

1.54 ACRE OUTPARCEL

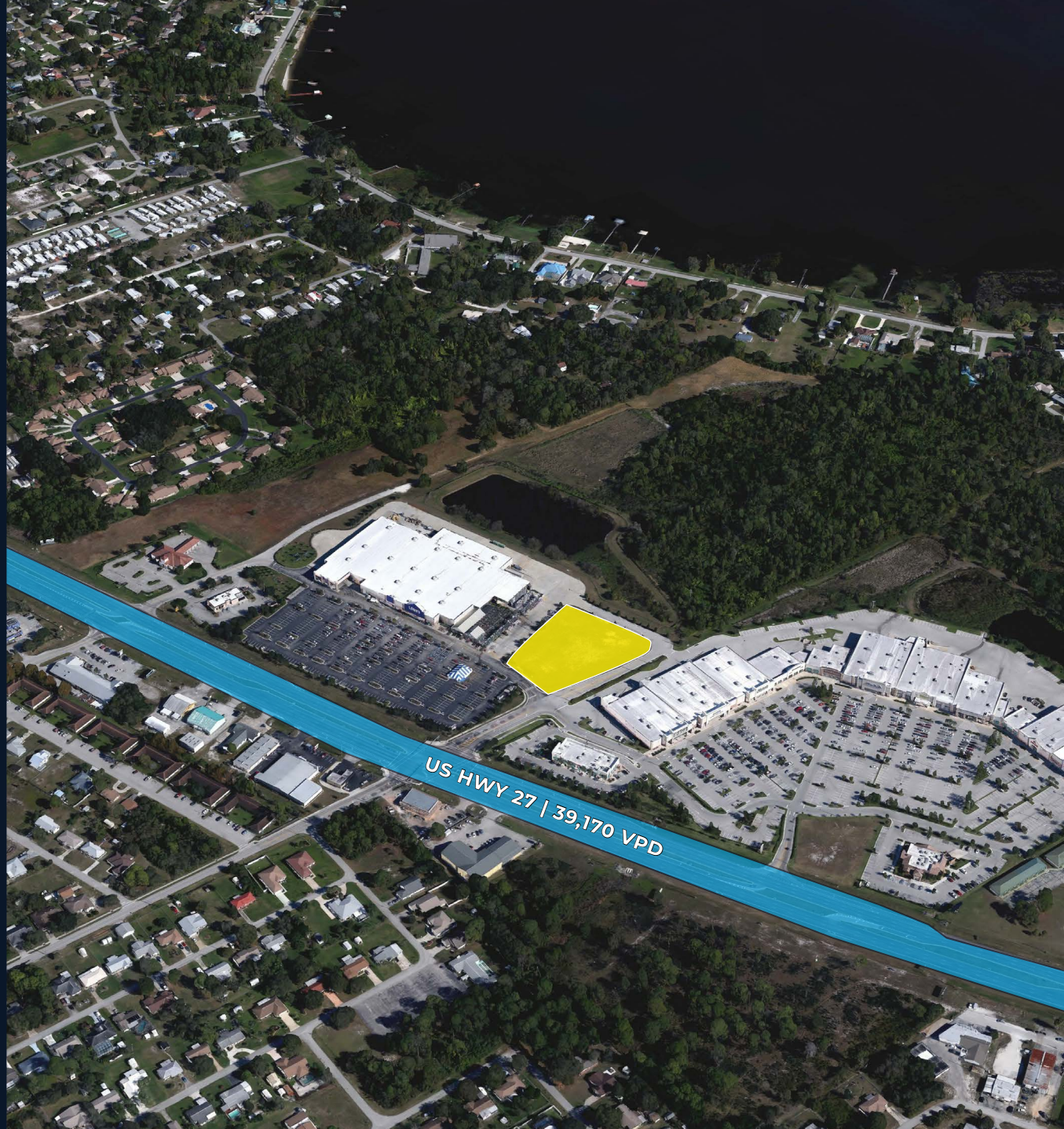
AVAILABLE FOR GROUND
LEASE, BUILD-TO-SUIT,
OR SALE

 2040 US Hwy 27 N.
Sebring, FL 33870



PRESENTED BY:

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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:

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EXECUTIVE SUMMARY

This premier 1.54-acre commercial parcel is an outparcel to a Lowe's Home Improvement store, benefiting from strong anchor traffic. Positioned at the signalized intersection of US Highway 27 N and Thunderbird Road, the property offers shared signage fronting US-27, maximizing visibility and branding potential for any business. The strategic location in Sebring's bustling commercial corridor—surrounded by major retailers, dining options, and shopping centers—makes it ideal for a variety of uses, including retail, restaurants, and service-oriented businesses.

Ownership is offering flexible terms, with opportunities for ground leases, build-to-suit delivery for qualified tenants, multi-tenant retail, or an outright sale. This flexibility allows for custom development options catering to national brands and local businesses looking to establish a presence in a thriving market.

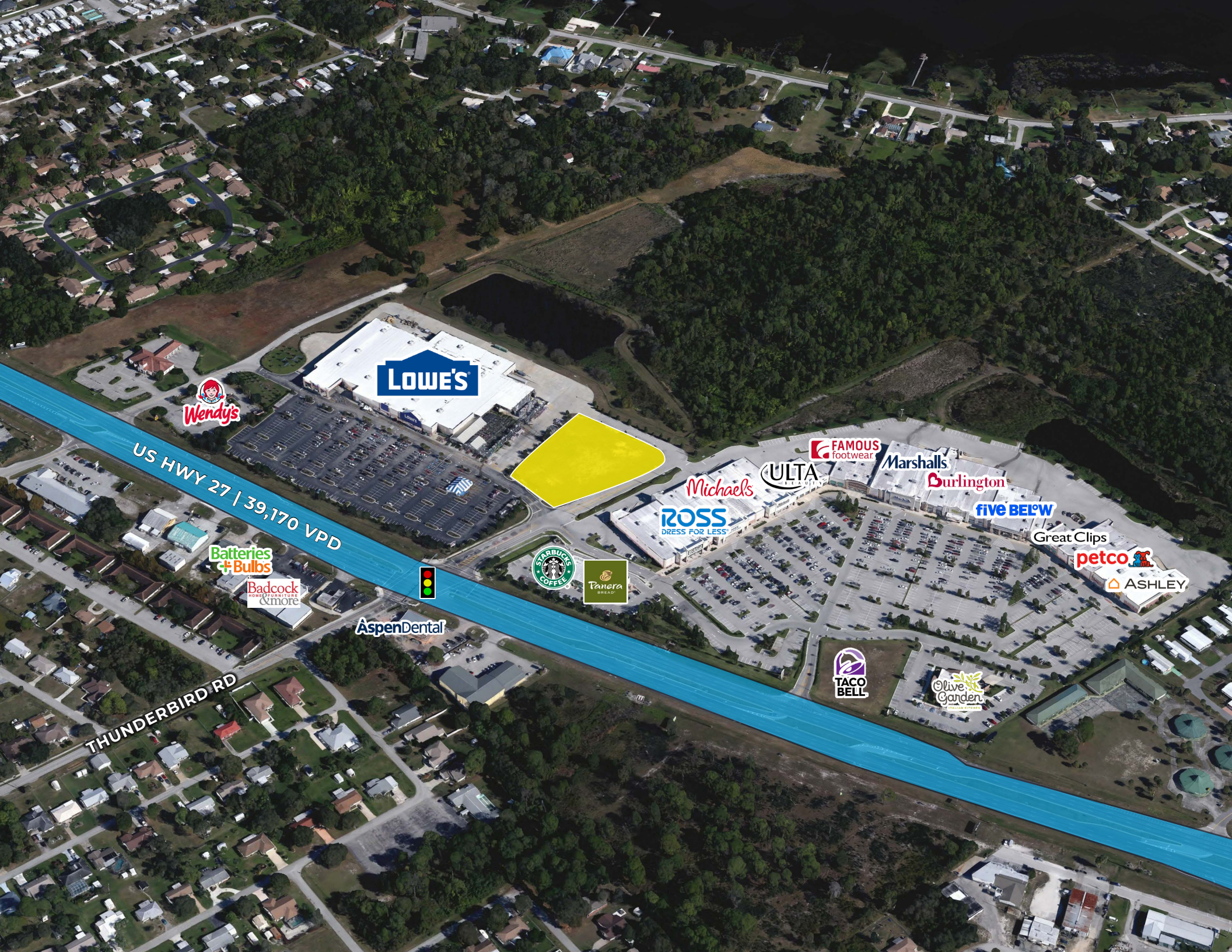
Zoning Information

The property is zoned B-3 (Business District), allowing for a wide array of commercial uses such as retail, professional offices, and restaurants. This zoning provides developers and tenants with numerous possibilities for growth in a high-traffic area.

Demographic and Growth Trends

Sebring and Highlands County have seen a steady increase in population, with Highlands County reaching a population of 109,579 in 2024—a growth of 6.18% since 2020. The area's appeal has contributed to an ongoing rise in the median household income, which now stands at \$64,834, which continues to rise as new developments attract more affluent residents. As one of Florida's prime growth areas, Sebring offers businesses access to a steadily expanding customer base. This property offers an excellent opportunity for businesses looking to capture market share in a growing area with prime visibility and high traffic flow.





LOWE'S

Wendy's

US HWY 27 | 39,170 VPD

Batteries & Bulbs

Badcock Furniture & More



Aspen Dental



ROSS
DRESS FOR LESS

Michaels

ULTA
BEAUTY

FAMOUS
footwear

Marshalls

Burlington

five BELOW

Great Clips

petco

ASHLEY



PROPERTY HIGHLIGHTS

- Flexible Ownership will Consider All Reasonable Terms and Transaction Structures.
- Outparcel to Lowe's, with Shared Signage fronting US-27
- Zoning: B-3 (Business District) – Ideal for Diverse Commercial Uses
- High Visibility at a Signalized Intersection on US Highway 27 N, with Heavy Daily Traffic
- Positioned in a Retail Hub with Major National Chains and Local Businesses Nearby
- Highlands County's population has grown 6.18% since 2020, continuing upward trends





PROPERTY AT A GLANCE

PROPERTY TYPE:

Outparcel - available for Ground Lease, Build-to-Suit, or Sale

HIGHLANDS COUNTY PARCEL #:

S-23-34-28-100-0000-0020

LOT SIZE:

1.54 acres

SIGNAGE:

Pylon signage available on US Highway 27

LOCATION:

- Situated at the lighted intersection of Thunderbird Road and US Highway 27 N
- Adjacent to Lowe's and part of the power center at The Shoppes at Shelby Crossing
- Close proximity to key retail anchors in Sebring's primary retail and commercial corridor

TRAFFIC COUNTS:

39,170 Annual Average Daily Traffic (AADT) on US Highway 27 N

NEARBY RETAIL:

Located in a high-traffic retail corridor with established tenants

ZONING:

B-3 (Business District)

2024 PROPERTY TAXES:

\$9,985.62

Publix

Winn-Dixie Pet Super market
Advance! Auto Parts
SUBWAY
goodwill McDonald's Chick-fil-A

Walmart

LOWE'S Wendy's

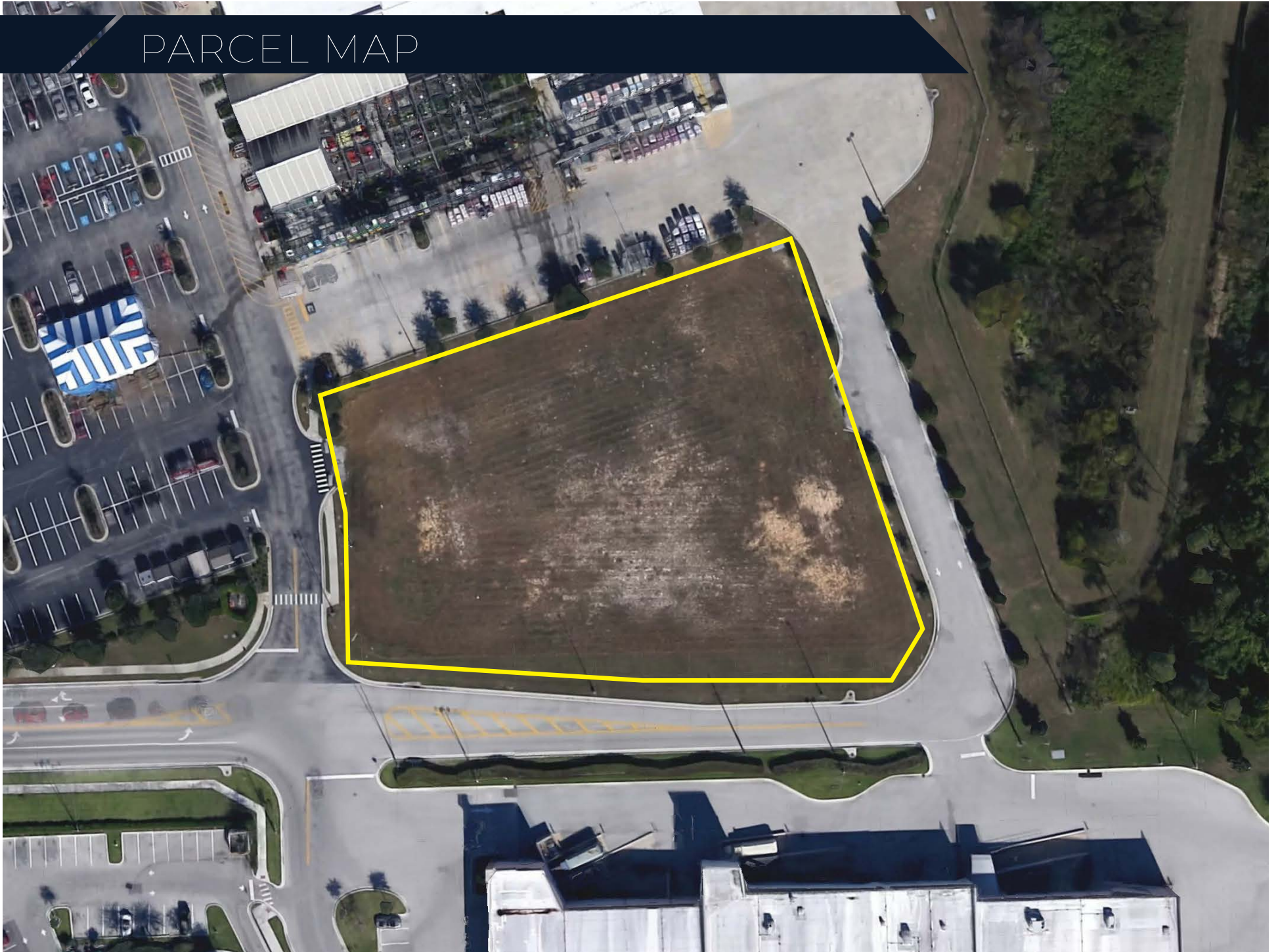
THE HOME DEPOT DQ BURGER KING

ROSS DRESS FOR LESS ULTA BEAUTY FAMOUS footwear STARBUCKS COFFEE
Michael's Marshalls five BELOW
Burlington petco Great Clips
ASHLEY TACO BELL Olive Garden Panera BREAD

LAKE SHORE MALL
belk Bealls Florida Planet Fitness
Red Lobster OUTBACK STEAKHOUSE AMC THEATRES

JACKSON LAKE

PARCEL MAP



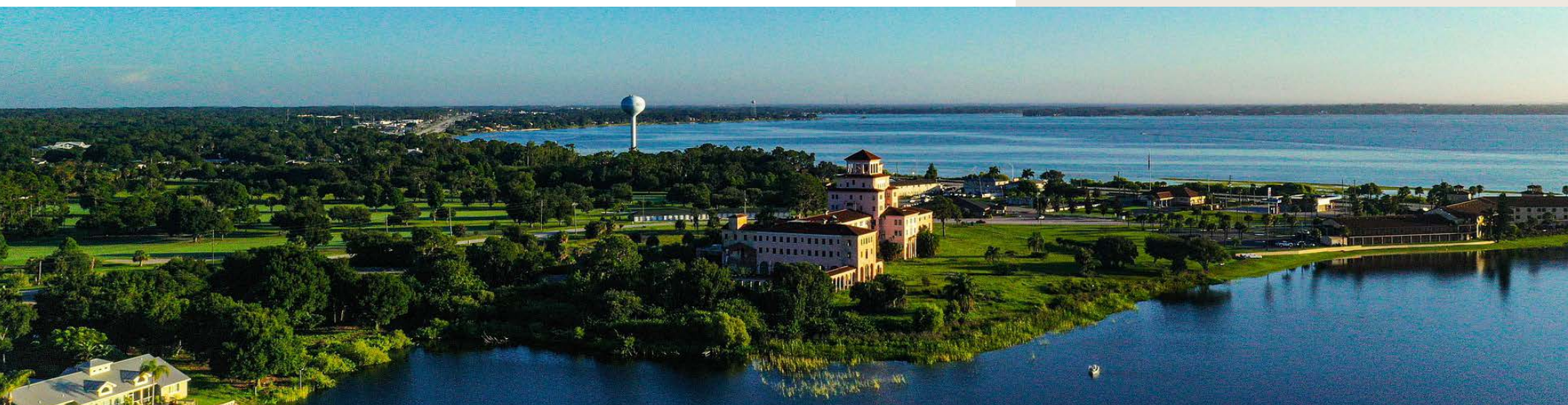
SEBRING, FLORIDA

Sebring, Florida, situated in Highlands County, offers a solid base for commercial real estate investments thanks to its steady population growth and business-friendly environment. Known for its rich history and tranquil natural setting, Sebring is strategically located near major thoroughfares, with direct access to U.S. Highway 27 and proximity to Interstate 4. This connectivity allows smooth transportation and logistics operations throughout Central and South Florida, catering to various business sectors.

The area's economy is well-diversified, with key sectors including healthcare, retail, and agriculture. The city's demographics reveal a balanced mix of retirees and working-age residents, supporting a consistent demand for both retail and service-oriented commercial spaces. Highlands County has seen steady population growth, partly due to its appeal as a less congested alternative to larger cities. Additionally, Sebring is home to Sebring Regional Airport, which enhances the area's accessibility and supports local business operations.

Overall, Sebring's central location, stable economic environment, and accessible transportation options make it an appealing area for commercial investments with long-term growth potential.

Sebring International Raceway attracts a significant number of visitors each year, especially for its hallmark event, the Mobil 1 Twelve Hours of Sebring endurance race. This annual event is one of the largest motorsports gatherings in North America, drawing thousands of fans from around the world. Sebring International Raceway generates over \$600 million in economic impact annually, contributing significantly to Central Florida's economy and cementing Sebring's status as a major motorsport destination.

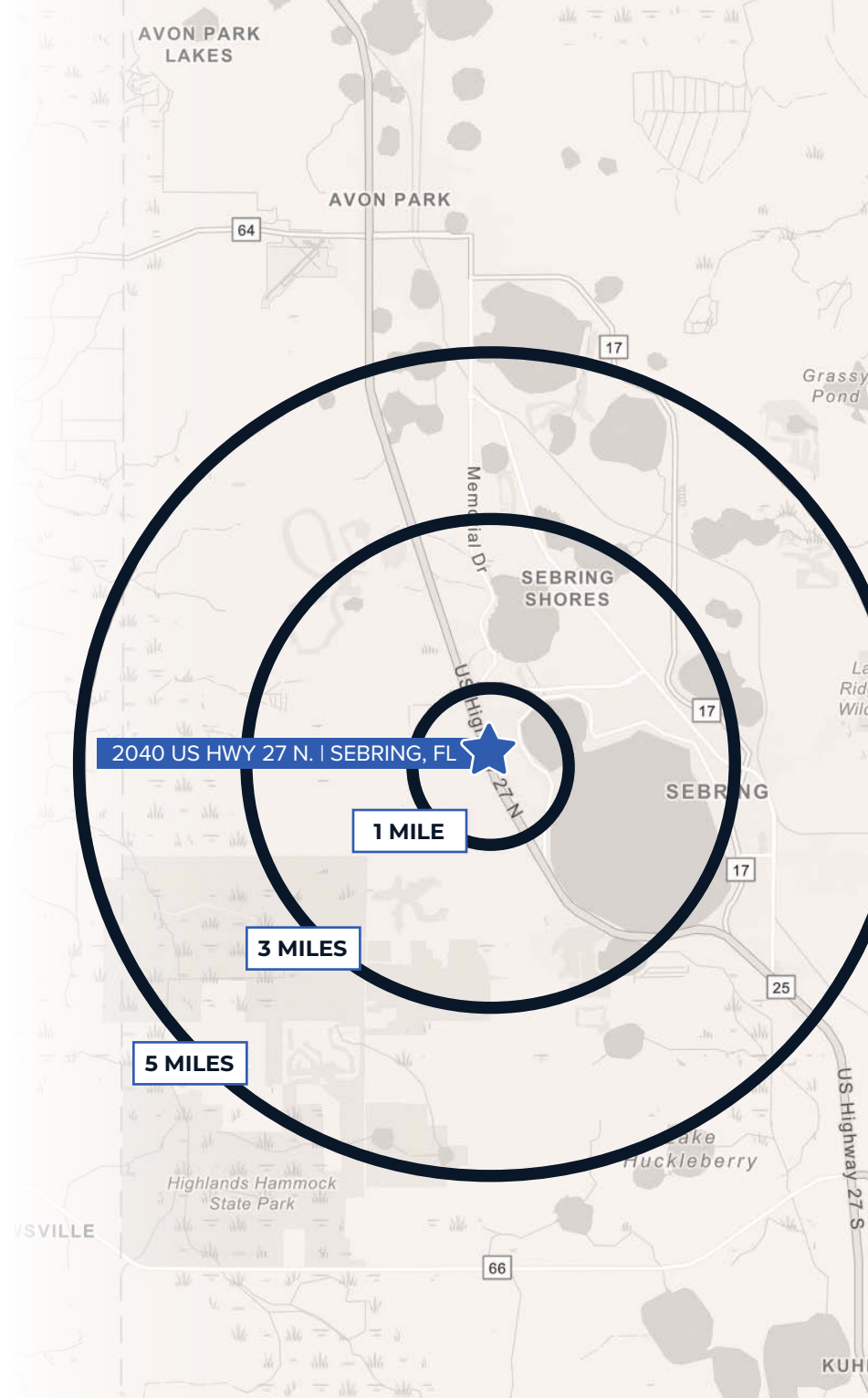


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,051	27,775	48,279
Households	2,409	12,940	21,931
Families	1,482	8,014	13,417
Average Household Size	2.10	2.13	2.16
Owner Occupied Housing Units	1,968	10,382	16,789
Renter Occupied Housing Units	441	2,558	5,142
Median Age	56.3	58.7	57.1
Median Household Income	\$59,650	\$60,047	\$57,505
Average Household Income	\$80,415	\$80,238	\$78,325

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,168	28,547	49,629
Households	2,506	13,520	22,901
Families	1,537	8,348	13,985
Average Household Size	2.06	2.09	2.13
Owner Occupied Housing Units	2,107	11,203	18,199
Renter Occupied Housing Units	399	2,316	4,702
Median Age	57.5	59.9	58.1
Median Household Income	\$70,705	\$68,907	\$66,225
Average Household Income	\$93,815	\$93,427	\$92,145



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