

WELLS FARGO

BUSINESS CENTER

FOR LEASE

3200 US HWY 27 SOUTH, SEBRING, FL 33870

CAN SIZE TO SUIT
1,409 RSF to 3,309 RSF



GREAT RATES & INCENTIVES

Call Today!

CAN BUILD TO SUIT
OFFICE/MEDICAL



1,409 TO 3,309 RSF +/- | GREAT RATES AND INCENTIVES!

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CONTENTS

03

EXECUTIVE SUMMARY

Key metrics of the center.

05

LEASE OFFERING

Summary of the spaces available for lease in the center, along with the starting triple net rates.

08

LOCATION

Details on the Center's location, including aerial maps.

09

CONTACT INFO

Contact the broker for more information.

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1,409 RSF to 3,309 RSF



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OFFICE/MEDICAL



FOR MORE INFORMATION, CONTACT:

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**2022 CREXI PLATINUM
BROKER AWARD RECIPIENT**

**CREXI PLATINUM BROKER
AWARD WINNER 2023**



OFFERING MEMORANDUM GREAT RATES AND INCENTIVES | CALL TODAY!

3200 US HWY 27 SOUTH, SEBRING, FL 33870

WELLS FARGO BUSINESS CENTER

BRIEF

Vanwald & Associates is pleased to present the unique opportunity to lease space in the Wells Fargo Business Center, located in a well appointed building at 3200 US Hwy 27 S, Sebring, FL 33870

Please call listing broker for availability and tenant incentives.

CAN SIZE & BUILD TO SUIT

The Landlord can size to suit and is able to offer sizes ranging from about 1,409 square feet to just over 3,309. Can build to suit for qualified tenants.

ANCHOR TENANT

Join WELLS FARGO BANK and other established tenants at this Sebring landmark.

IMMEDIATE OCCUPANCY

Please call listing broker for available suites, build to suit options and available incentives.

STRATEGIC LOCATION

The CENTER is strategically located on highway 27, benefiting from great visibility and high traffic counts.

29,000 VPD

Captive audience. The FDOT is estimating the daily traffic trips at 29,000 VPD.

PROPERTY **WELLS FARGO BUSINESS CENTER**

ADDRESS **3200 US HWY 27 SOUTH,
SEBRING, FL 33870**

COUNTY **HIGHLANDS**

PROPERTY TYPE **OFFICE/MEDICAL**

ZONING **COMMERCIAL/OFFICE**

MIN. AVAILABLE **1,409 +/- SQUARE FEET**

MAX. CONTIG. **3,309 +/- SQUARE FEET**

BUILDING CLASS **B**

FLOORS **FOUR (4)**



REMODELED CENTER

The center has many major components updated, new paint, new roof, new HAVC, and more.



NATURAL LIGHT

The available suites benefit of great floor plans with lots of natural light.



Great Rates

Call today for great rates and amazing incentives!



Tenant Incentives

Move-In incentives can be available for qualified tenants. Please call for details!





LEASE OFFERING

SUITES FROM 1,409 TO 3,309 RSF +/-

3200 US HWY 27 SOUTH, SEBRING, FL 33870

WELLS FARGO BUSINESS CENTER

AVAILABLE SUITES SUMMARY

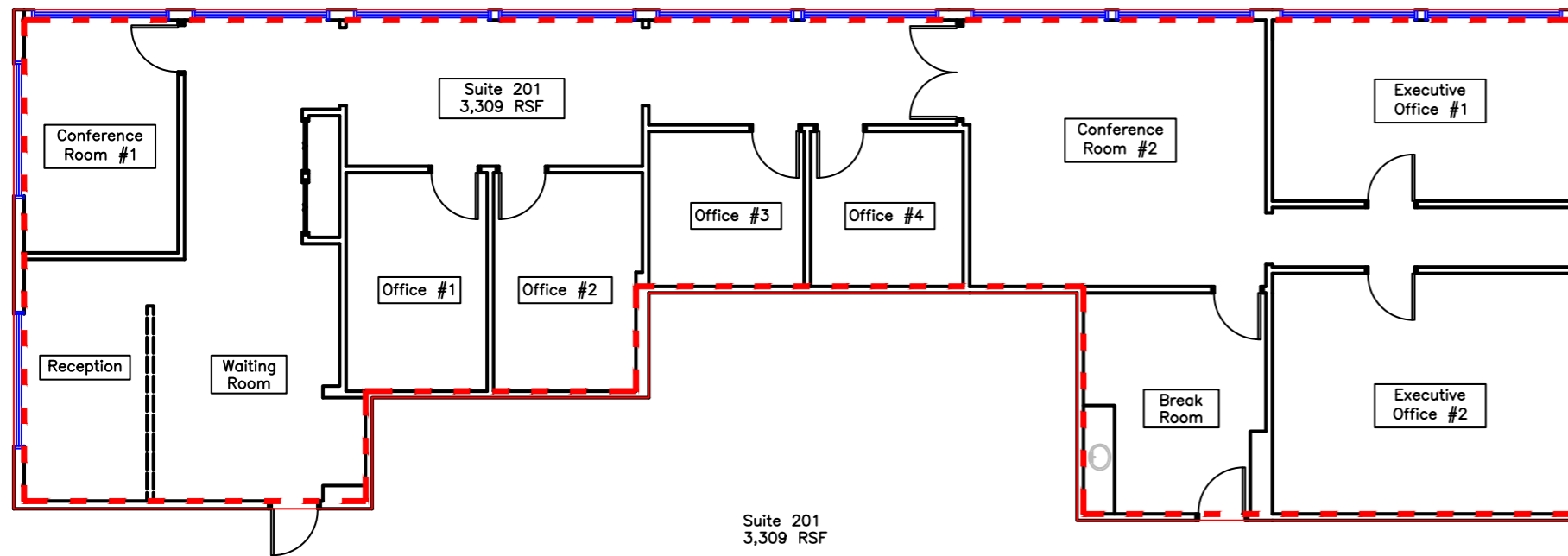
OFFICE CENTER AVAILABILITY & RATES

CAN BUILD AND SIZE TO SUIT

SUITE	FLOOR	LEASE TERM	SIZE (RSF +/-) Can Size to Suit	TENANT	RATE/RSF/Year-NNN
102	1	Negotiable	1,029	LEASED	-
200	2	Negotiable	1,702	LEASED	-
201	2	Negotiable	3,309	AVAILABLE	Call for Rates Today!
206	2	Negotiable	752 to 1,530	LEASED	-
308	3	Negotiable	1,409	AVAILABLE	Call for Rates Today!
310	3	Negotiable	2,260	AVAILABLE	Call for Rates Today!
Lease Type		Negotiable			
Tenant Incentives		Yes. Call for details.			



SUITE 201



OFFICE CENTER AVAILABILITY & RATES

CAN BUILD AND SIZE TO SUIT

SUITE	FLOOR	LEASE TERM	SIZE (RSF) Can Size to Suit	TENANT	RATE/SF/YR NNN
201	2	Negotiable	3,309	AVAILABLE	Call for Rates Today!

Lease Type Negotiable

Tenant Incentives Yes. Call for details.

Great corner unit on the third floor. Can be delivered as-is, remodeled or as a build to suit.

SUITE 308



SUITE 308

SUITE 308

OFFICE CENTER AVAILABILITY & RATES

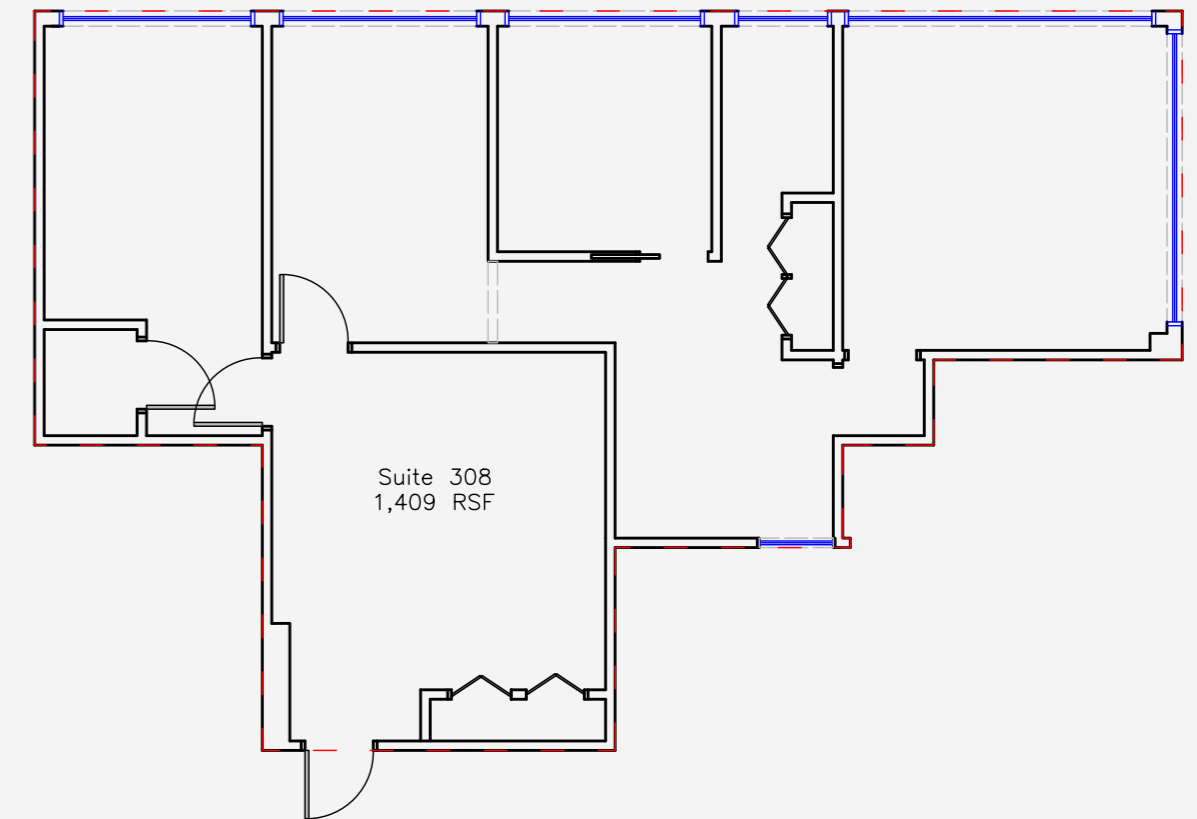
CAN BUILD AND SIZE TO SUIT

SUITE	FLOOR	LEASE TERM	SIZE (RSF) Can Size to Suit	TENANT	RATE/SF/YR NNN
308	3	Negotiable	1,409	AVAILABLE	Call for Rates Today!

Lease Type Negotiable

Tenant Incentives Yes. Call for details.

Great corner unit on the third floor. Can be delivered as-is, remodeled or as a build to suit.



[Click Here for Virtual Tour!](#)

SUITE 310

OFFICE CENTER AVAILABILITY & RATES

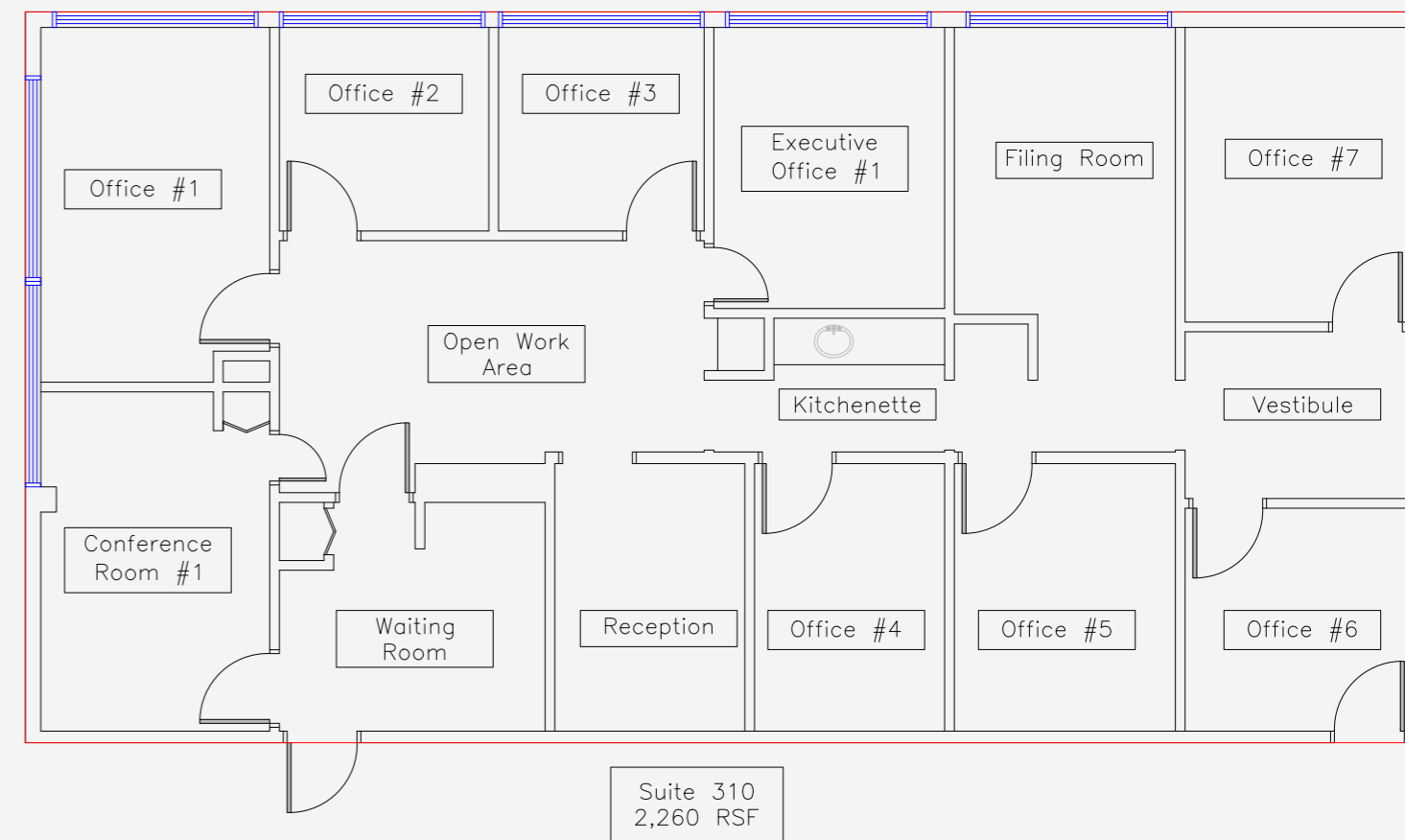
CAN BUILD AND SIZE TO SUIT

SUITE	FLOOR	LEASE TERM	SIZE (RSF) Can Size to Suit	TENANT	RATE/mo
310	3	Negotiable	2,260	AVAILABLE	Call for Rates Today!

Lease Type Negotiable

Tenant Incentives Yes. Call for details.

This is great suite for a larger operation looking for a naturally lit, spacious office. Tenants will benefit from a personal kitchenette included in this amazing suite. Landlord can replace the flooring and paint for qualified tenants or a complete build to suit. Call for details!



[Click Here for Virtual Tour!](#)

SUITE 310





Publix

DOLLAR TREE

POPEYES

Walgreens

BURGER KING

McDonald's

ALAN JAY
Ford LINCOLN

TSC TRACTOR SUPPLY CO

DQ Dairy Queen

CAPTAIN D'S

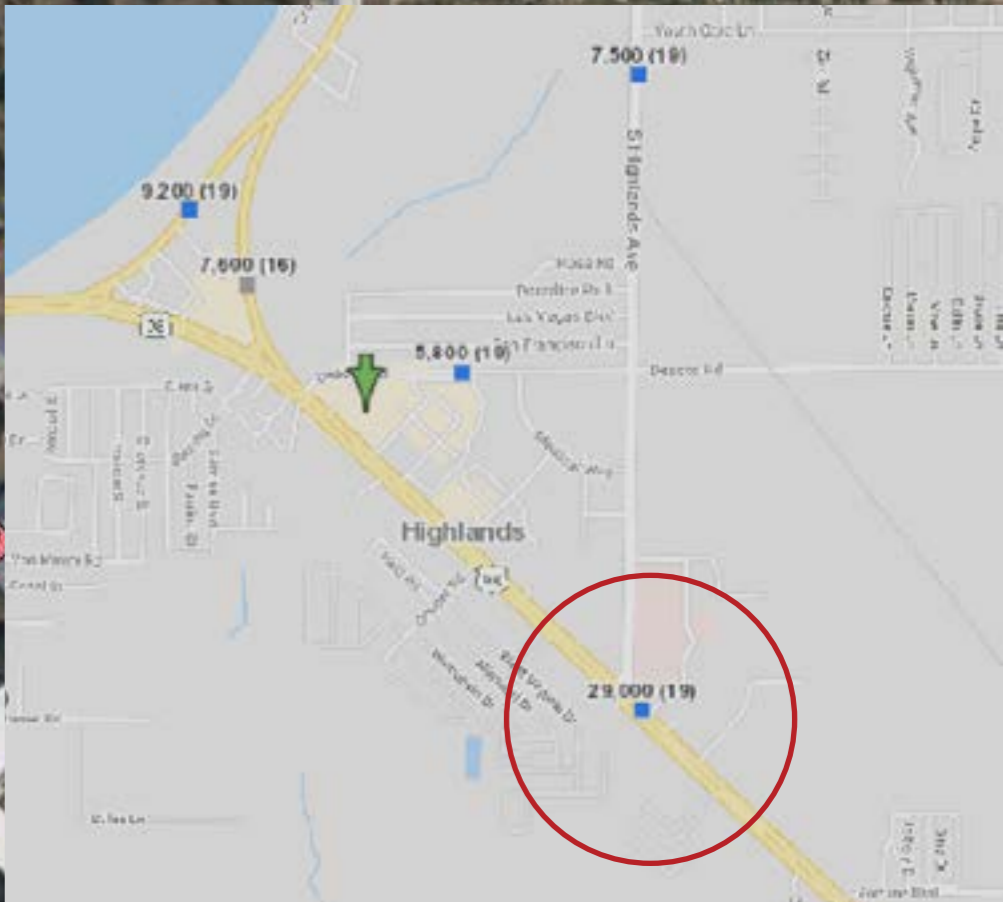
Valvoline

DUNKIN' DONUTS

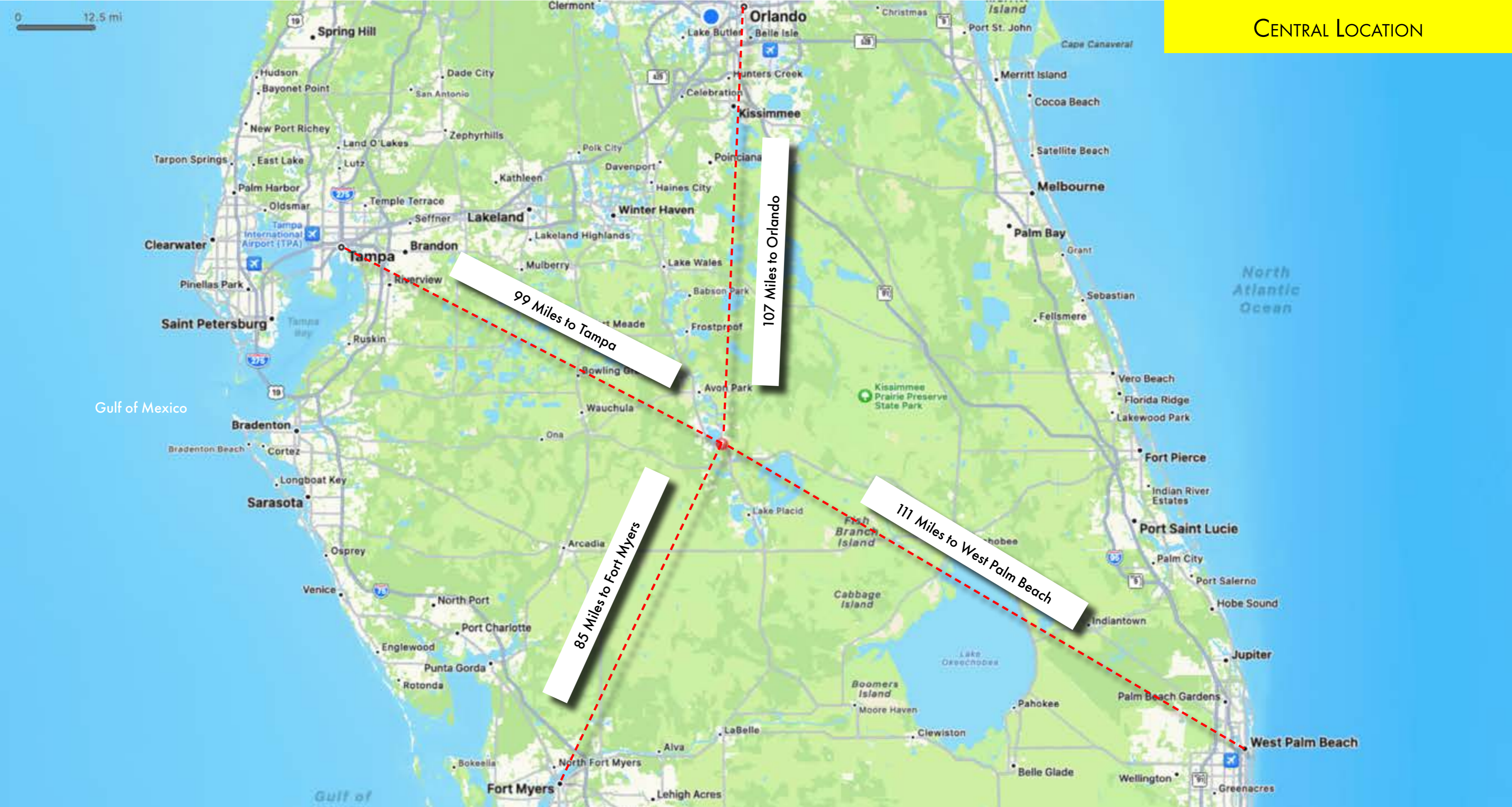
enterprise

27

29,000 VPD.



HIGH TRAFFIC LOCATION



DEMOGRAPHIC PROFILE REPORT

DEMOGRAPHIC PROFILE

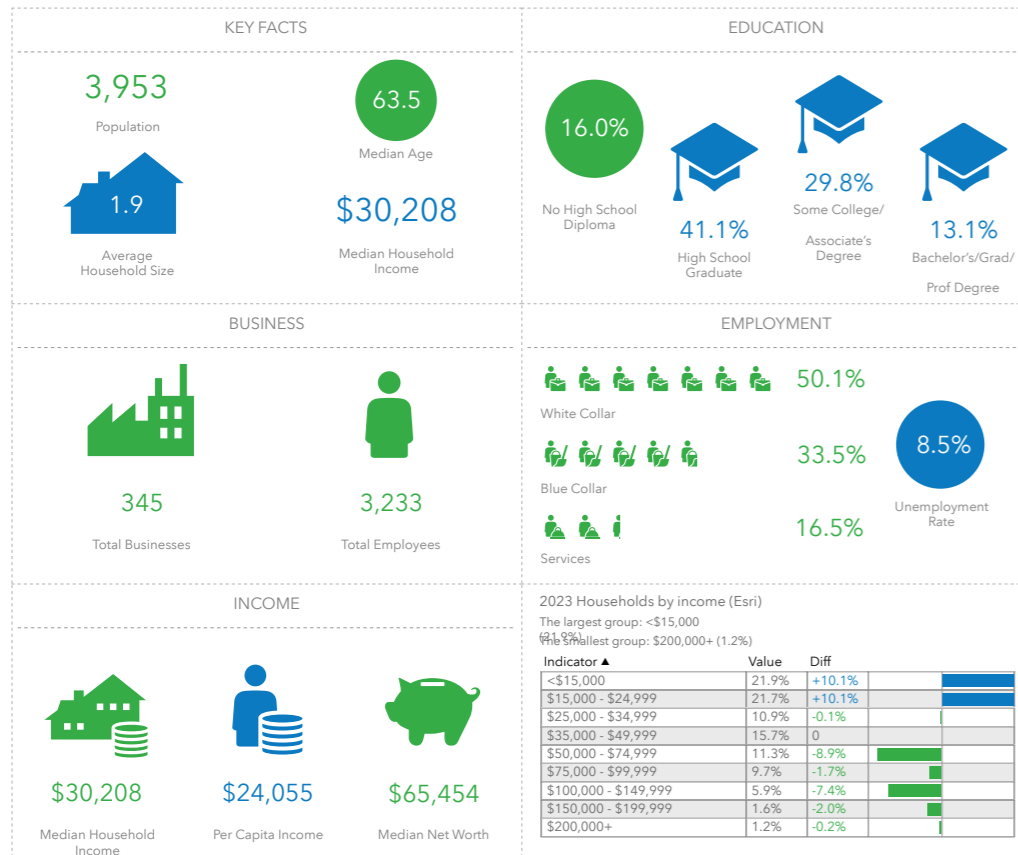
(1-3-5) SNAPSHOTS & DAILY TRAFFIC





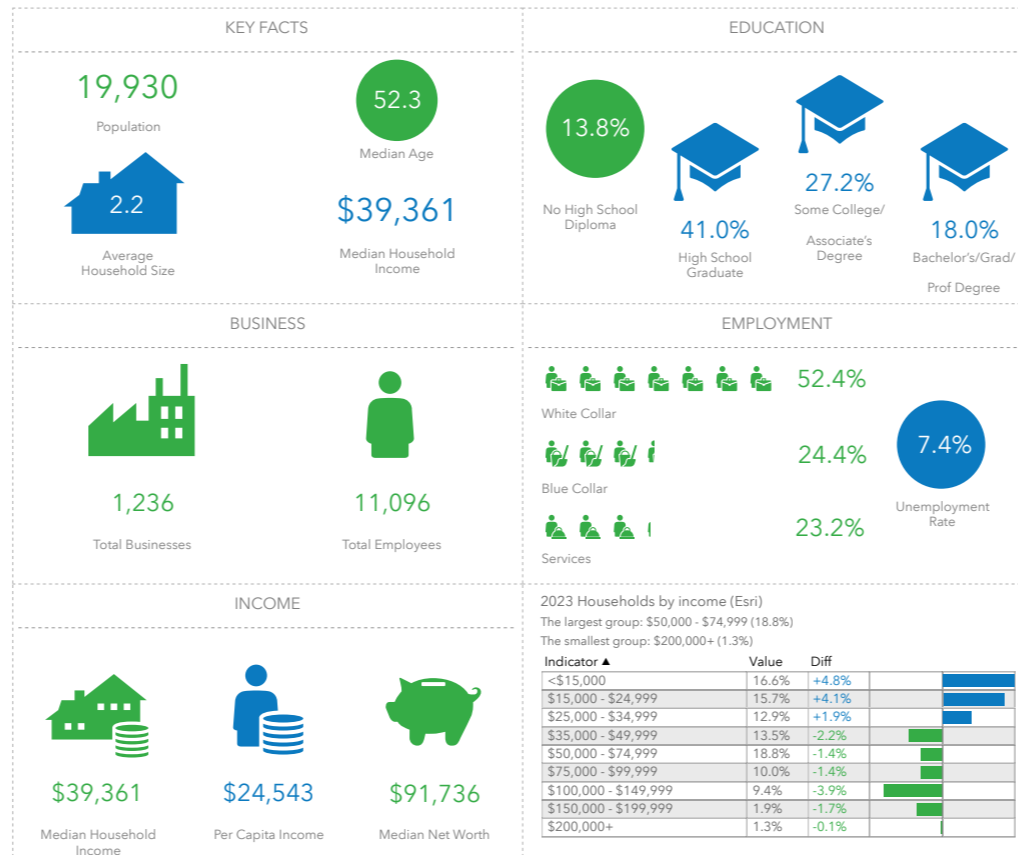
Key Facts

3200 US Highway 27 S, Sebring, Florida, 33870
Ring of 1 mile



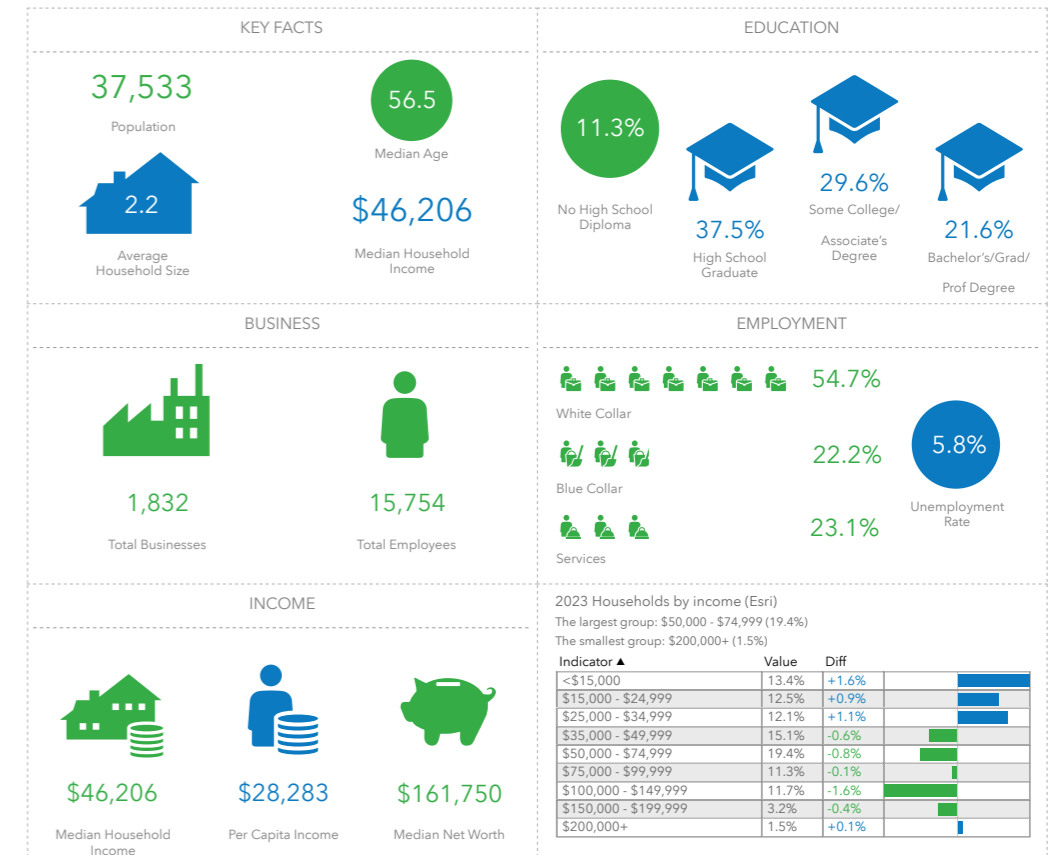
Key Facts

3200 US Highway 27 S, Sebring, Florida, 33870
Ring of 3 miles



Key Facts

3200 US Highway 27 S, Sebring, Florida, 33870
Ring of 5 miles



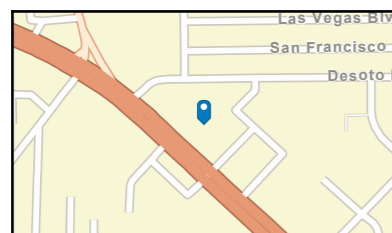
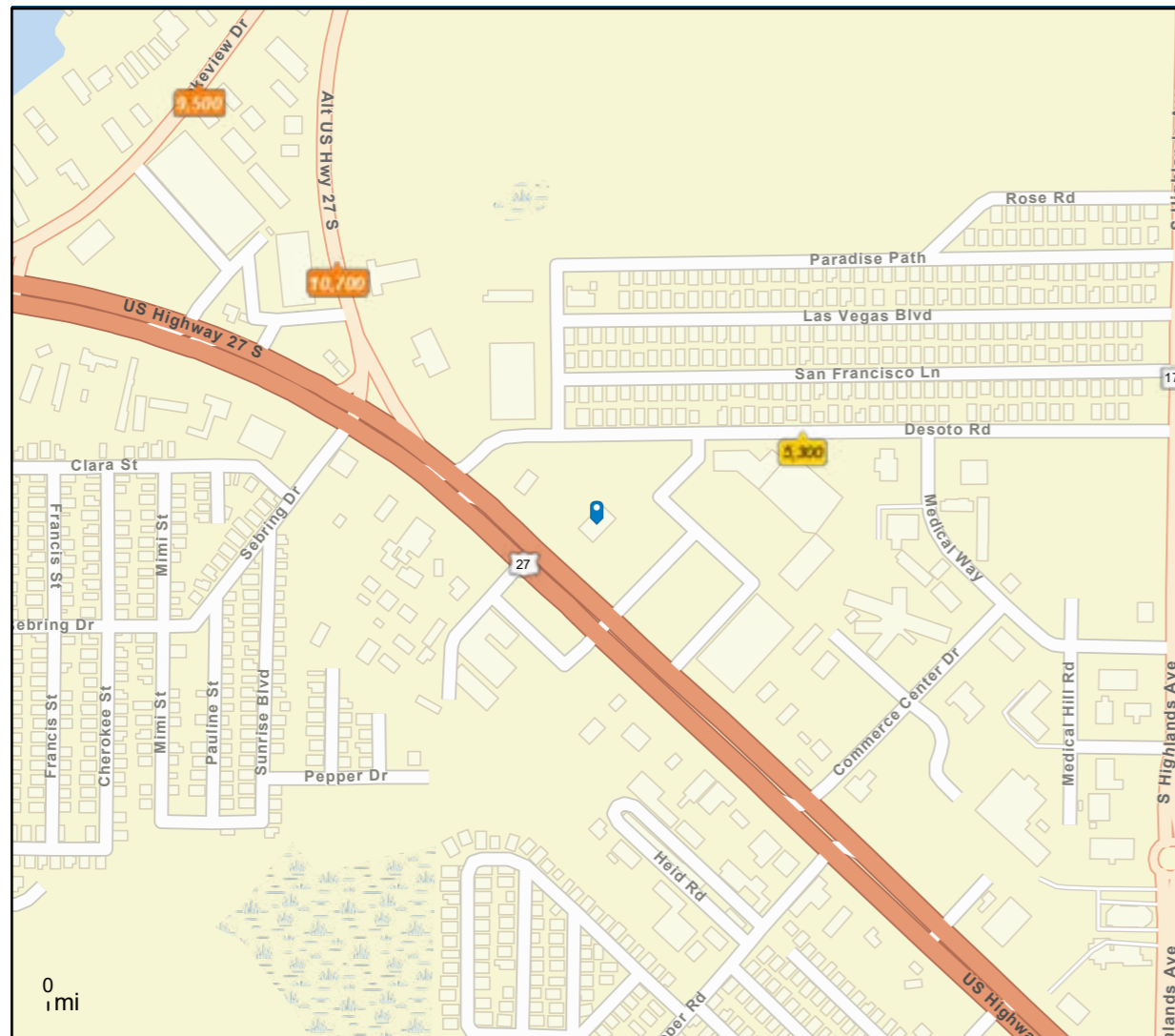
DEMOGRAPHIC PROFILE REPORT



Traffic Count Map - Close Up

3200 US Highway 27 S, Sebring, Florida, 33870
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.47028
Longitude: -81.44012



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

November 03, 2023

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Page 1 of 1



Market Profile

3200 US Highway 27 S, Sebring, Florida, 33870
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.47028
Longitude: -81.44012

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,996	18,557	34,879
2020 Total Population	3,865	19,350	36,706
2020 Group Quarters	133	702	712
2023 Total Population	3,953	19,930	37,533
2023 Group Quarters	134	702	712
2028 Total Population	3,928	20,297	38,190
2023-2028 Annual Rate	-0.13%	0.37%	0.35%
2023 Total Daytime Population	6,430	24,454	41,462
Workers	3,315	10,843	15,643
Residents	3,115	13,611	25,819
Household Summary			
2010 Households	2,139	8,061	15,610
2010 Average Household Size	1.81	2.19	2.18
2020 Total Households	2,031	8,387	16,372
2020 Average Household Size	1.84	2.22	2.20
2023 Households	2,020	8,616	16,763
2023 Average Household Size	1.89	2.23	2.20
2028 Households	2,016	8,807	17,114
2028 Average Household Size	1.88	2.22	2.19
2023-2028 Annual Rate	-0.04%	0.44%	0.42%
2010 Families	1,063	4,670	9,682
2010 Average Family Size	2.46	2.80	2.69
2023 Families	976	4,940	10,268
2023 Average Family Size	2.61	2.86	2.73
2028 Families	967	5,042	10,462
2028 Average Family Size	2.61	2.86	2.73
2023-2028 Annual Rate	-0.19%	0.41%	0.38%
Housing Unit Summary			
2000 Housing Units	2,604	9,833	17,985
Owner Occupied Housing Units	50.3%	54.7%	60.5%
Renter Occupied Housing Units	19.2%	21.2%	16.8%
Vacant Housing Units	30.5%	24.2%	22.6%
2010 Housing Units	2,839	10,346	19,697
Owner Occupied Housing Units	47.1%	50.4%	58.9%
Renter Occupied Housing Units	28.3%	27.5%	20.4%
Vacant Housing Units	24.7%	22.1%	20.7%
2020 Housing Units	2,808	10,745	20,757
Owner Occupied Housing Units	43.3%	49.8%	57.4%
Renter Occupied Housing Units	29.0%	28.2%	21.5%
Vacant Housing Units	27.3%	22.3%	21.7%
2023 Housing Units	2,799	10,907	21,066
Owner Occupied Housing Units	44.6%	52.4%	61.0%
Renter Occupied Housing Units	27.6%	26.6%	18.5%
Vacant Housing Units	27.8%	21.0%	20.4%
2028 Housing Units	2,802	11,050	21,297
Owner Occupied Housing Units	45.5%	54.0%	62.4%
Renter Occupied Housing Units	26.5%	25.7%	17.9%
Vacant Housing Units	28.1%	20.3%	19.6%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 03, 2023

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Page 1 of 8



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