

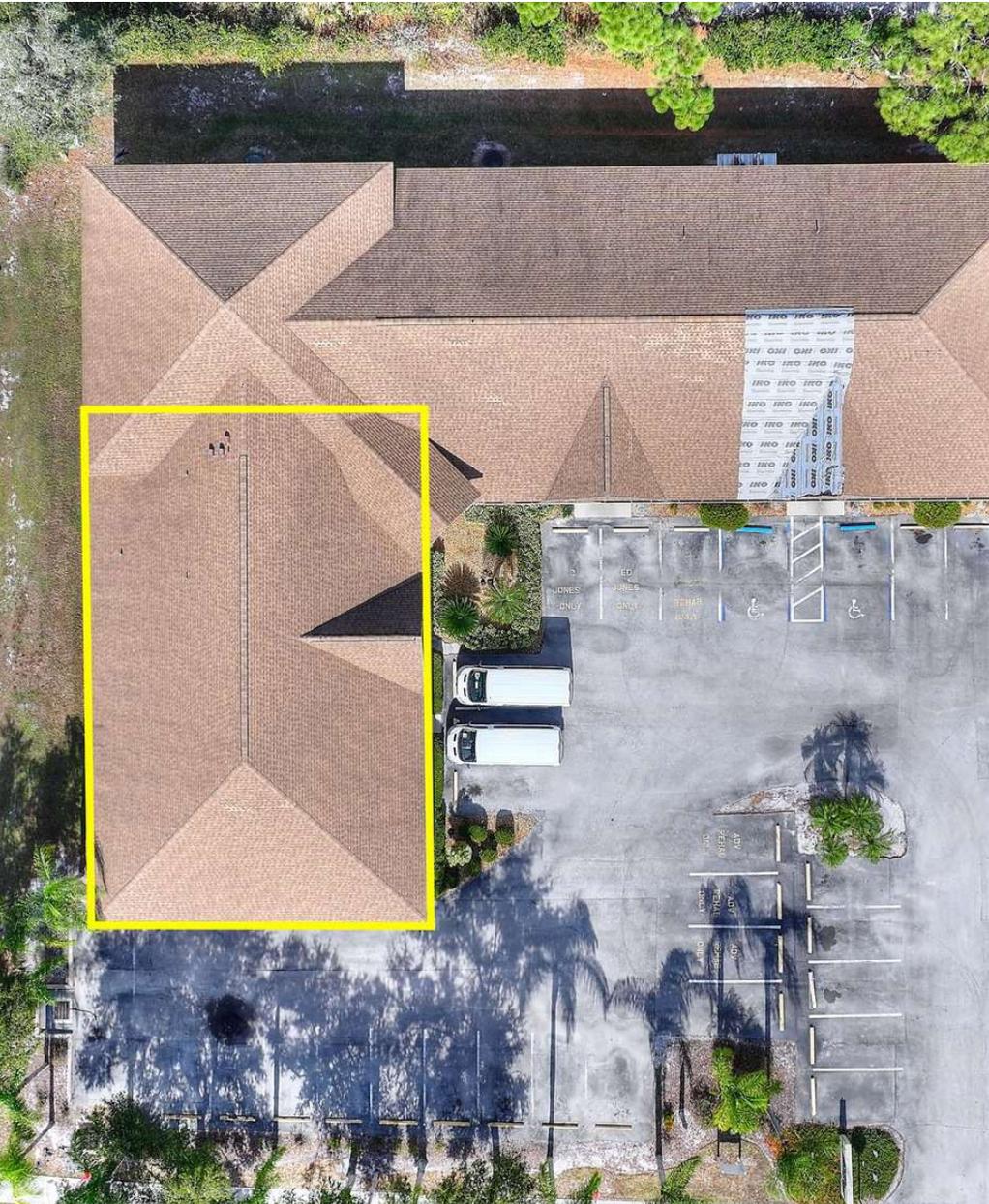
# Sebring Commercial Space

4850 Sun N Lake Blvd, Sebring, Florida 33872

Vinh Dawkins  
863-315-4595  
vinh@saundersrealestate.com

Jackson Benton  
863-258-7791  
jackson@saundersrealestate.com

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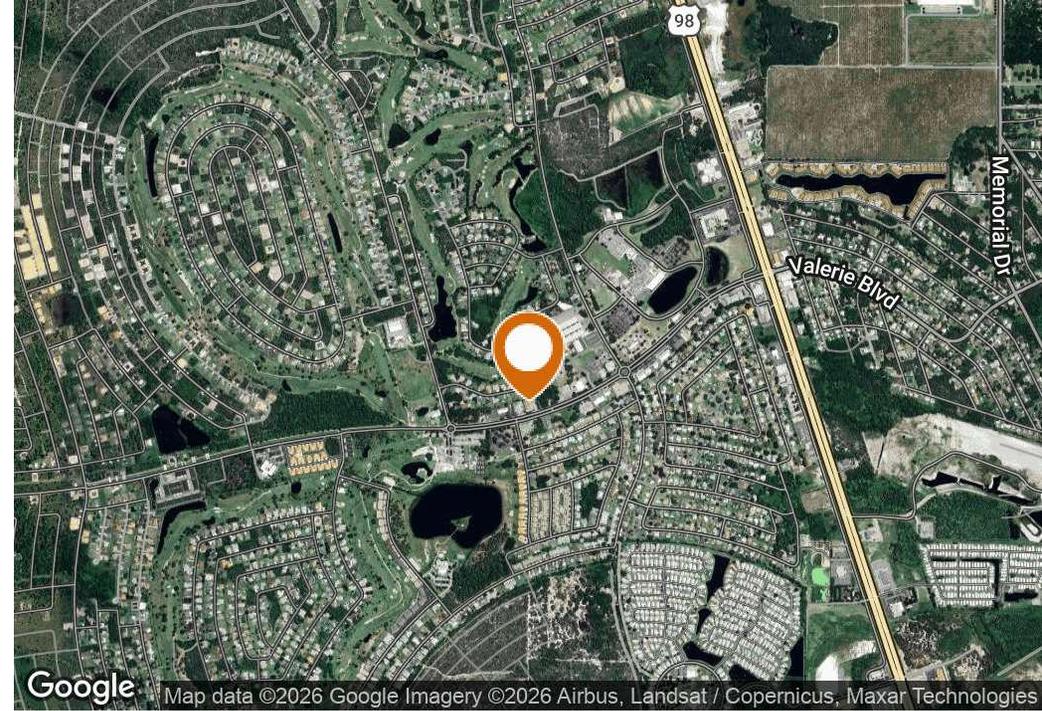
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SECTION 1

# 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.

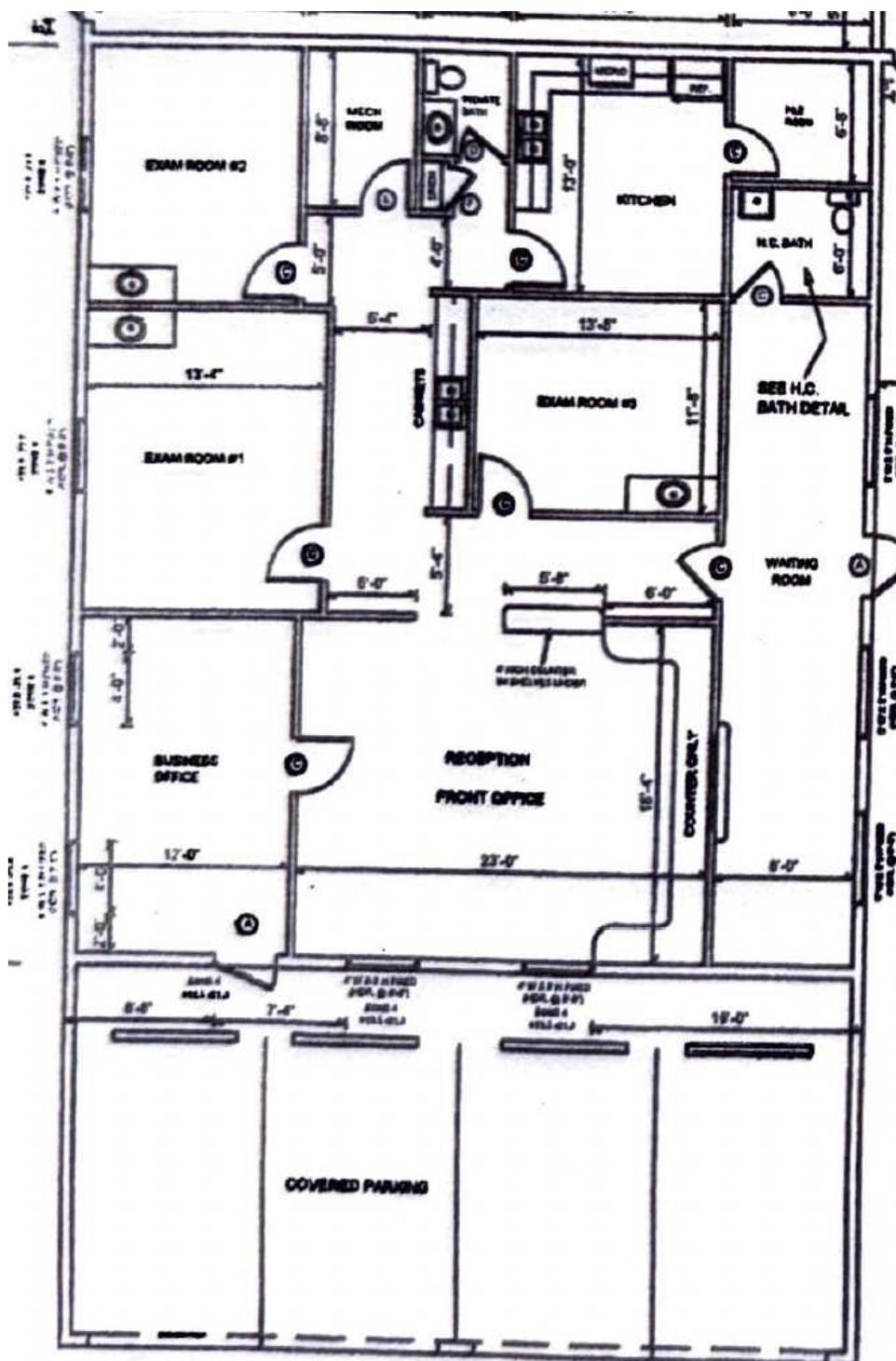
Floor plan on the following page (5).

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

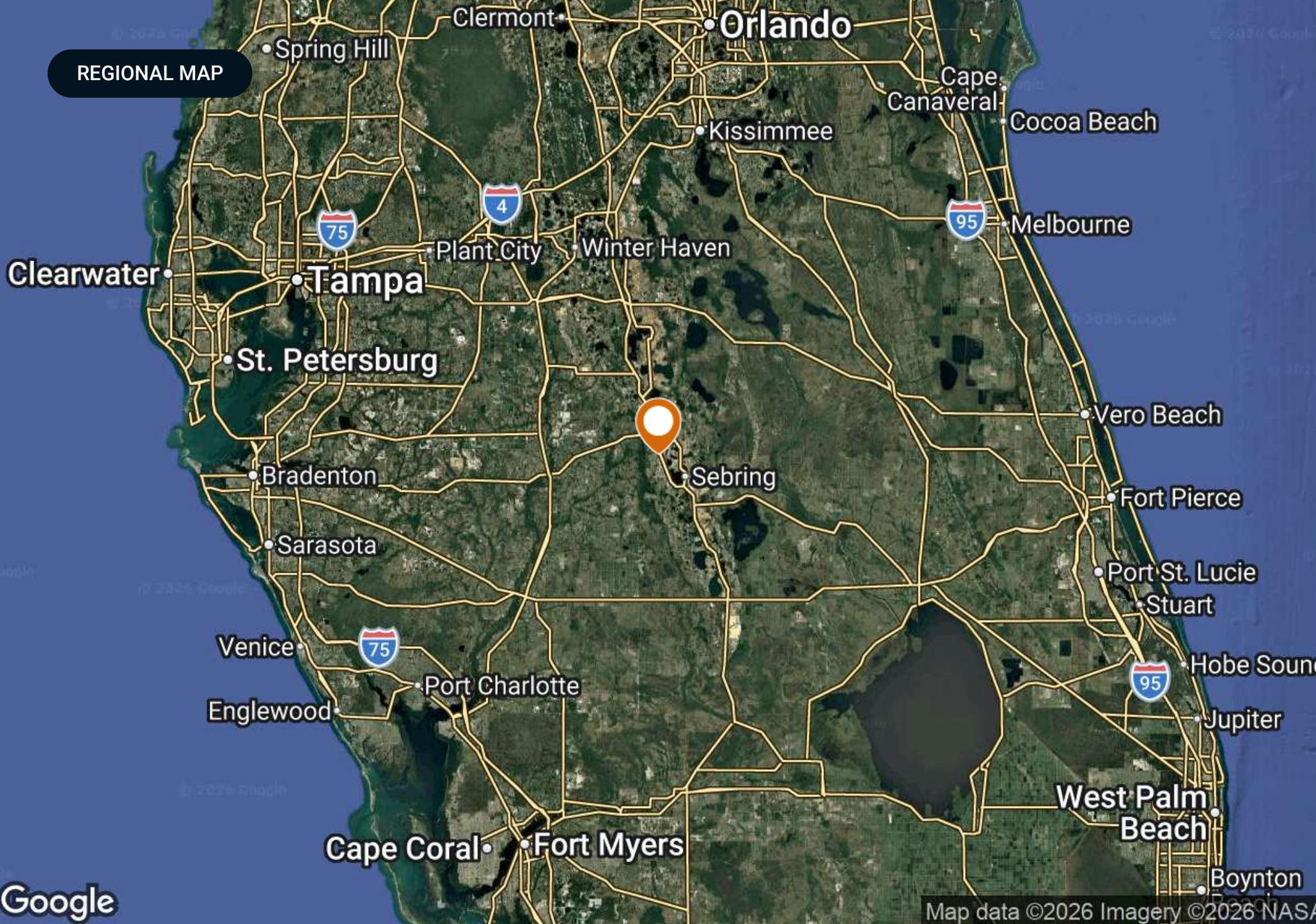




SECTION 2

# Location Information

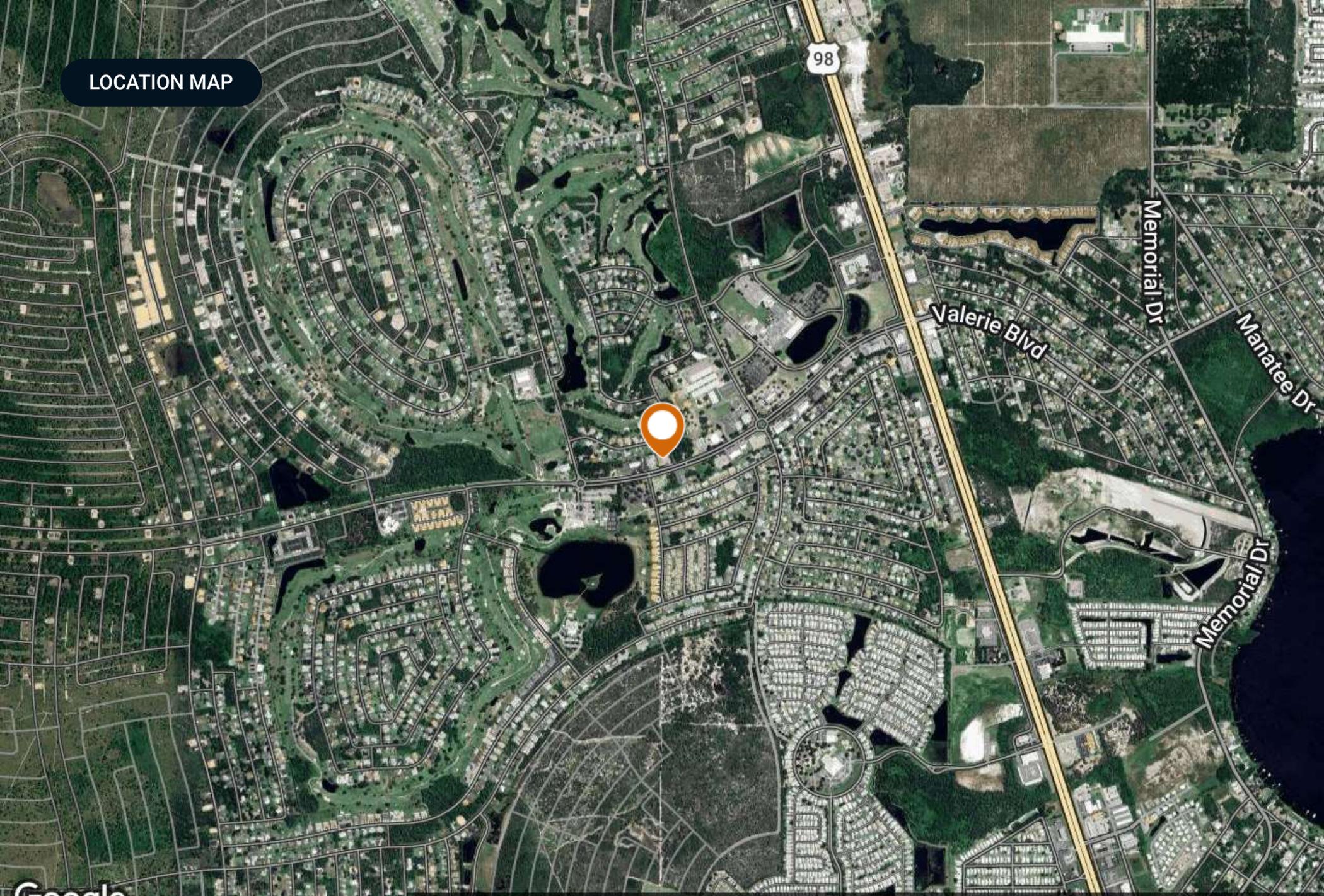
REGIONAL MAP



Google

Map data ©2026 Imagery ©2026 NASA

LOCATION MAP

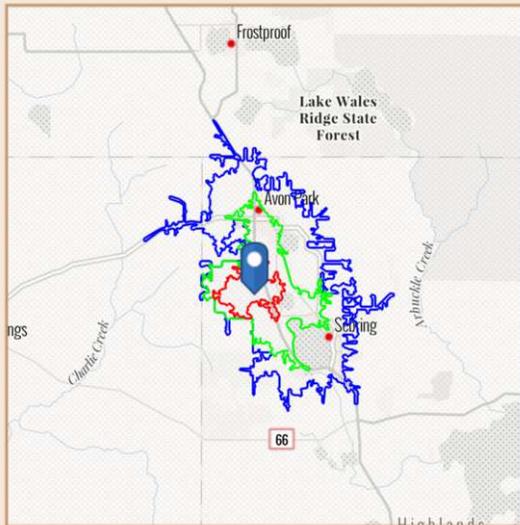


# BENCHMARK DEMOGRAPHICS

## 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			
	5 mins	10 mins	15 mins	Counties Highlands County	CBSAs Sebring, FL Metropolitan Area	States Florida	USA
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

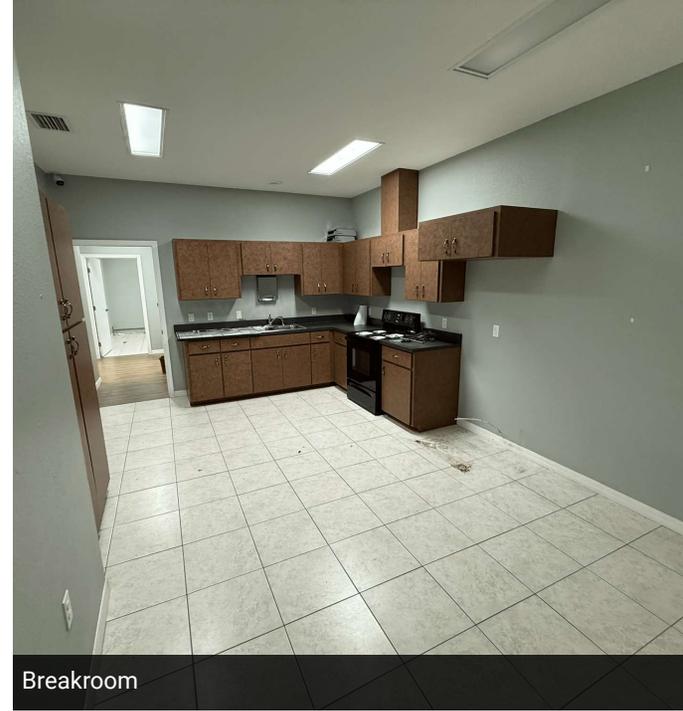
ADDITIONAL PHOTOS



Waiting Room



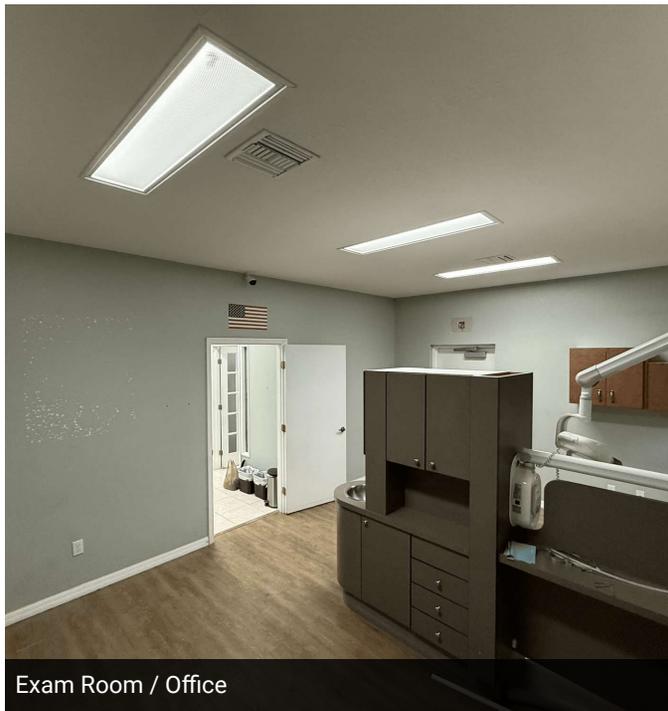
Reception



Breakroom



Exam Room / Office



Exam Room / Office



Restroom



SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Vinh Dawkins

Advisor

vinh@saundersrealestate.com

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

FL #SL3611309

## Professional Background

Vinh Dawkins is an Advisor at Saunders Real Estate.

Vinh closed over \$18 million in sales volume in 2025, his first full year in brokerage. He specializes in industrial, retail, and single-tenant net lease (STNL) properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach. Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

- Industrial
- Retail
- Single-Tenant Net Lease (STNL)

## Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member

## ADVISOR BIOGRAPHY



### Jackson Benton

Associate Advisor

[jackson@saundersrealestate.com](mailto:jackson@saundersrealestate.com)

Direct: **877-518-5263 x415** | Cell: **863-258-7791**

## Professional Background

Jackson Benton is an Associate Advisor at Saunders Real Estate, serving business owners, investors, and property owners across the Central Florida market.

Originally from Fort Worth, Texas, Jackson has called Lakeland, Florida, home for the better part of a decade. An internship at Saunders Real Estate provided valuable hands-on experience supporting brokers with property research, client communications, and market analysis.

His performance and initiative during the internship led to a full-time offer, and he now serves as an Associate Advisor focusing on investment sales, leasing, and tenant/landlord representation. With a strategic emphasis on industrial real estate, Jackson supports every transaction with local market insight, a strong analytical mindset, and a commitment to long-term client success.

While residing in Lakeland, Jackson balances his professional work with outdoor hobbies. He's an avid fan of Alabama football, enjoys hunting and fishing, and loves playing pickleball with friends and family. Jackson is also an active member of Church for the One, where he participates regularly in faith-based outreach and community service. His commitment to service and integrity extends beyond his professional role and shapes the way he builds client relationships.

Jackson's client-centric focus, love of deal analysis, and strong community ties make him a trusted advisor in the Lakeland and Central Florida commercial real estate market. He is motivated by winning long-term relationships built on integrity and results.

Jackson specializes in:

- Industrial Real Estate



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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