

AVAILABLE

Insite
COMMERCIAL
REAL ESTATE



10,000 SF BLDG ON 1.6 ACRES

110 US HWY 27 S, LAKE PLACID, FL 33852

PAYTON FOSTER
407-461-8080

ALEX BISBEE
407-864-6444



PROPERTY HIGHLIGHTS

- 1.6 acre parcel available for lease, re-development, or sale.
- Located in fast growing Lake Placid market, just south of recently renovated Publix.
- 10,000 SF building with ample parking, roll-up doors and pylon signage.
- Multiple points of ingress and egress.

2023 DEMOGRAPHICS

	Population	1 Mile	2,862
		3 Mile	10,613
		5 Mile	18,624
	Average Household Income	1 Mile	\$54,618
		3 Mile	\$72,056
		5 Mile	\$75,357
	Employees	1 Mile	1,209
		3 Mile	4,695
		5 Mile	8,021



US Hwy 27 & Dal Hall Road Lake Placid, FL

CONCEPT PLAN "A2"



PROJECT DATA

TOTAL PROJECT AREA:
1.88 ± Acres
(OPEN SPACE = 0.56 ± Ac 29.7%)

JURISDICTION:
CITY OF LAKE PLACID, FL
PROPERTY FUTURE LAND USE:
CG (COMMERCIAL GENERAL)

PROPERTY ZONING:
C-1 (HIGHWAY COMMERCIAL)

PROPOSED DENSITY/INTENSITY:
RESTAURANT 1,400 SF
RETAIL 1,400 SF
QSR END-CAP 2,450 SF
QSR 2,150 SF

PARKING:

USE	RATIO	REQ.	PROP.
RETAIL	1 SP / 300 SF	5	
QSR	1 SP / 75 SF CUSTOMER SERVICE AREA + 1 SP / EMPLOYEE		
(ASSUMES 40% CUSTOMER SERVICE AREA & 6 EMPLOYEES)			
TOTAL		27	32
		11	30

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT AND/OR THE DISCLAIMER. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES. WALLS, FOUND LINES, RETAINING WALLS, UTILITIES ETC., YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. FINANCIAL, ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REQUIRED AS AN ESTIMATE OF THE FEASIBILITY OF THE PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

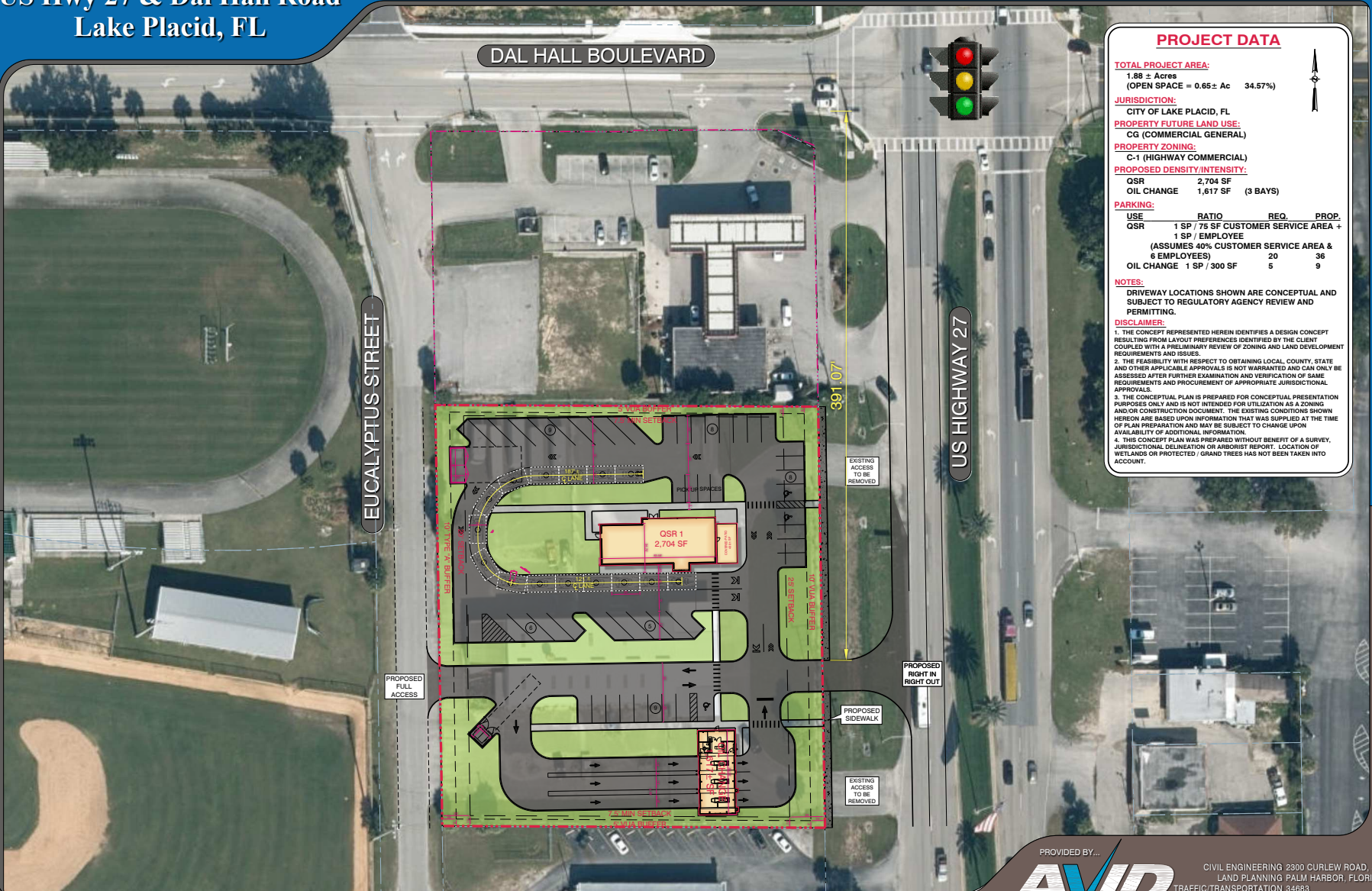
PROJECT NUMBER: 1018-228
SCALE: 1" = 30' DATE: 08/13/23
DRAWN BY: Ridesoul PROJ. MGR: Periss

PROVIDED FOR...
Rocwell Investments

PROVIDED BY...
AVID GROUP
CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING PHONE (727) 789-9500
GIS AVIDGROUP.COM

US Hwy 27 & Dal Hall Road Lake Placid, FL

CONCEPT PLAN "F2"



PROJECT DATA

TOTAL PROJECT AREA:
1.88 ± Acres
(OPEN SPACE = 0.65± Ac 34.57%)

JURISDICTION:
CITY OF LAKE PLACID, FL
PROPERTY FUTURE LAND USE:
CG (COMMERCIAL GENERAL)

PROPERTY ZONING:
C-1 (HIGHWAY COMMERCIAL)

PROPOSED DENSITY/INTENSITY:
QSR 2,704 SF
OIL CHANGE 1,617 SF (3 BAYS)

PARKING:

USE	RATIO	REQ.	PROP.
QSR	1 SP / 75 SF CUSTOMER SERVICE AREA + 1 SP / EMPLOYEE		
(ASSUMES 40% CUSTOMER SERVICE AREA & 6 EMPLOYEES)			
OIL CHANGE	1 SP / 300 SF	5	9

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PROJECT NUMBER: 1015 - 226
SCALE: 1" = 30'
DATE: 06/29/23
DRAWN BY: [Signature] **PROJ. MGR:** [Signature]

PROVIDED FOR... **Rocwell Investments**

PROVIDED BY...
AVID GROUP

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FOR MORE
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