

# ABSOLUTE NET LEASED DENNY'S INVESTMENT

4390 US HWY 27  
SEBRING, FL



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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YOUR NEXT 1031 EXCHANGE  
SERVED SUNNYSIDE UP!

C. TODD EVERETT, SIOR

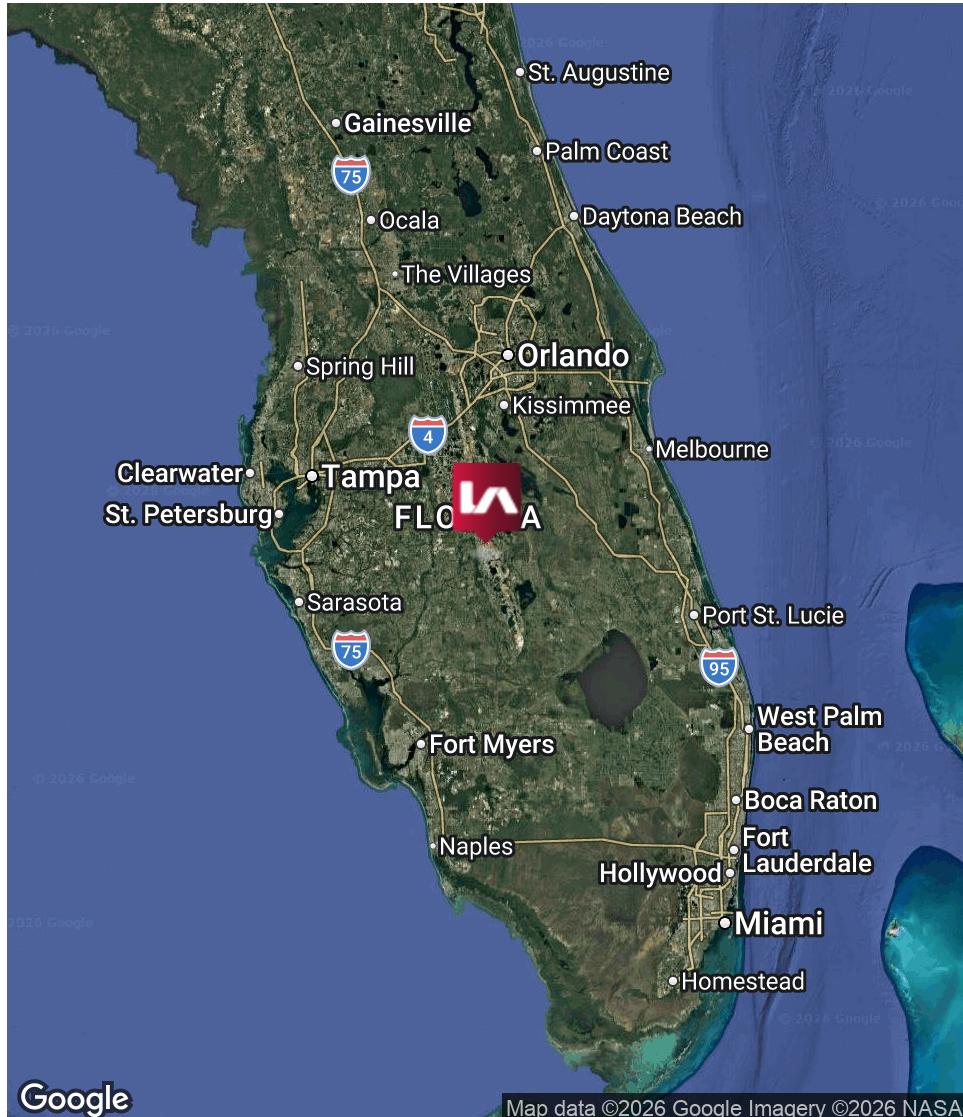
Principal

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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