



Sebring Commercial Space

4850 Sun N Lake Blvd, Sebring, Florida 33872

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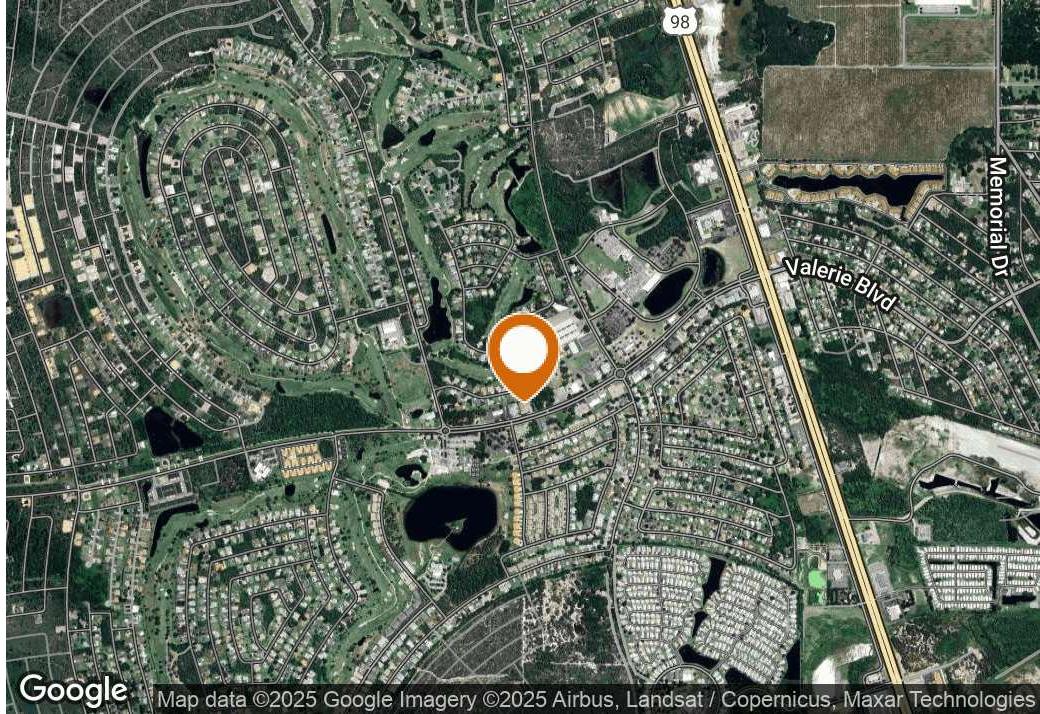
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$12/SF/YR (NNN)
Unit Size:	2,575 SF
OpEx:	± \$4.50/SF
Parking Ratio:	4.4/1,000 SF
Zoning:	Commercial (B2)
Use:	Office / Retail
Reception:	1x
Exam Rooms / Offices:	4x
Restrooms:	2x
Signage:	Monument & Building
Year Built:	2005

Property Overview

Located on Sun N Lake Blvd, just west of US Hwy 27/98 (±44,500 VPD), one 2,575 SF corner unit is currently available for lease. The space sits on the southwest end of the building and features ±930 SF of covered parking, along with monument and building signage facing Sun N Lake Blvd. The prior use was a dental office.

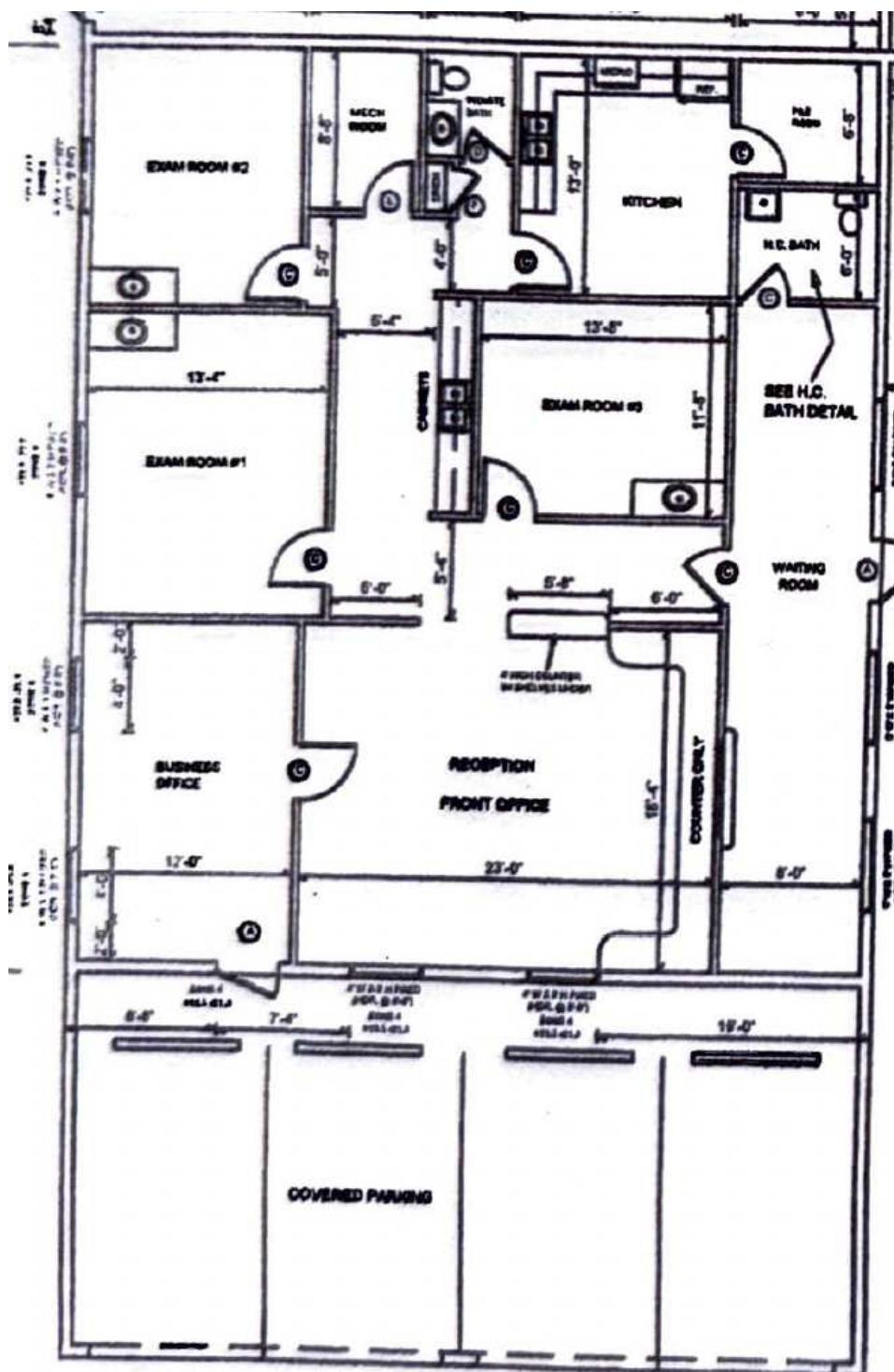
Floor plan on the following page (5).

For questions or to schedule a tour, contact Vinh at (863) 315-4595 or vinh@saundersrealestate.com

Property Highlights

- Built in 2005
- 2,575 SF (Heated) & 930 SF Covered Parking
- Close proximity to U.S. Highway 27/98

FLOOR PLAN

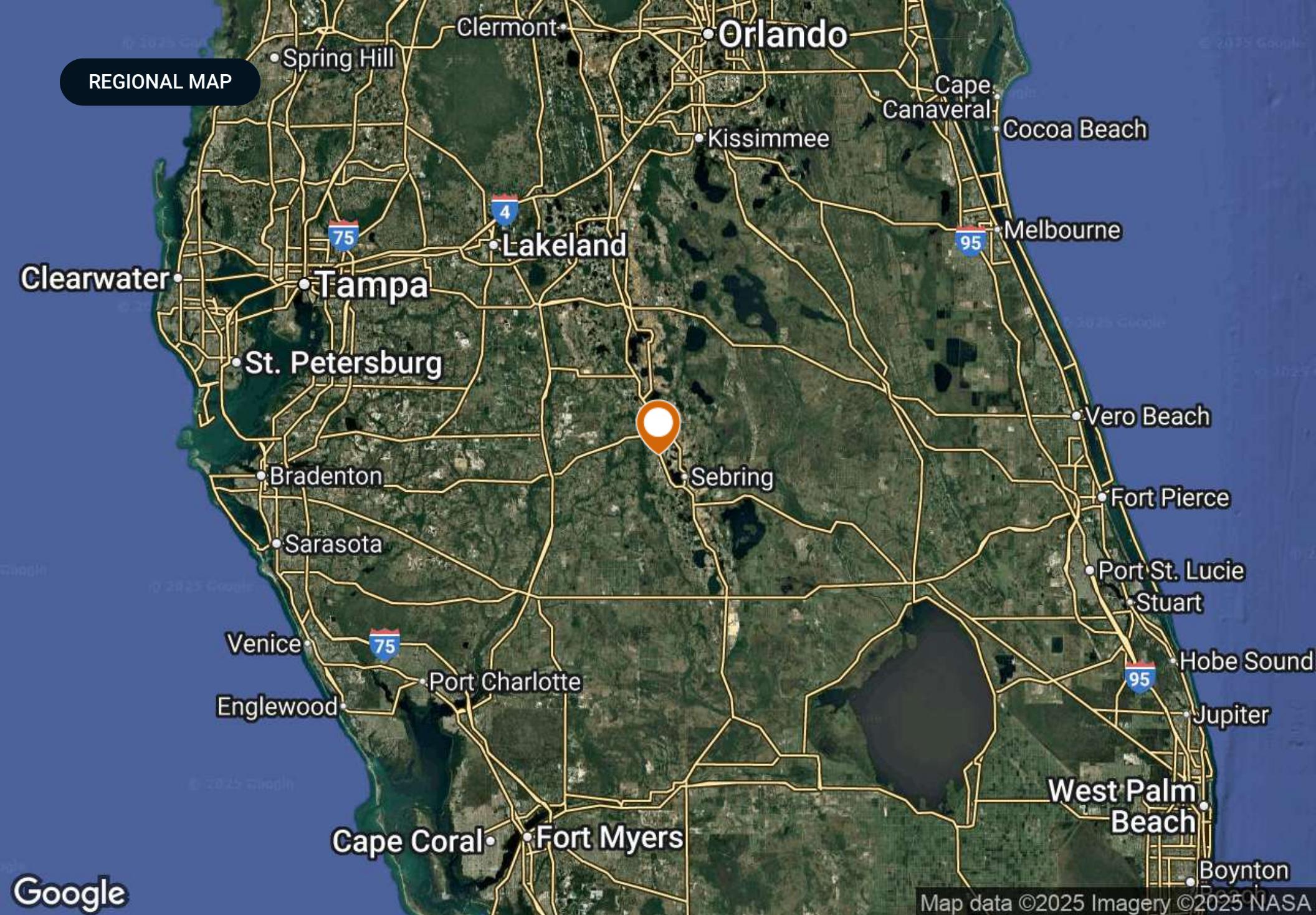




SECTION 2

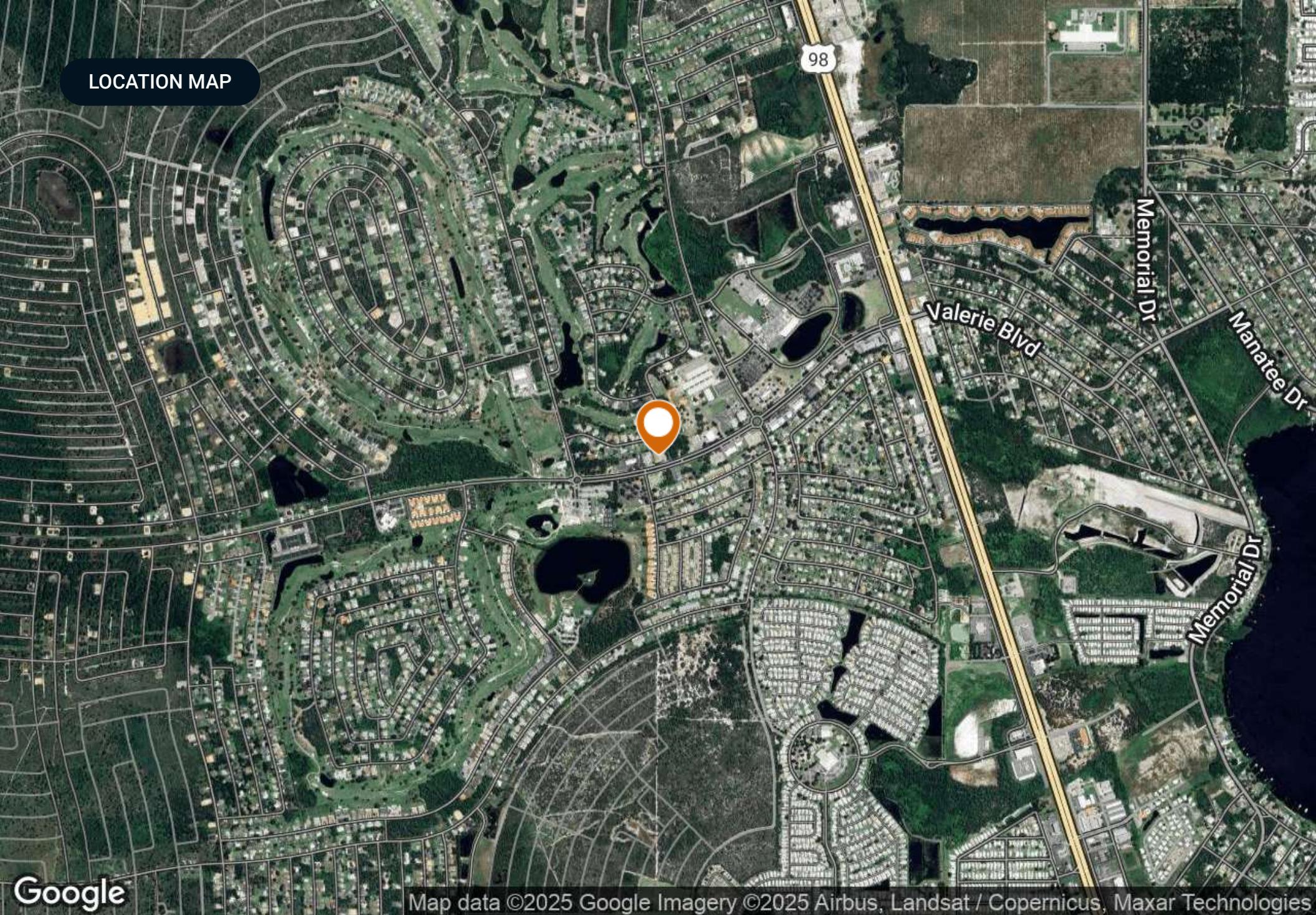
Location Information

REGIONAL MAP



Map data ©2025 Imagery ©2025 NASA

LOCATION MAP



Google

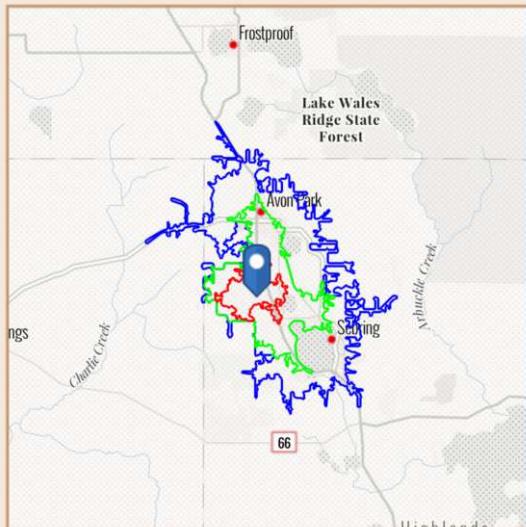
Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

BENCHMARK DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

4850 Sun N Lake Blvd, Sebring, Florida, 33872

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



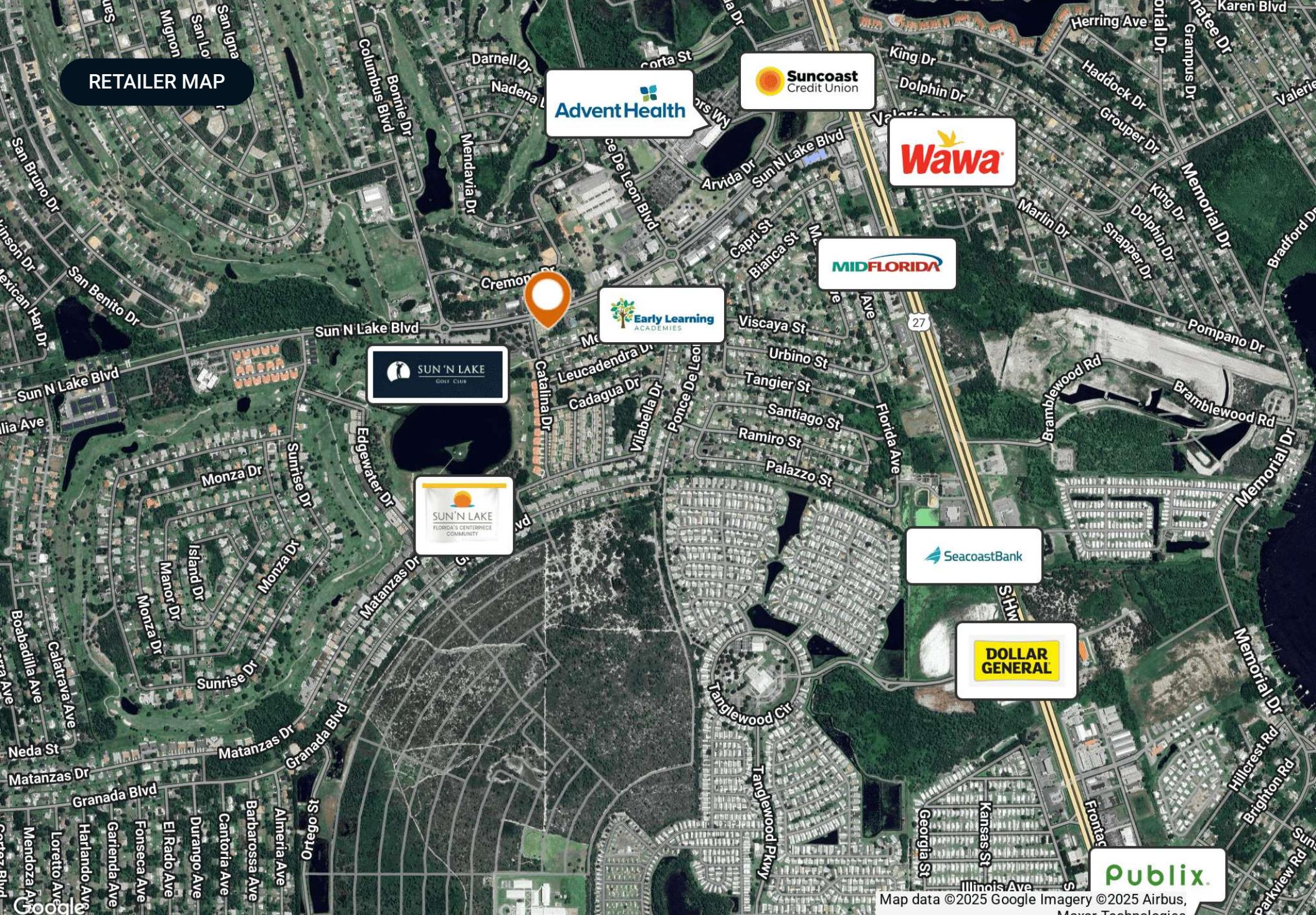
AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States Florida	USA
	5 mins	10 mins	15 mins	Counties Highlands County	CBSAs Sebring, FL Metropolitan Statistical Area		
0 - 4	3.74%	4.22%	4.26%	4.12%	4.12%	4.69%	5.39%
5 - 9	4.05%	4.52%	4.47%	4.39%	4.39%	5.03%	5.75%
10 - 14	5.10%	4.90%	4.98%	4.87%	4.87%	5.34%	5.98%
15 - 19	4.43%	5.04%	5.13%	5.03%	5.03%	5.84%	6.47%
20 - 34	11.37%	12.87%	13.52%	13.03%	13.03%	18.43%	20.33%
35 - 54	17.68%	18.57%	18.94%	18.74%	18.74%	24.41%	25.20%
55 - 74	30.58%	29.78%	29.22%	30.34%	30.34%	25.55%	22.82%
75+	22.97%	20.11%	19.48%	19.49%	19.49%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	5.3%	11.5%	14.3%	13.5%	13.5%	8.0%	8.3%
\$15,000-\$24,999	4.3%	6.9%	8.1%	8.4%	8.4%	5.8%	5.9%
\$25,000-\$34,999	5.4%	7.8%	8.0%	7.6%	7.6%	6.7%	6.3%
\$35,000-\$49,999	14.6%	17.0%	15.8%	16.3%	16.3%	10.5%	9.8%
\$50,000-\$74,999	31.9%	25.8%	23.1%	21.8%	21.8%	16.9%	15.6%
\$75,000-\$99,999	11.1%	10.8%	10.5%	10.6%	10.6%	12.9%	12.5%
\$100,000-\$149,999	15.0%	10.5%	10.5%	11.9%	11.9%	18.4%	17.8%
\$150,000-\$199,999	8.2%	5.3%	5.0%	5.4%	5.4%	8.7%	9.8%
\$200,000+	4.1%	4.4%	4.6%	4.5%	4.5%	12.1%	14.0%
KEY FACTS							
Population	7,155	28,718	55,829	103,847	103,847	23,027,836	339,887,819
Daytime Population	9,154	31,350	59,008	102,733	102,733	22,846,618	338,218,372
Employees	2,162	9,957	19,463	35,651	35,651	10,832,721	167,630,539
Households	3,059	13,105	24,960	46,731	46,731	9,263,074	132,422,916
Average HH Size	2.29	2.18	2.20	2.19	2.19	2.43	2.50
Median Age	58.8	54.9	53.7	54.8	54.8	43.6	39.6
HOUSING FACTS							
Median Home Value	231,073	180,248	196,065	221,234	221,234	416,969	370,578
Owner Occupied %	79.2%	76.2%	75.0%	78.2%	78.2%	67.2%	64.2%
Renter Occupied %	20.8%	23.8%	24.9%	21.8%	21.8%	32.8%	35.8%
Total Housing Units	3,867	16,549	31,187	60,195	60,195	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$65,738	\$56,390	\$53,952	\$54,812	\$54,812	\$78,205	\$81,624
Per Capita Income	\$37,136	\$33,174	\$32,007	\$32,958	\$32,958	\$44,891	\$45,360
Median Net Worth	\$324,379	\$245,150	\$197,067	\$226,140	\$226,140	\$253,219	\$228,144



SECTION 3

Maps And Photos

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

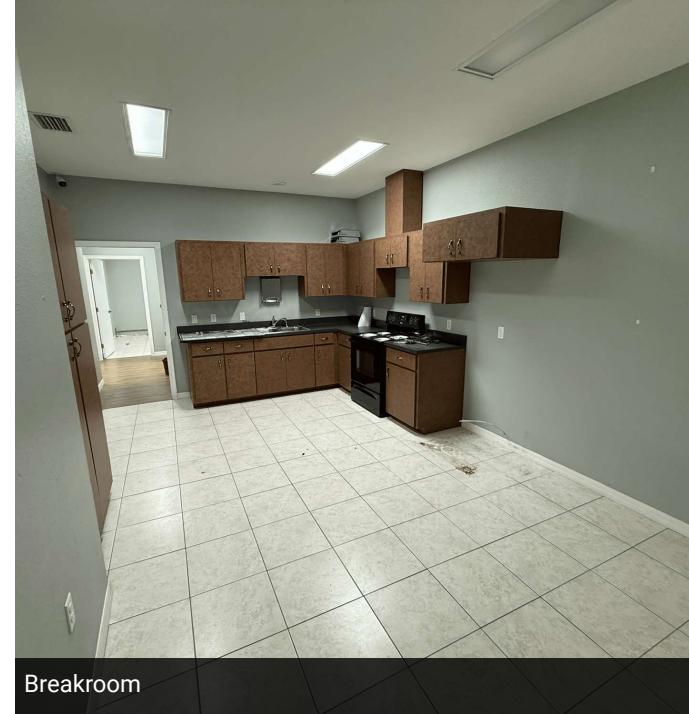
ADDITIONAL PHOTOS



Waiting Room



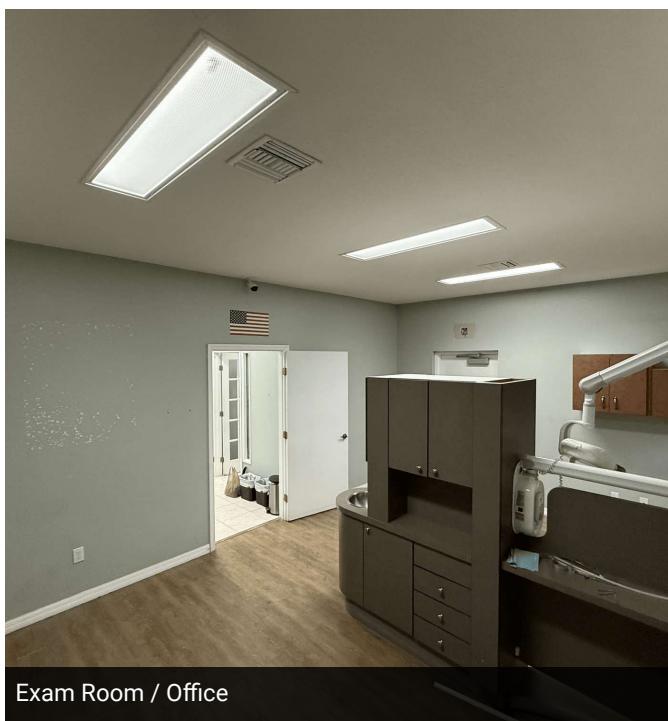
Reception



Breakroom



Exam Room / Office



Exam Room / Office



Restroom



SECTION 4

Agent And Company Info



Vinh Dawkins

Associate Advisor

vinh@saunderstrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

Professional Background

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at Saunders Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He is a CCIM Candidate and is actively pursuing his designation.

Vinh specializes in:

- Industrial and Retail

Memberships

- CCIM Candidate
- United Way Young Leaders Society



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