TRAP	GM	GAS METER
SM	SEWER MANHOLE	HP	HANDICAPPED PARKING
SV	SEWER VALVE	ME	MITERED END SECTION
CV	CLEAN OUT	TSB	TRAFFIC SIGNAL BOX
GV	GAS VALVE	SPL	SIGNAL LIGHT POLE
GM	GAS METER	SL	SIGNAL LIGHT
HP	HANDICAPPED PARKING	PI	POINT OF ACCESS

**GRAPHIC SCALE**



**LINE TABLE**

BOUNDARY	---
THE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---

**BOUNDARY & TOPOGRAPHIC SURVEY**

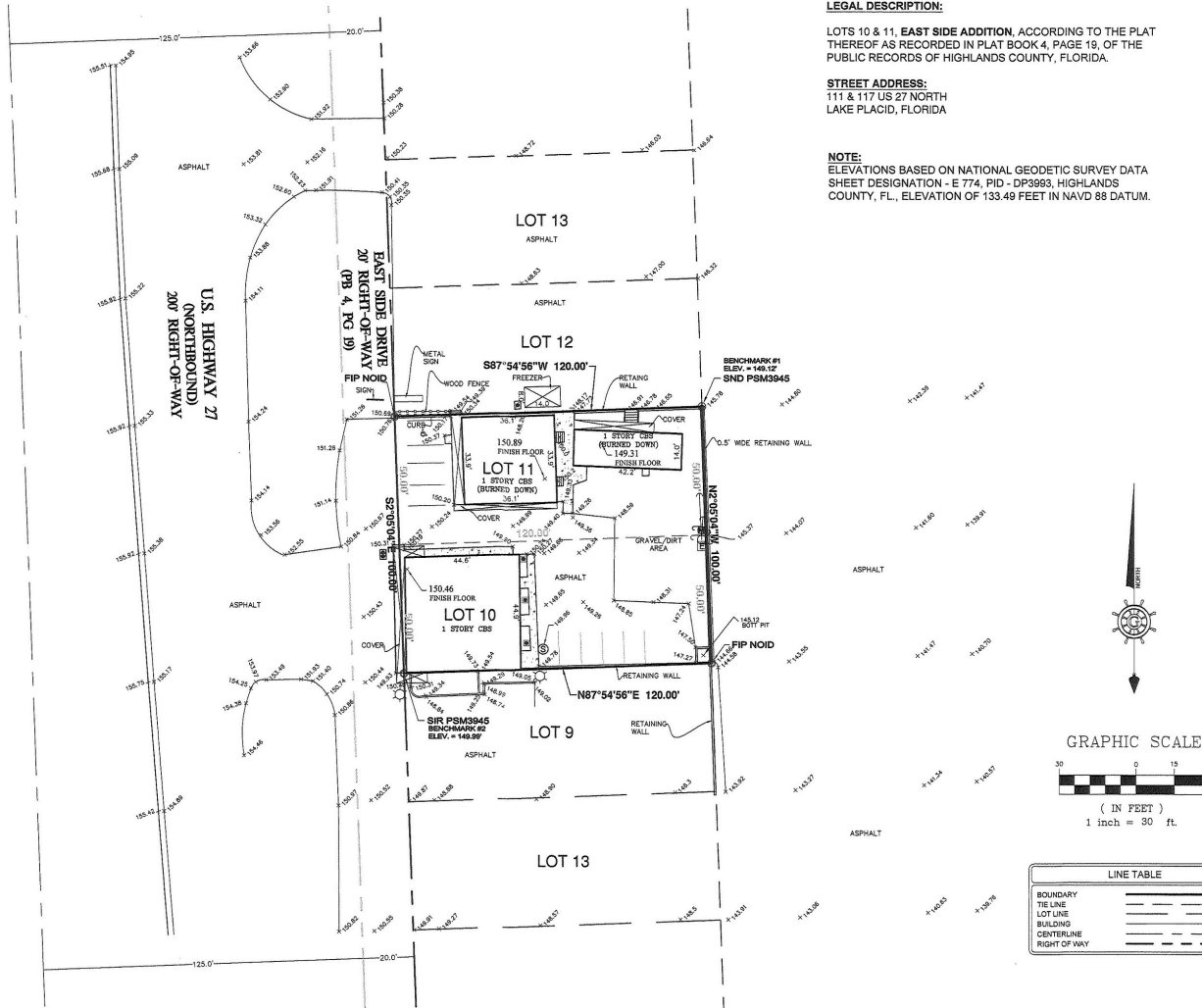
**LEGAL DESCRIPTION:**

LOTS 10 & 11, EAST SIDE ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 19, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

**STREET ADDRESS:**  
111 & 117 US 27 NORTH  
LAKE PLACID, FLORIDA

**NOTE:**

ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - E 774, PID - DP3993, HIGHLANDS COUNTY, FL., ELEVATION OF 133.49 FEET IN NAVD 88 DATUM.





# Development Highlights

## Total Acreage:

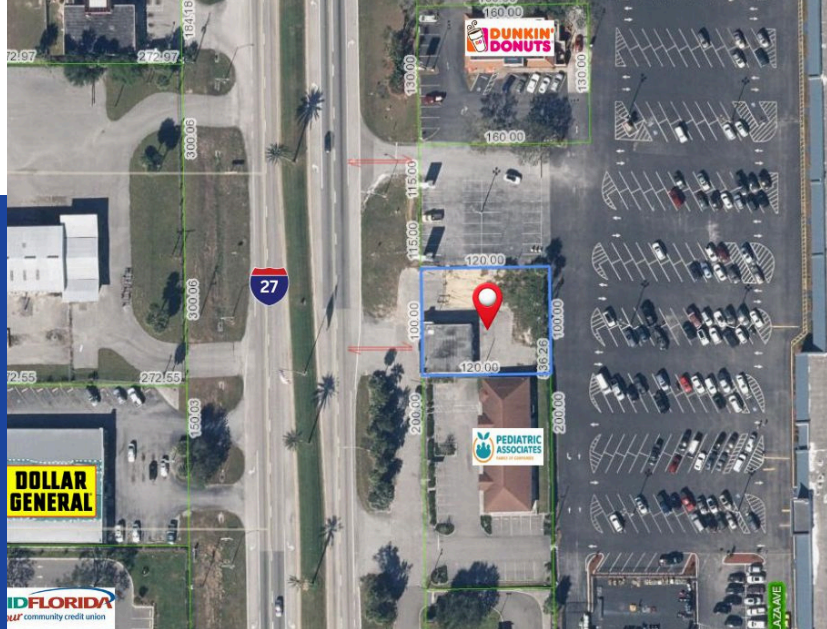
- 0.27+- Acres

## Utilities::

- Electric & Sewer Plan

## Entitlements/Zoning:

- Zoned C1



## Development Details:

**Prime Commercial Space for Growing Businesses – Central Lake Placid Location Take your business to the next level with this lot fit for a 3200 SF building (Plans permitted). Zoned C1, this versatile space is perfect for a variety of business uses. Bring your vision and grow in a location designed to support your success.**

# DEMOGRAPHICS MAP & REPORT

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

<b>Households &amp; Income</b>	<b>10 Miles</b>	<b>30 Miles</b>	<b>60 Miles</b>
<b>TOTAL Households</b>	34,594	76,419	1,086,924
<b># of Persons per HH</b>	2.3	2.5	2.6
<b>Average HH Income</b>	\$66,884	\$68,316	\$89,743
<b>Average House Value</b>	\$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

**Offering Memorandum**

**123 US 27, LAKE PLACID, FL 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**