



929K Visits/Yr
(Placer.ai)

LOWE'S
668K Visits/Yr
(Placer.ai)

Thunderbird Rd 4,400 VPD

SITE

44,000 VPD

FUTURE
CROSS ACCESS

Lakeshore Mall
2.2M Visits/Yr
(Placer.ai)

Shops at Shelby Crossing
91st Percentile of All
Neighborhood Centers in the US
2.7M Visits/Yr (Placer.ai)

Starbucks Olive Garden Panera Burlington
Michaels TACO BELL Marshalls ULTA
five BELOW ROSS DRESS FOR LESS ASHLEY petco

FOR GROUND LEASE OR BUILD-TO-SUIT

Available Pads in New Retail Development

US Hwy 27 N & Thunderbird Rd | Sebring, FL



Available Pads in New Retail Development

US Hwy 27 N & Thunderbird Rd | Sebring, FL 33870



0.5 - 2 AC

Available

Contact
Broker

Rate

ABOUT THE PROPERTY

- Premier site at the intersection of US Hwy 27 N and Thunderbird Rd offers unparalleled visibility, accessibility in the thriving Sebring market.
- US Hwy 27 is Sebring's major north-south retail roadway that sees more than 44,000 cars daily.
- Positioned directly across from the 270,000 SF Shops at Shelby Crossing, just south of Lowe's and north of Lakeshore Mall.
- Direct access from both north and southbound traffic and cross access to the lighted intersection to the south.
- Surrounded by national and regional brands such as Walmart, Lowe's, Publix, Home Depot, and Starbucks.

NEARBY RETAILERS



TRAFFIC COUNTS

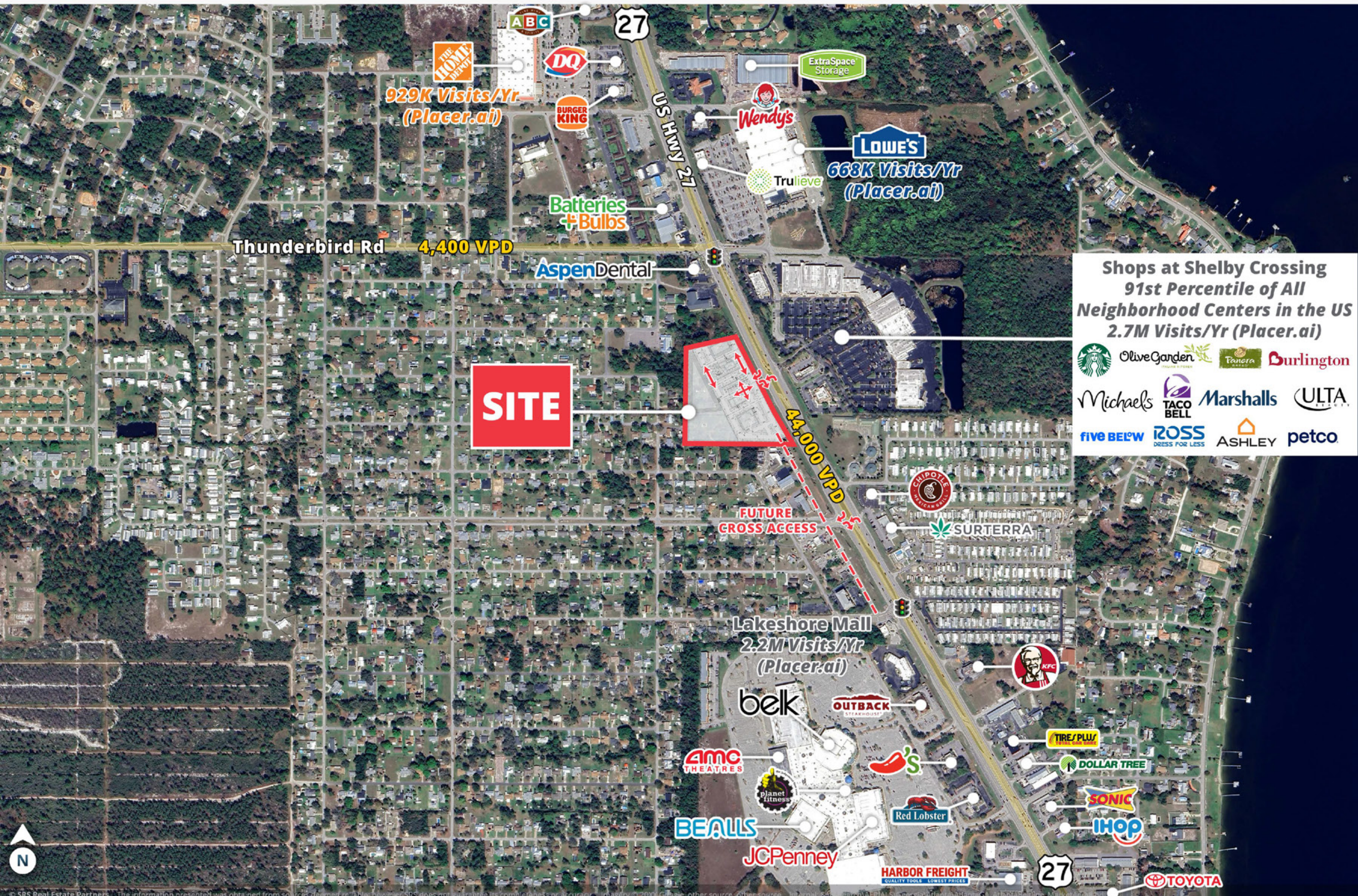
Hwy 27	44,000 VPD
Thunderbird Rd	4,400 VPD
Sebring Pkwy	10,300 VPD
Panther Pkwy	14,500 VPD

Year: 2024 | Source: FDOT



Hwy 27 & Thunderbird Rd Zoom In

Sebring, FL





Available Pads in New Retail Development

US Hwy 27 N & Thunderbird Rd | Sebring, FL 33870



DEMOGRAPHIC HIGHLIGHTS

5 MIN DRIVE TIME

11,039	13,179	\$76,347	5,200
Population	Total Daytime Population	Average Household Income	Total Households

10 MIN DRIVE TIME

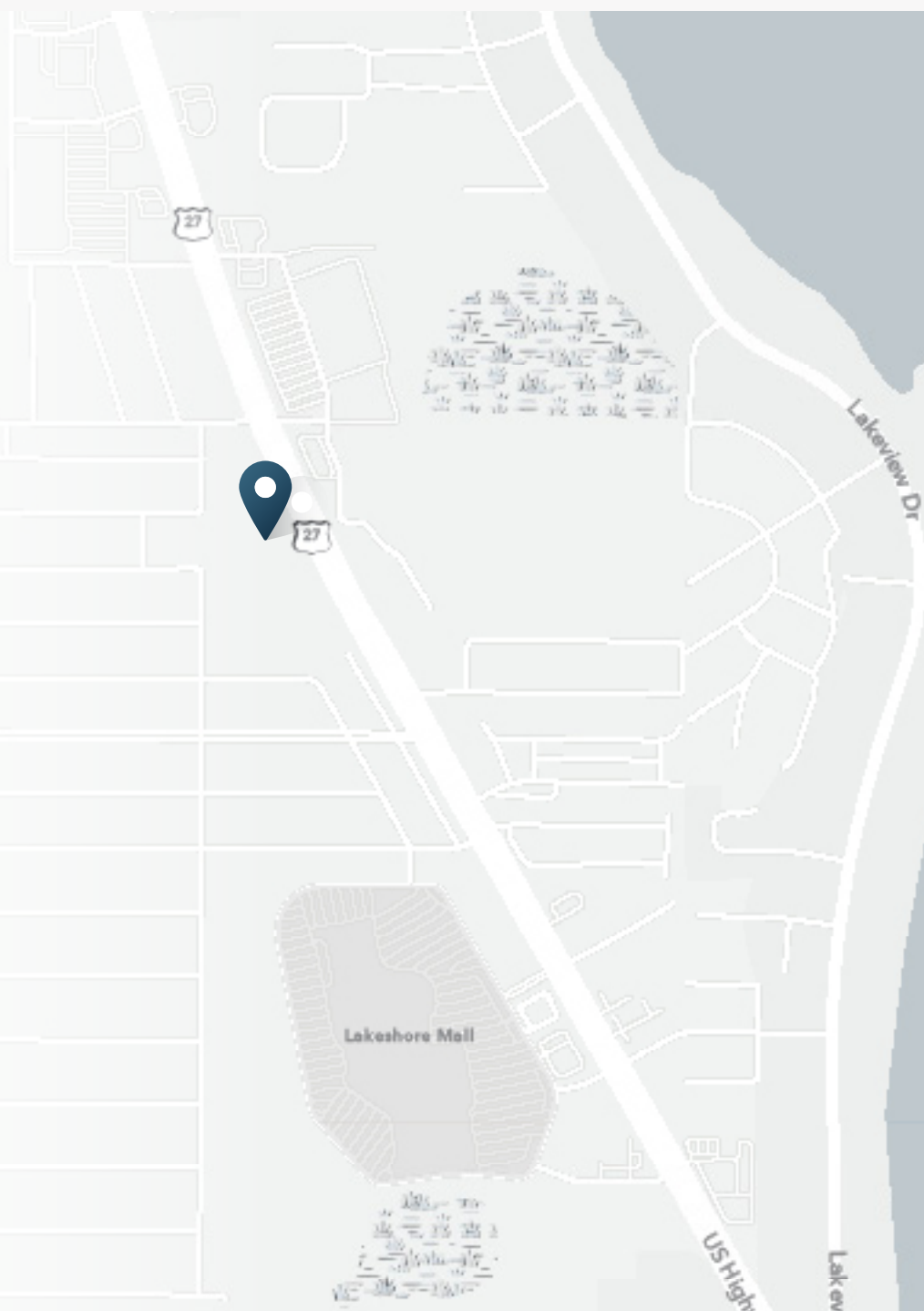
41,916	48,519	\$76,560	18,910
Population	Total Daytime Population	Average Household Income	Total Households

15 MIN DRIVE TIME

62,807	67,428	\$74,165	27,844
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

Robert Holihan
407.375.3159
robert.holihan@srsre.com

Blake Hunter
407.455.5025
blake.hunter@srsre.com

SRSRE.COM

©2024 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.