

OFFERING MEMORANDUM

# US-27 COMMERCIAL ASSEMBLAGE

5.35 ACRES | FOUR PARCELS



4040-4070 US Highway 27 S  
Sebring, FL 33870

## PRESENTED BY:

Brad Kuskin  
Founding Principal  
brad.kuskin@compass.com  
(561) 232-7899



**ASKING PRICE AND TERMS:**

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

**PROPERTY TOURS:**

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

**DATA SOURCES:**

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

**AFFILIATED BUSINESS DISCLOSURE**

Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offer, or, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

**CONFIDENTIALITY AGREEMENT**

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

# TABLE OF CONTENTS

**4**  
EXECUTIVE SUMMARY

---

**5**  
AREA MAP

---

**6**  
ZONING

---

**7**  
FLOOR PLAN

---

**8**  
PROPERTY HIGHLIGHTS

---

**9**  
AMENITY MAP

**11**  
PHOTOS

---

**14**  
COMPARABLES

---

**15**  
SEBRING, FL

---

**16**  
DRIVE TIMES

---

**17**  
DEMOGRAPHIC SUMMARY

# EXECUTIVE SUMMARY

Compass Commercial is pleased to present a 5.35-acre, four-parcel commercial assemblage located along US Highway 27 South in Sebring, Florida. Positioned on the primary retail corridor serving Highlands County, the property offers over 300 linear feet of highway frontage and multiple zoning classifications (C1, B3, and AU), providing exceptional flexibility for investors, developers, or owner-users.

The assemblage includes a 4,155-square-foot freestanding diner built in 1999 that is currently operating and generating reported revenues exceeding \$2,000,000 annually, delivering immediate income alongside established infrastructure. Surplus acreage provides redevelopment, pad site, or phased expansion potential within one of Sebring's most active commercial corridors, benefiting from strong traffic exposure, established commercial adjacency, and proximity to residential neighborhoods and seasonal tourism drivers.

Offered as a four-parcel assemblage. Real estate and operating business included in sale. Financials available upon execution of NDA.

## KEY HIGHLIGHTS

- **5.35-Acre Assemblage** – Four contiguous parcels offering scale and flexibility along US-27.
- **300+ Feet of Highway Frontage** – Exceptional visibility on Sebring's primary commercial corridor.
- **Income-Producing Restaurant** – Operating 4,155 SF diner with reported \$2M+ annual revenue.
- **Flexible Zoning** – C1, B3, and AU classifications supporting diverse commercial uses.
- **Redevelopment Potential** – Surplus land suitable for pad sites, retail expansion, or phased development



### ASSEMBLAGE OVERVIEW

This offering includes four contiguous commercial parcels totaling approximately 5.35 acres along US Highway 27 South, Sebring's primary retail corridor. The site provides over 300 linear feet of highway frontage with depth suitable for pad development, phased expansion, or long-term repositioning.

A 4,155-square-foot operating restaurant occupies the front parcel, delivering income while the remaining acreage supports redevelopment potential. Multi-acre assemblages with this scale and frontage are increasingly limited along US-27, presenting a rare opportunity to control a substantial commercial land position within Highlands County.

**5.35 AC**

Total Site Area

PARCEL 4 - 3.52AC

PARCEL 2 - 0.461AC

PARCEL 3 - 0.354AC

PARCEL 1 - 1.024AC

**300+ LF**

US-27 Frontage

VILLAGE GROVE BLVD

US HWY 27 S ±34,707 VPD

**INCOME IN PLACE**

Operating Restaurant

# ZONING AND DEVELOPMENT POTENTIAL

## ZONING SUMMARY

PARCEL	ADDRESS/ID	ZONING
Parcel 1 - 1.024 AC (Restaurant)	4040 US 27 S S-04-35-29-040-0010-0050	C-1
Parcel 2 - 0.461 AC	1009 Van Villa Ave C-04-35-29-040-00A0-0040	B-3
Parcel 3 - 0.354 AC	4070 US 27 S S-04-35-29-040-0010-0070	C-1
Parcel 4 - 3.52 AC	1004 Van Villa Ave C-04-35-29-040-0010-0000	AU (≈2.97 ac) + B-3 (≈0.55 ac)
<b>TOTAL ASSEMBLAGE - 5.35 AC</b>		

## PERMITTED USES

- Retail & General Commercial
- Restaurant & Food Service
- Medical & Professional Office
- Personal Services & Financial Institutions
- Automotive & Service-Oriented Uses
- Multi-Tenant Commercial Development
- Mixed-Use Commercial
- Hospitality - Hotel/Motel

## DEVELOPMENT POTENTIAL

The combined C1, B3, and AU zoning designations provide flexibility for a range of commercial uses along the US-27 corridor. With over 300 linear feet of highway frontage and substantial site depth, the assemblage supports potential pad development, retail expansion, or phased repositioning while maintaining existing income from the operating restaurant.

The front placement of the 4,155-square-foot building preserves functional depth across the remaining acreage, allowing for strategic site planning and long-term redevelopment optionality. Multi-acre commercial sites with meaningful frontage along US-27 are increasingly limited, making this unified four-parcel assemblage a compelling opportunity for investors, developers, and owner-users seeking scale within Sebring's primary commercial corridor.



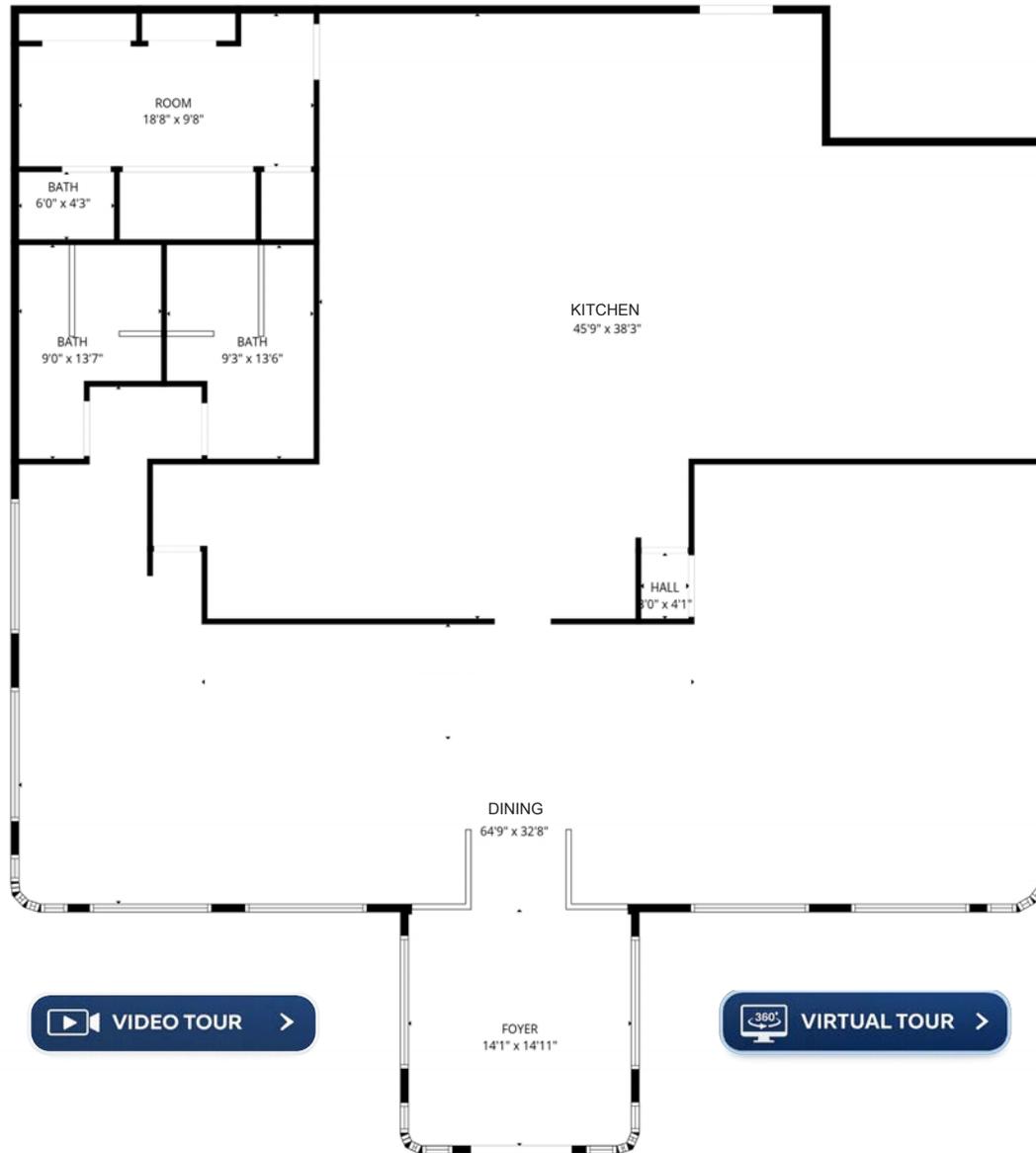
**TOTAL SITE AREA: ±5.35 ACRES**

**ZONING: C1, B3 & AU**

**EXISTING BUILDING: ±4,155 SF**

**US-27 FRONTAGE: 300+ LINEAR FEET**

# FLOOR PLAN



The existing 4,155-square-foot freestanding restaurant, constructed in 1999, is positioned along the front portion of the assemblage with direct visibility from US-27. The building includes a full commercial kitchen, dining area, and support spaces designed for high-volume food service operations. As a currently operating establishment, the structure provides immediate income and established infrastructure while preserving flexibility for future reconfiguration or redevelopment. Its placement on the site allows the remaining acreage to support expansion, pad development, or phased commercial repositioning.



# PROPERTY AT A GLANCE



## PROPERTY TYPE:

Four-Parcel Commercial Assemblage with Operating Restaurant

## SQUARE FOOTAGE/LOT SIZE:

±4,155 SF Building / ±5.35 Acres (Four Contiguous Parcels)

## YEAR BUILT:

1999 (Restaurant Building)

## ZONING:

C1 (City of Sebring), B3 & AU (Highlands County)

## FRONTAGE:

300+ Linear Feet on US Highway 27 South

## LOCATION:

Positioned along Sebring's primary commercial corridor between Sparta Road and US-98, surrounded by established retail, service businesses, and residential neighborhoods.

## OCCUPANCY:

Operating Restaurant – Sale May Be Structured as Going-Concern or Real Estate Asset Sale.

## UTILITIES:

Public Water & Sewer, Electric & Telecom, Existing Site Infrastructure in Place

## NEARBY RETAILERS & AMENITIES:

National and regional retailers, restaurants, medical services, financial institutions, and proximity to Sebring International Raceway and established residential communities

**Wawa**

**HCA Florida  
Healthcare**

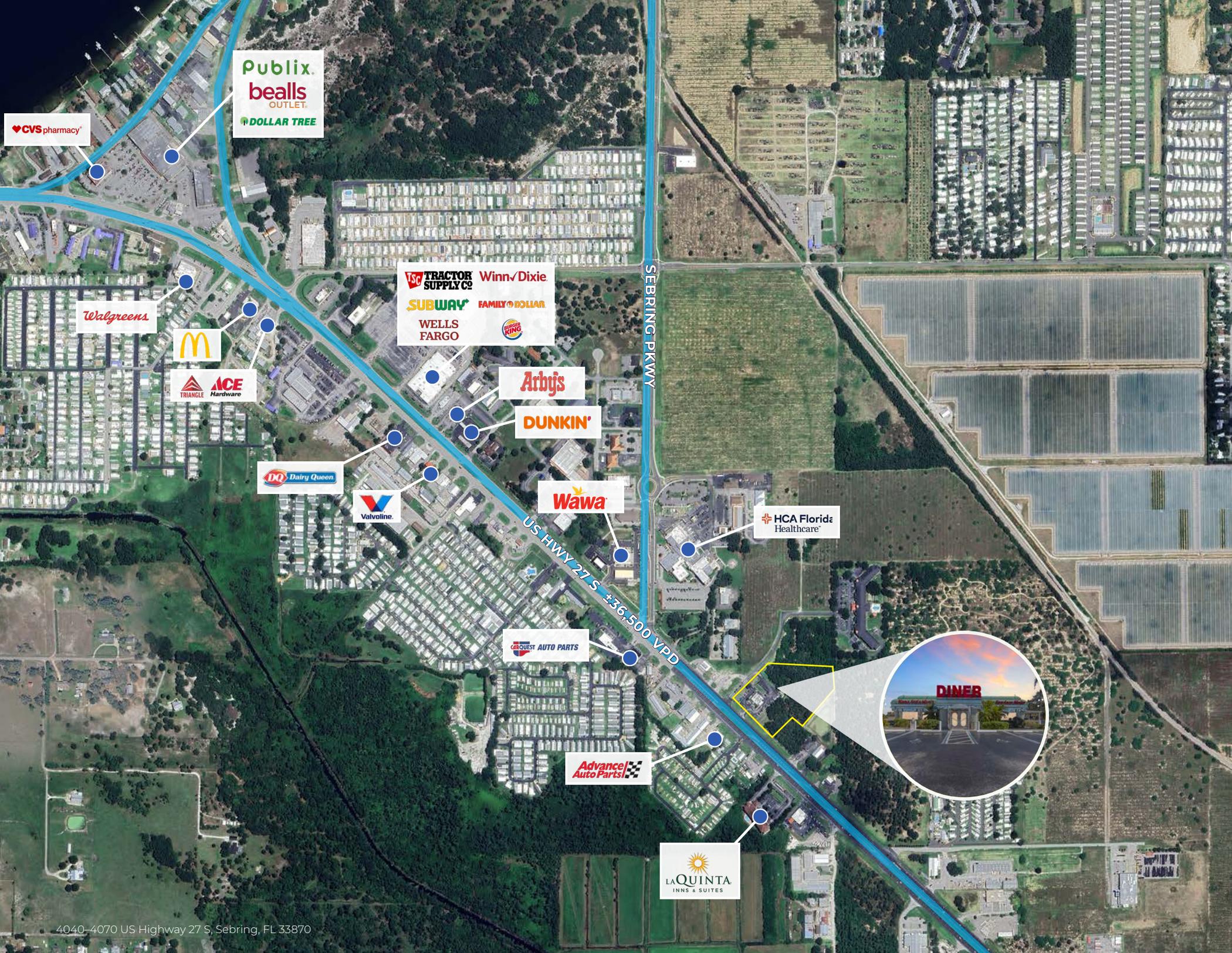
**QUEST AUTO PARTS**

**Advance  
Auto Parts**

**LAQUINTA  
INNS & SUITES**

**US HWY 27 S ±34,707 VPD**





Publix.  
bealls  
OUTLET.  
DOLLAR TREE

CVS pharmacy

Walgreens



ACE  
TRIANGLE  
Hardware

DQ Dairy Queen

Valvoline

TRACTOR  
SUPPLY CO  
Winn/Dixie  
SUBWAY  
FAMILY DOLLAR  
WELLS  
FARGO  
BURGER KING

Arby's

DUNKIN'

Wawa

HCA Florida  
Healthcare

CARQUEST  
AUTO PARTS

Advance  
Auto Parts

LAQUINTA  
INNS & SUITES

SEBRING PKWY

US HWY 27 S  
#36,500 VPD





4040-4070 US Highway 27 S, Sebring, FL 33870







# SEBRING, FLORIDA

## GROWTH ORIENTED

Sebring serves as the commercial center of Highlands County and continues to experience steady population growth driven by Florida's broader in-migration trends. Positioned along the US-27 corridor, the city benefits from established retail infrastructure, seasonal tourism demand, and long-term residential expansion supporting sustained commercial activity.



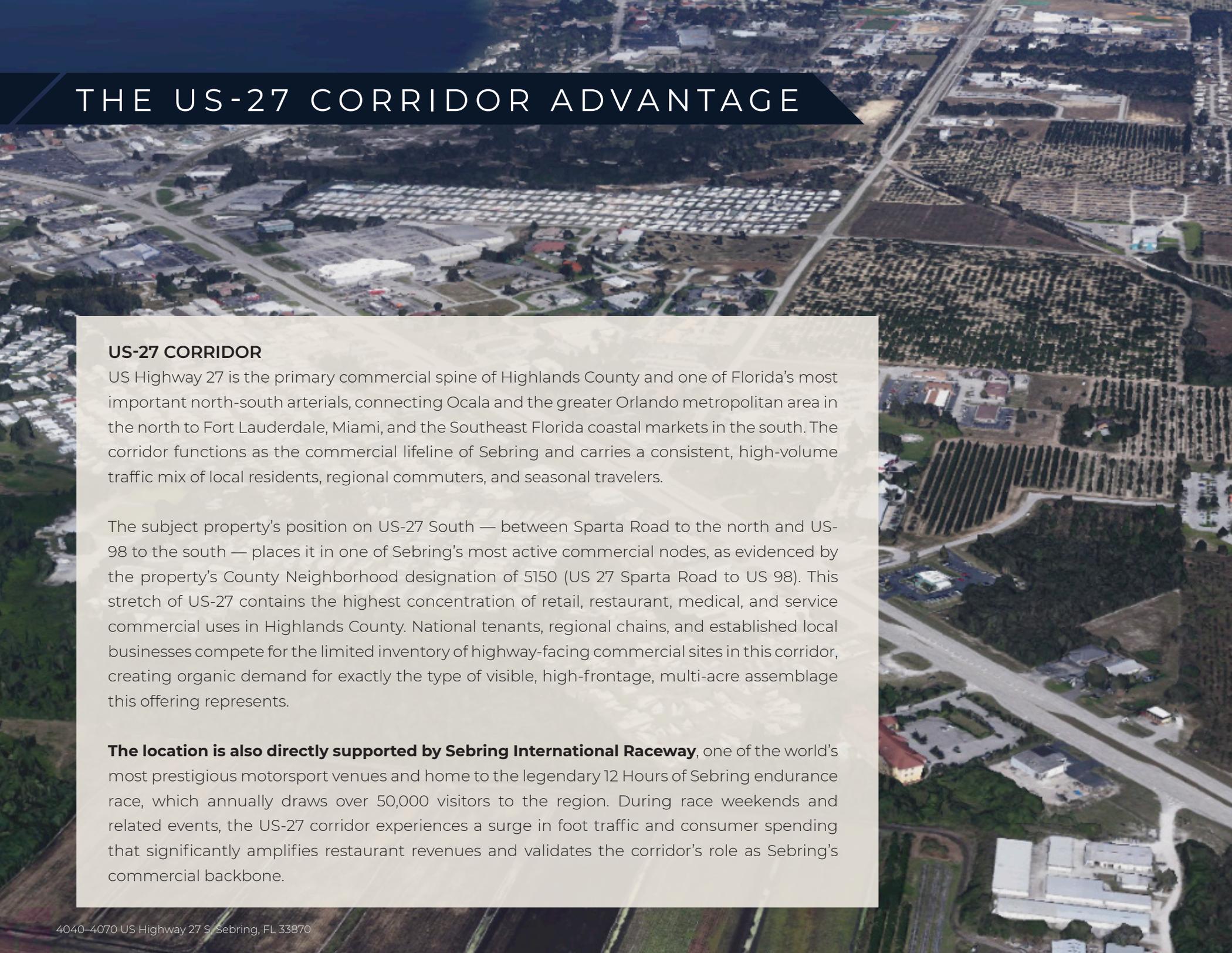
## UNMATCHED CORRIDOR EXPOSURE

Located along US Highway 27 South, Sebring's primary commercial corridor, this property benefits from exceptional visibility and accessibility within Highlands County's most active retail spine. US-27 serves as the region's dominant north-south artery, connecting residential communities, healthcare facilities, and established retail centers while carrying strong daily traffic volumes. Positioned between Sparta Road and US-98, the site sits within one of the corridor's most established commercial nodes.

The surrounding area is supported by national and regional retailers, restaurants, financial institutions, medical providers, and service-oriented businesses serving a broad trade area. Seasonal population increases, driven by retirees and tourism activity including Sebring International Raceway, further strengthen consumer demand. High traffic exposure and proximity to established neighborhoods support both income-producing uses and long-term redevelopment potential.



# THE US-27 CORRIDOR ADVANTAGE



## US-27 CORRIDOR

US Highway 27 is the primary commercial spine of Highlands County and one of Florida's most important north-south arterials, connecting Ocala and the greater Orlando metropolitan area in the north to Fort Lauderdale, Miami, and the Southeast Florida coastal markets in the south. The corridor functions as the commercial lifeline of Sebring and carries a consistent, high-volume traffic mix of local residents, regional commuters, and seasonal travelers.

The subject property's position on US-27 South — between Sparta Road to the north and US-98 to the south — places it in one of Sebring's most active commercial nodes, as evidenced by the property's County Neighborhood designation of 5150 (US 27 Sparta Road to US 98). This stretch of US-27 contains the highest concentration of retail, restaurant, medical, and service commercial uses in Highlands County. National tenants, regional chains, and established local businesses compete for the limited inventory of highway-facing commercial sites in this corridor, creating organic demand for exactly the type of visible, high-frontage, multi-acre assemblage this offering represents.

**The location is also directly supported by Sebring International Raceway**, one of the world's most prestigious motorsport venues and home to the legendary 12 Hours of Sebring endurance race, which annually draws over 50,000 visitors to the region. During race weekends and related events, the US-27 corridor experiences a surge in foot traffic and consumer spending that significantly amplifies restaurant revenues and validates the corridor's role as Sebring's commercial backbone.

# MARKET DATA & DEMOGRAPHICS

Sebring and Highlands County are benefiting from multiple converging macro trends that make this an opportune moment to acquire commercial real estate along the US-27 corridor.

Highlands County's population has grown consistently over the past decade, driven by Florida's broader in-migration wave and the region's strong appeal as an affordable retirement and relocation destination. Florida as a whole has been the fastest-growing large state in the nation, adding over 400,000 new residents annually in recent years, and secondary markets like Sebring — which offer the Florida lifestyle at a fraction of the cost of coastal metros like Tampa, Orlando, Naples, or Miami — have captured a growing share of that growth. Highlands County's population stands at approximately 105,000 and has been trending upward, with the City of Sebring serving as the county seat and primary commercial hub.

The demographic profile of Sebring is particularly favorable for a full-service diner and restaurant operation. The city's median age skews older than the Florida average, with a significant retired and semi-retired population that prioritizes sit-down, value-oriented dining over fast casual or delivery concepts. This population segment eats out frequently, values consistency and familiar service, and generates high repeat visit rates — precisely the customer profile that sustains a high-volume diner operation year after year. The addition of the seasonal "snowbird" population — Northern retirees who spend the winter months in Central Florida — adds a predictable seasonal demand surge that amplifies restaurant revenues from roughly October through April.

From a commercial real estate market perspective, Sebring's US-27 corridor has demonstrated resilient fundamentals through 2024–2025, with highway-fronting commercial properties maintaining strong pricing relative to their county appraised values. Comparable sales data confirms a restaurant \$/SF range of \$320–\$390 in recent Sebring and regional transactions (see Comparable Sales below), while vacant US-27 commercial land has transacted at \$120,000 per acre and above. The lack of new supply — the market simply does not produce large, multi-acre, US-27 assemblages with existing operational infrastructure — is a structural advantage for this offering.

**105K+  
RESIDENTS**



Highlands County Population  
Sebring ~11,000 (County Seat)

**400K+ ANNUAL  
NET IN-MIGRATION**



Florida Population  
Growth Trend

**20K –25K  
VEHICLES PER DAY**



US-27 Average Daily Traffic  
Sebring Commercial Corridor

**50K+ ANNUAL  
ATTENDEES**



12 Hours of Sebring  
Sebring International Raceway

**\$35,000 – \$42,000**



Median Household Income  
Sebring Trade Area

**MULTIMILLION-DOLLAR  
ANNUAL IMPACT**



Highlands County  
Tourism & Visitor Economy

**ZERO STATE  
INCOME TAX**

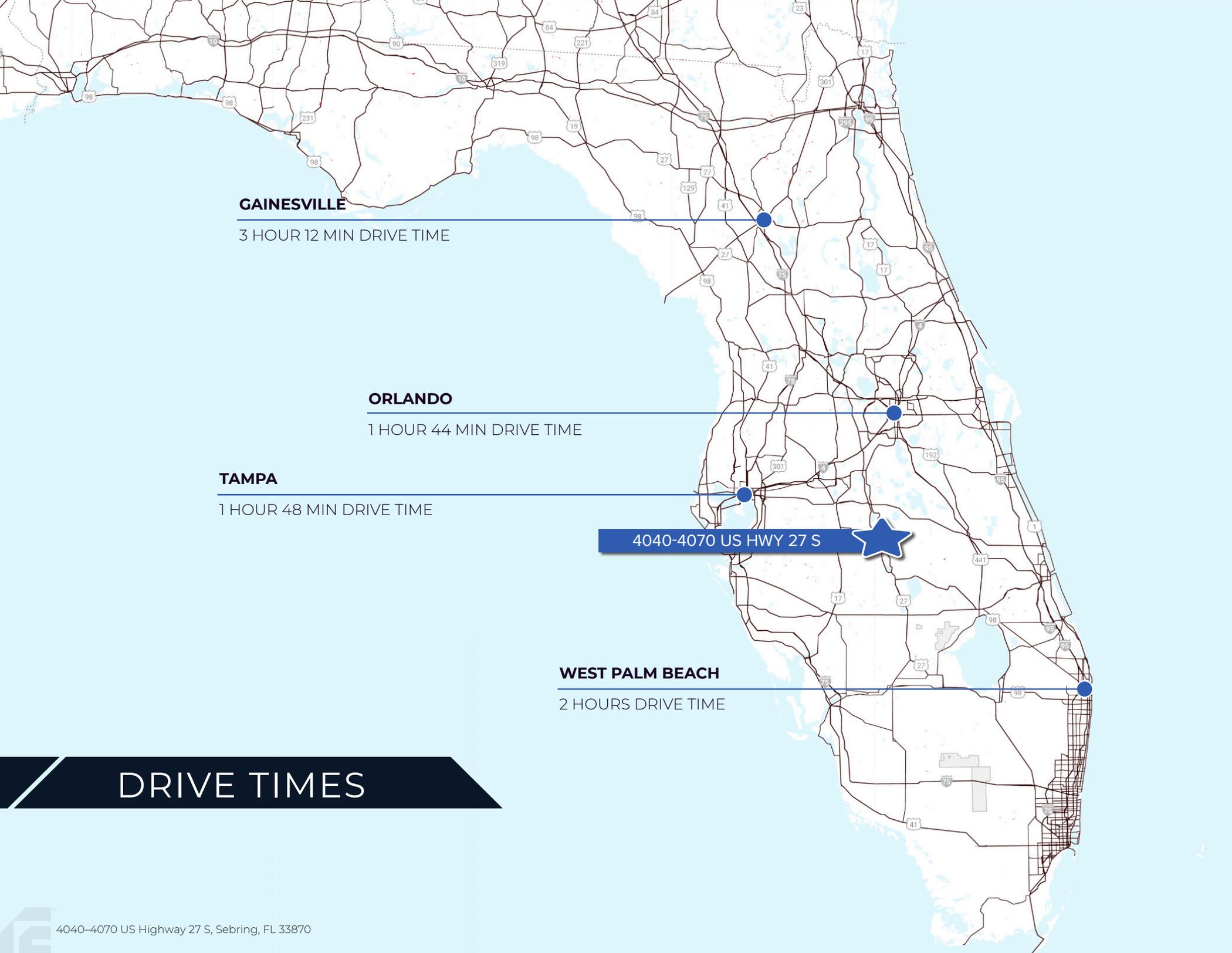


Florida Business  
Climate Advantage

**5.5% – 7.5%  
RANGE**



Stabilized Food Service  
Non-Gateway Florida Markets



**GAINESVILLE**

3 HOUR 12 MIN DRIVE TIME

**ORLANDO**

1 HOUR 44 MIN DRIVE TIME

**TAMPA**

1 HOUR 48 MIN DRIVE TIME

4040-4070 US HWY 27 S 

**WEST PALM BEACH**

2 HOURS DRIVE TIME

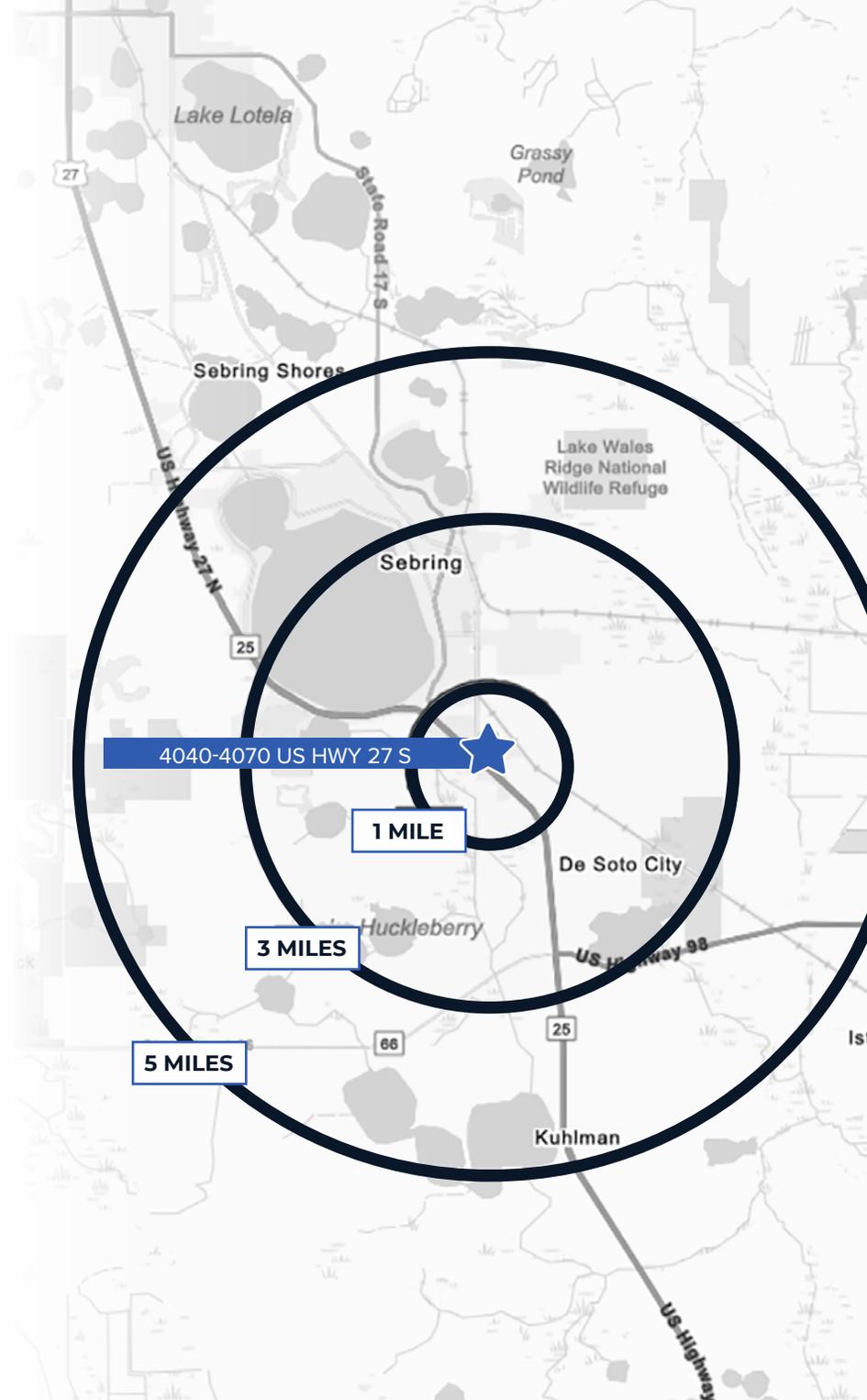
# DRIVE TIMES

## 2026 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	2,927	16,249	33,575
Households	1,461	7,097	15,157
Families	731	4,008	9,042
Average Household Size	1.95	2.19	2.17
Owner Occupied Housing Units	939	4,569	11,189
Renter Occupied Housing Units	522	2,528	3,968
Median Age	60.2	50.3	54.0
Median Household Income	\$29,211	\$44,696	\$51,515
Average Household Income	\$46,728	\$63,022	\$70,616

## 2030 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	3,141	17,339	35,551
Households	1,590	7,678	16,279
Families	796	4,333	9,708
Average Household Size	1.92	2.17	2.14
Owner Occupied Housing Units	1,066	5,155	12,446
Renter Occupied Housing Units	524	2,523	3,832
Median Age	59.5	50.3	54.3
Median Household Income	\$35,458	\$49,540	\$57,507
Average Household Income	\$52,260	\$70,364	\$78,178



4040-4070 U.S. HWY 27 S, SEBRING, FL 33870

# DINER

PRESENTED BY:

**Brad Kuskin**

Founding Principal

[brad.kuskin@compass.com](mailto:brad.kuskin@compass.com)

(561) 232-7899

 **GOCOMMERCIAL** | COMPASS  
GROUP

[www.GoCommercial.com](http://www.GoCommercial.com)