

# ABSOLUTE NET LEASED DENNY'S INVESTMENT

4390 US HWY 27  
SEBRING, FL



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**YOUR NEXT 1031 EXCHANGE  
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**C. TODD EVERETT, SIOR**

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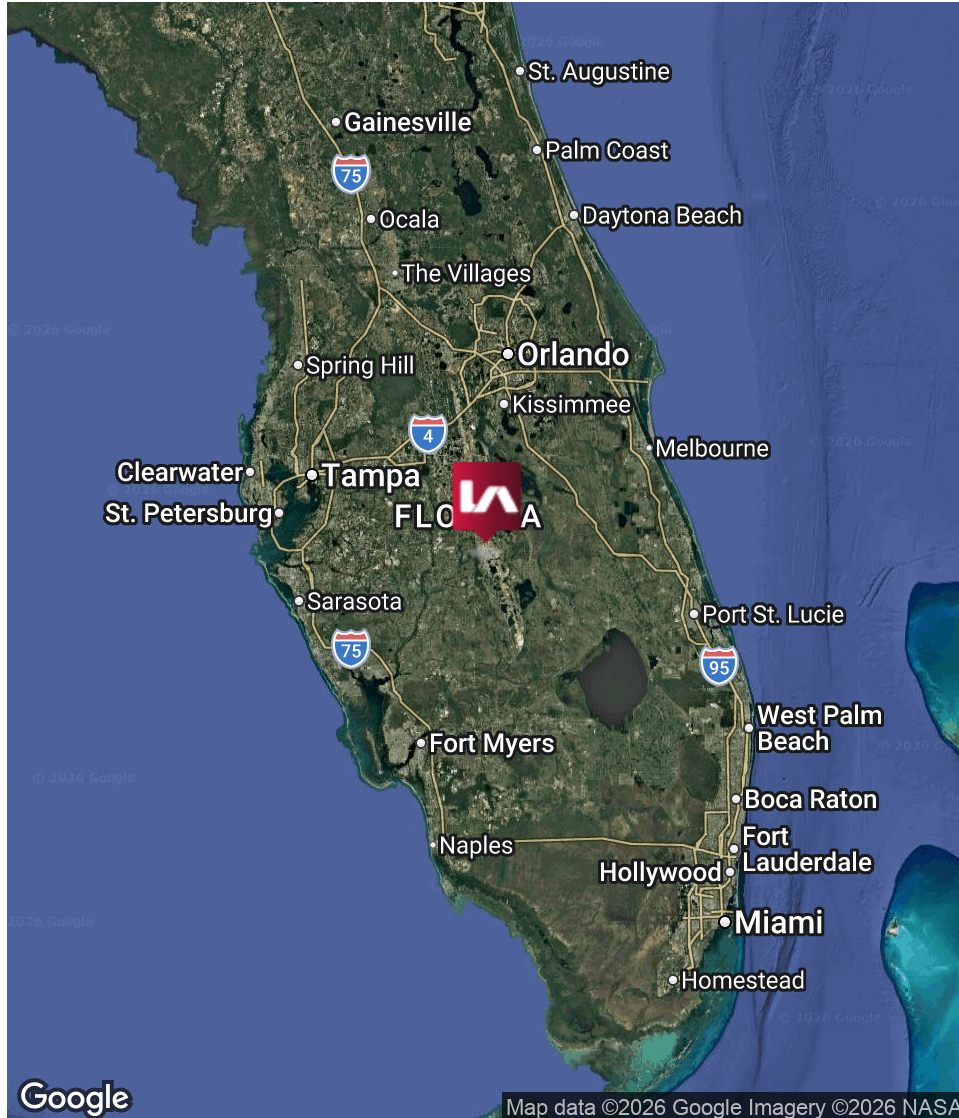
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# REGIONAL MAP



## LOCATION OVERVIEW

Located along Sebring's busiest commercial corridor, this property offers excellent visibility, high traffic counts, and strong co-tenancy with major brands. Its proximity to retirement communities and major tourism draws ensures a steady customer base year-round.

## CITY INFORMATION

CITY:	Sebring
COUNTY:	Highlands County
MARKET:	Central Florida
TRAFFIC COUNT:	42,500
SUBMARKET:	Florida Central South