

FOR LEASE OR SALE



PROPERTY OVERVIEW

- Shopping center for lease (+/- 37,187 SF) or sale (57,187 SF)
- » +/- 37,187 SF space is divisible to increments as small as 12,000 SF - 15,000 SF
- » Sale price is below replacement cost
- » Tractor Supply Co. is at below-market rent (inquire for shopping center financials)
- » +/- 15,000 20,000 SF adjacent expansion pad and potential outparcel available
- » Lot size: 6.83 acres
- » Located in Sebring on US Highway 27 S (31,000 AADT)
- » Signalized entrance to center on US Highway 27 S
- » Shadow-anchored by Winn-Dixie

DEMOGRAPHICS

| | 3 Miles | 5 Miles | 10 Miles |
|----------------|----------|----------|----------|
| Population | 21,266 | 39,287 | 72,669 |
| Households | 9,288 | 17,783 | 33,014 |
| Daytime Pop. | 21,563 | 35,029 | 59,092 |
| Ave. HH Income | \$59,188 | \$70,089 | \$78,405 |

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DESOTO SQUARE | 3310 US Highway 27 S, Sebring, FL 33870







ZACK MCNAMARA, CCIM(§) 407.458.5409SENIOR DIRECTORImage: Constraint of the second s

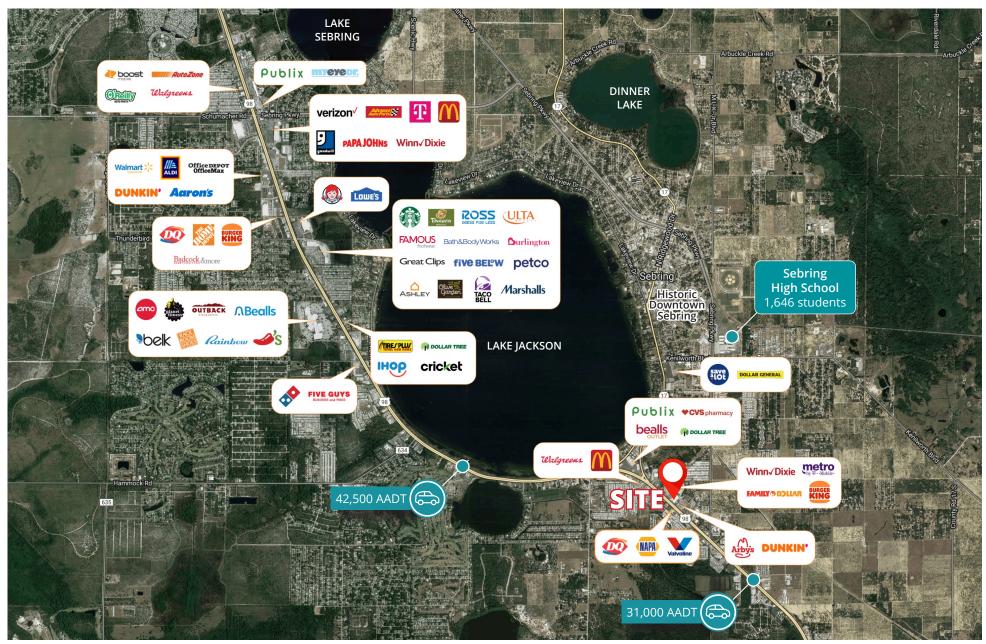
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RETAIL AERIAL





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