



RETAIL OPPORTUNITY ON U.S HWY 27

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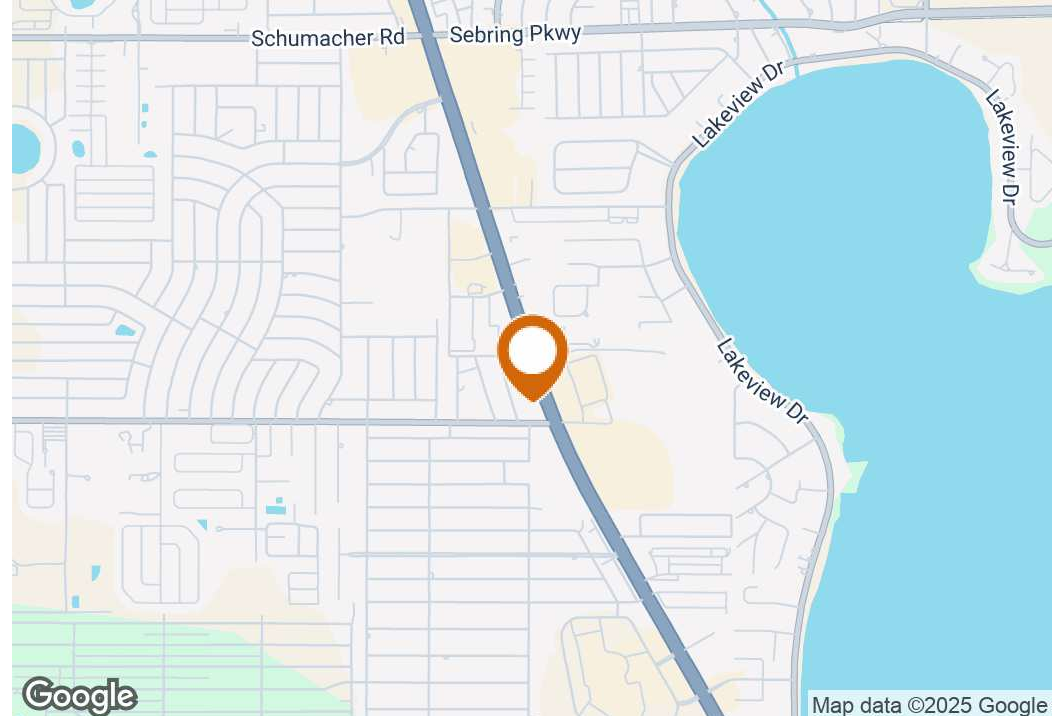
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	Negotiable
Building Size:	14,826 SF
Lot Size:	0.85 Acres
Price / SF:	\$168.62
Year Built:	1992
Zoning:	B3
Traffic Count:	44,000 ± VPD
Road Frontage:	125 ± FT

PROPERTY OVERVIEW

Introducing an exceptional opportunity for your business at this prime location. The property boasts a highly visible storefront on US Highway 27 in Sebring, FL, offering excellent exposure to a high-traffic area with a traffic count of 44,000 ± vehicles daily. With ample parking and versatile interior space, this property is ideal for retail or street retail ventures seeking to make a lasting impression and capitalize on the vibrant local customer base. The building includes a retail showroom with a separate room for additional floorspace or storage, two offices and a file room, a breakroom with kitchen features, warehouse/storage space of approximately 1,800 SF ± (included in the total SF), and a covered loading area on the side of the building for deliveries and customer pick-up. The well-maintained exterior and current architectural design create an inviting atmosphere, while the flexible floor plan allows for a variety of business layouts. Embrace this prominent location to elevate your brand and secure a foothold in this thriving commercial hub.

PROPERTY HIGHLIGHTS

- High-visibility storefront on US Highway 27.
- Zoned B3/Commercial.
- Versatile interior space for flexible layout options.



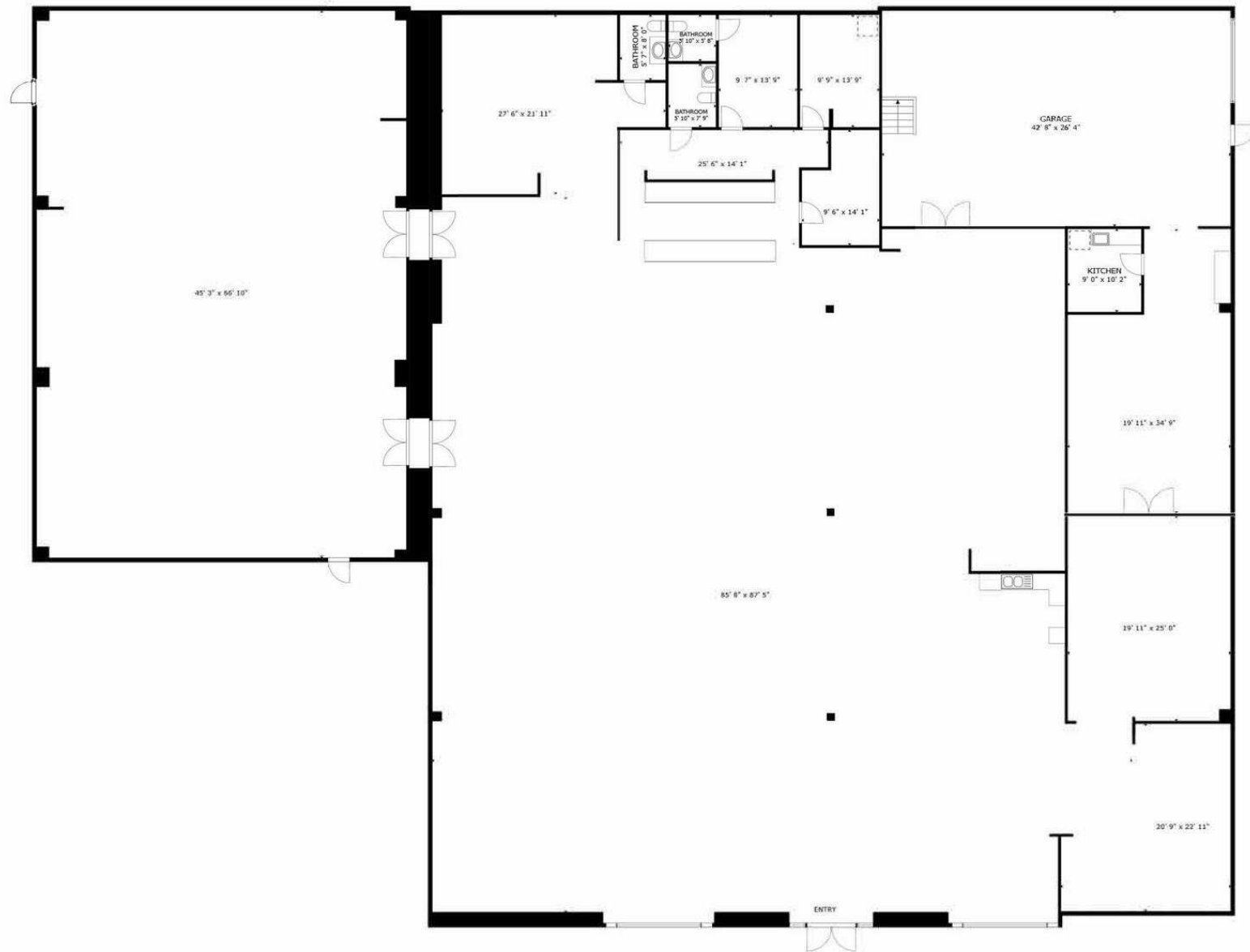
LOCATION DESCRIPTION

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The subject is strategically located along the major transportation corridor of US Highway 27, providing high visibility and accessibility. This location benefits from a dedicated turn lane and is near the signalized intersection of US-27 N and Thunderbird Road, which experiences a traffic volume of approximately 44,400 vehicles per day.

The surrounding area hosts a variety of national retailers, enhancing the commercial appeal of the location. Notable retailers include Home Depot, Lowe's, Petco, Aldi, Marshalls, Burlington, Ulta, Taco Bell, and Olive Garden. Additionally, the Lakeshore Mall, located at 901 US Highway 27 N, houses retailers such as JCPenney. Other nearby stores include Ross Dress for Less and Walgreens.

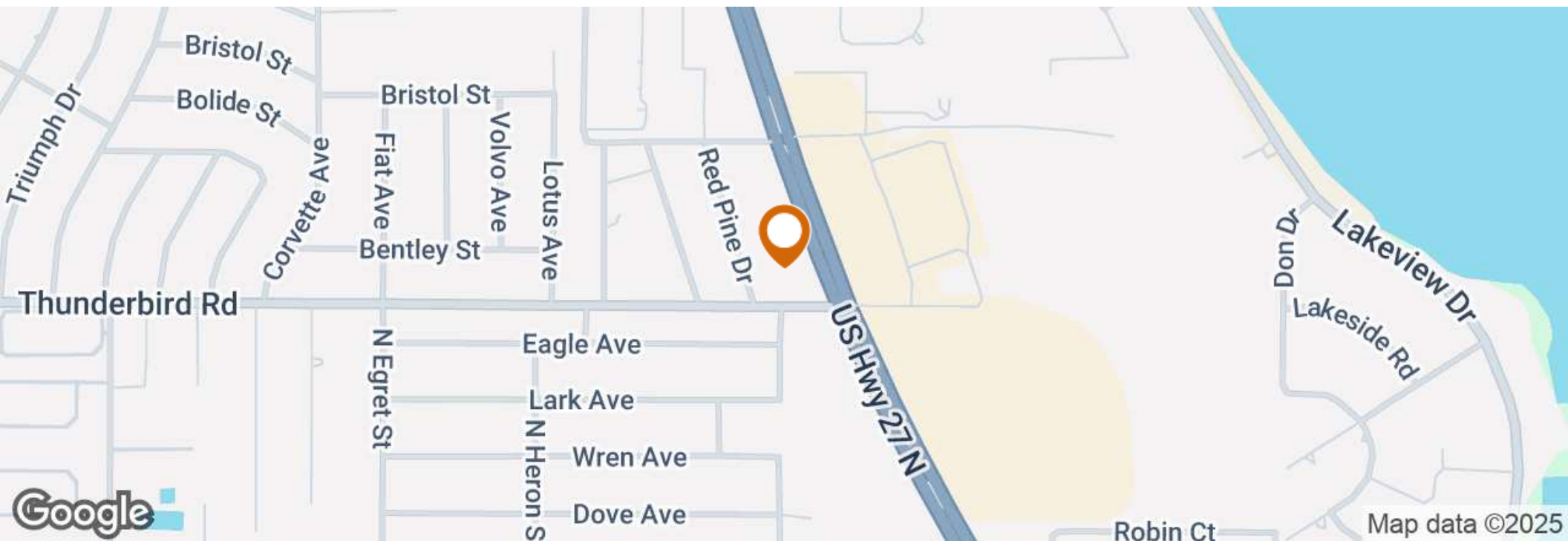
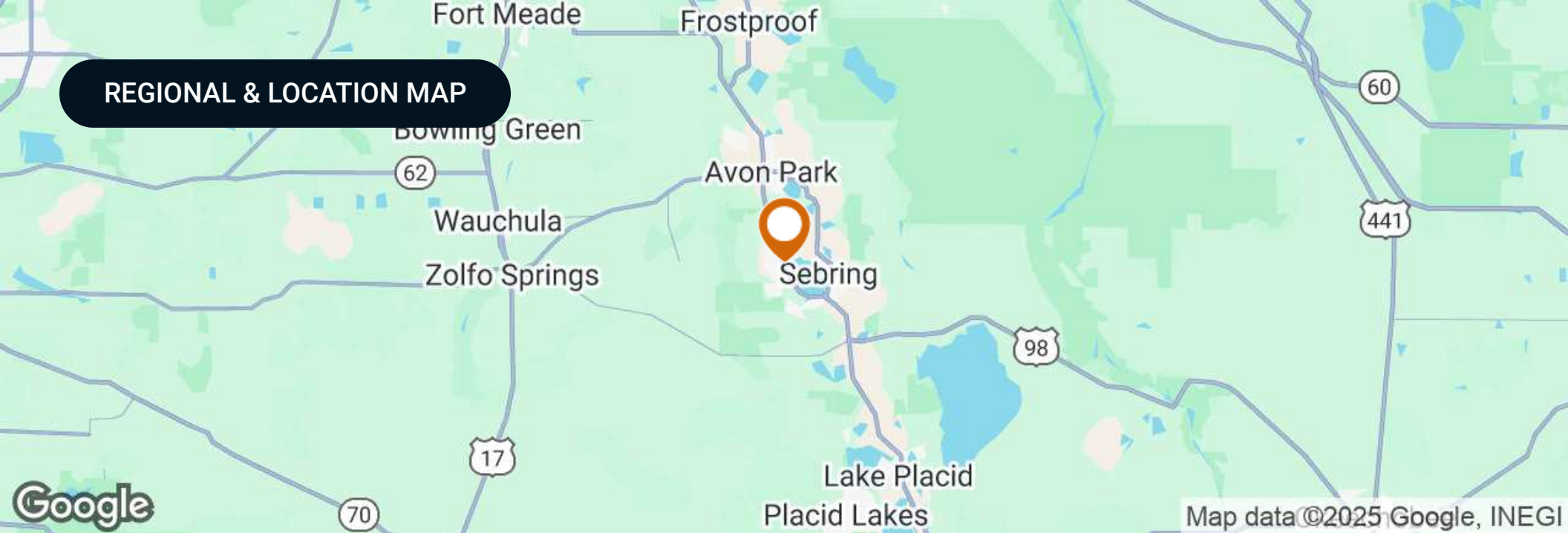
This combination of prime highway frontage and proximity to major retailers makes the property a highly desirable commercial location in Sebring.



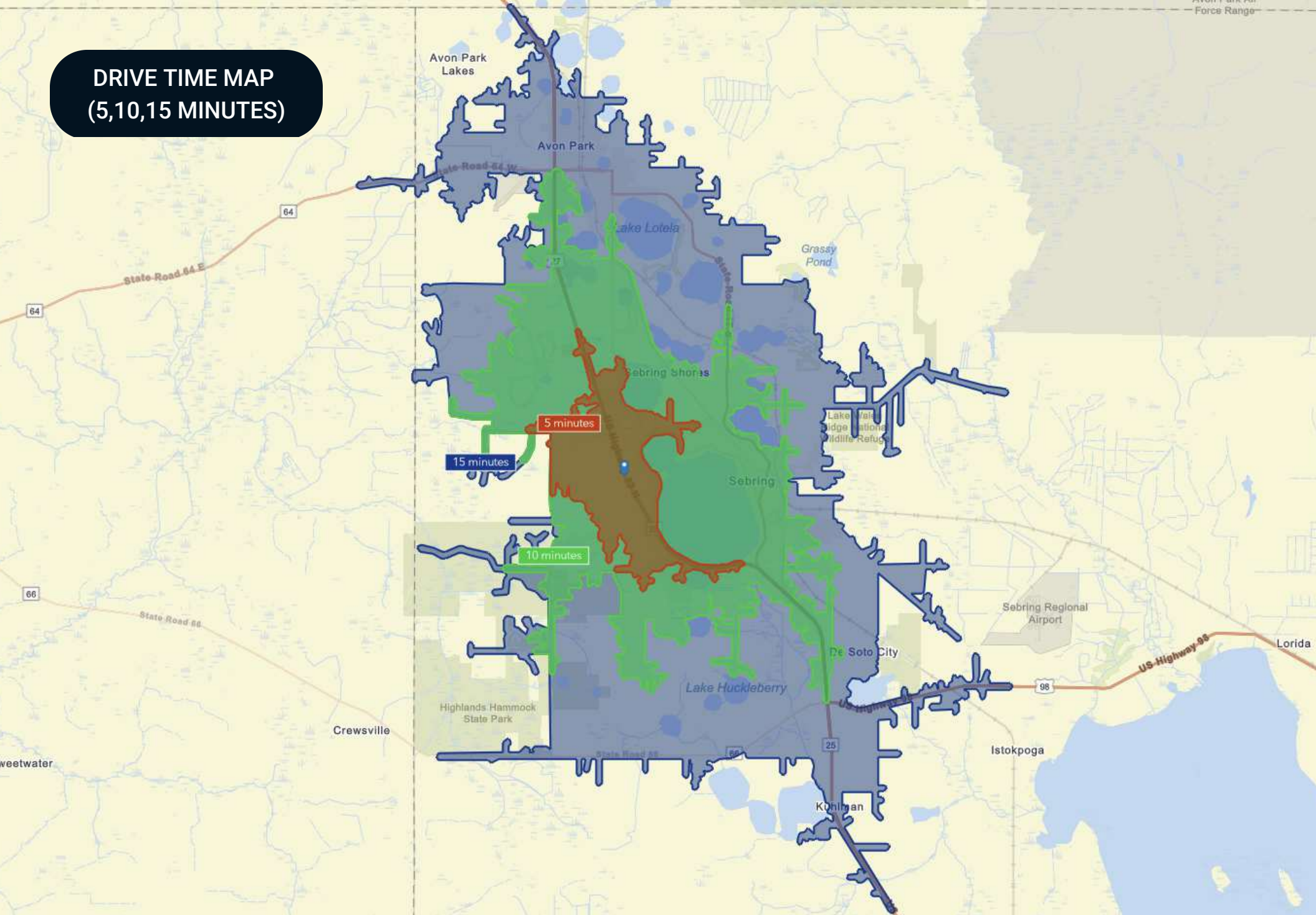
FLOOR PLAN



REGIONAL & LOCATION MAP



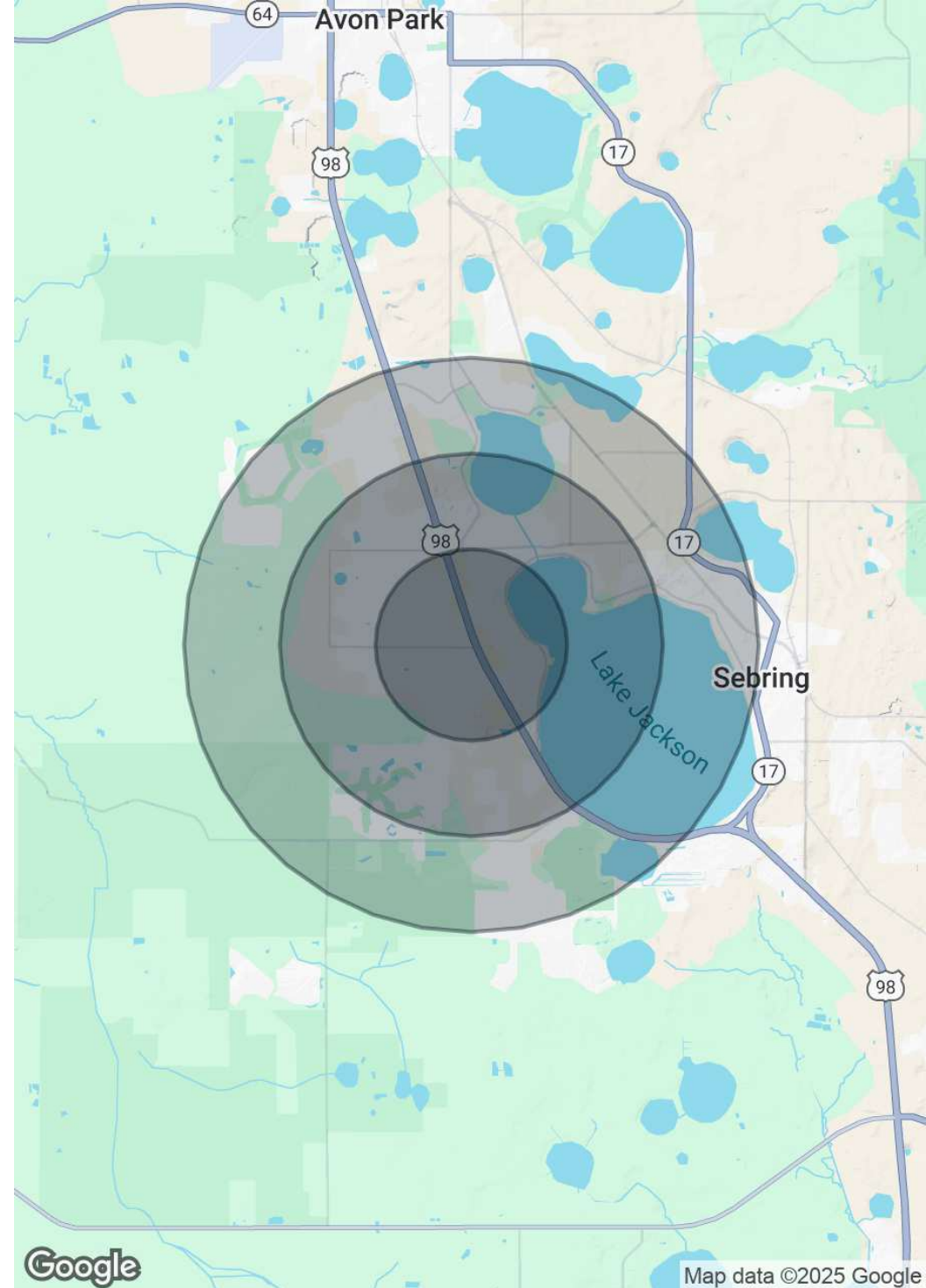
DRIVE TIME MAP (5,10,15 MINUTES)



DEMOGRAPHICS MAP & REPORT

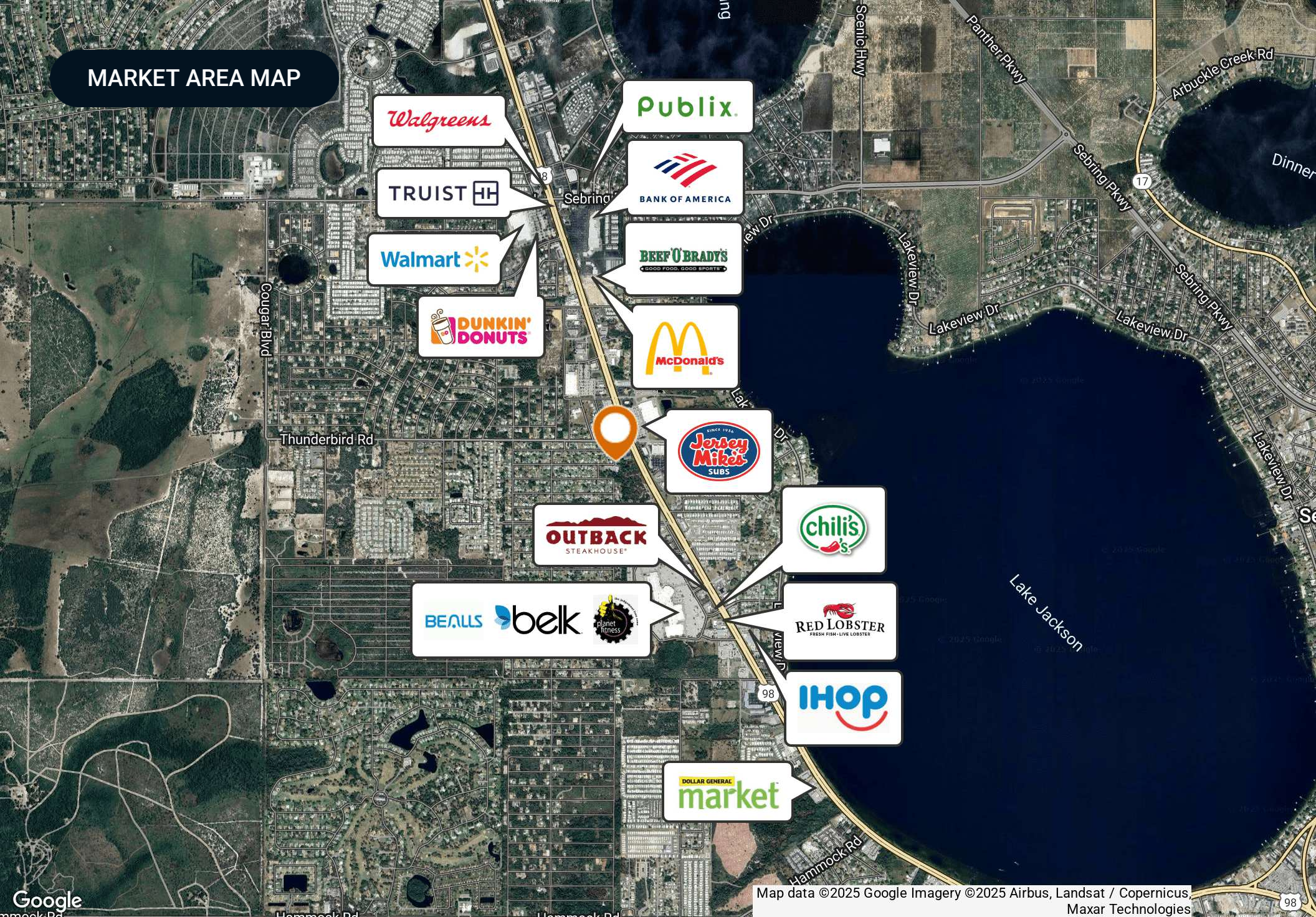
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,135	14,369	25,994
Average Age	52	55	53
Average Age (Male)	51	55	53
Average Age (Female)	53	56	54
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,386	6,845	11,960
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$69,578	\$69,913	\$72,507
Average House Value	\$202,744	\$192,148	\$211,842

Demographics data derived from AlphaMap





MARKET AREA MAP



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



For more information visit www.saundersrealestate.com

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