



# U.S HWY 27 RETAIL OPPORTUNITY IN SEBRING

5216 Hardware Pl, Sebring, FL 33870

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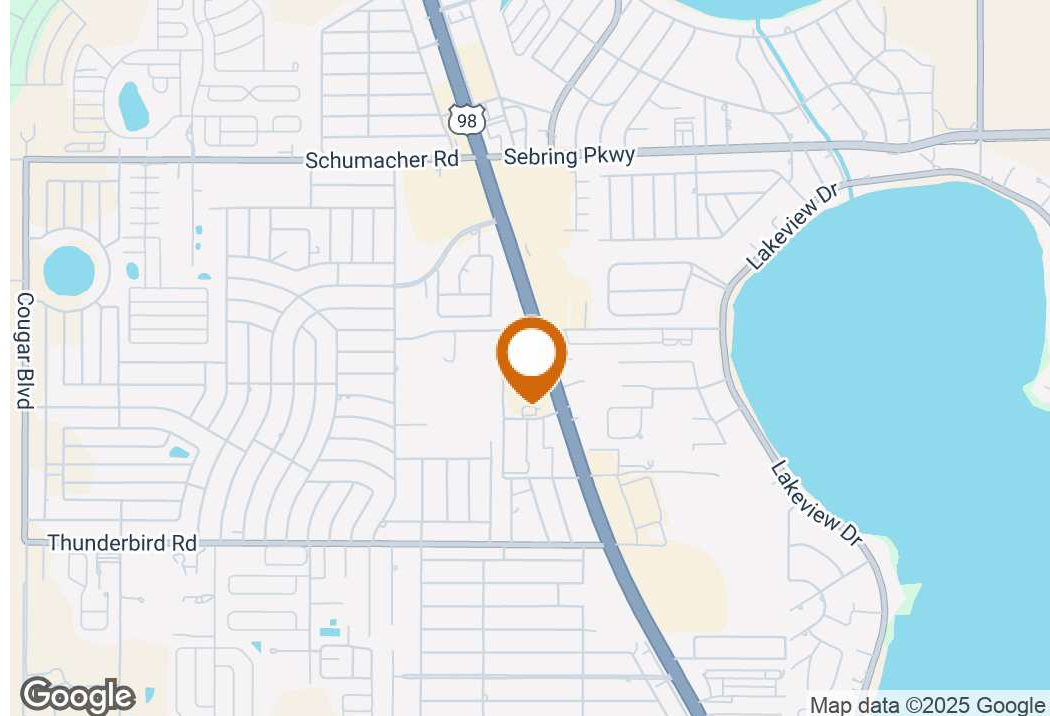
44,000 ±  
Cars/Day



Hardware Pl



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,300,000</b>
<b>Number of Units:</b>	2
<b>Lot Size:</b>	1.09 Acres
<b>Building Size:</b>	4,763 SF
<b>Year Built:</b>	2021
<b>Zoning:</b>	B3
<b>NOI:</b>	\$184,524.00
<b>Cap Rate:</b>	5.59%
<b>Traffic Count:</b>	44,000 ± Cars/Day (Hwy 27)

## PROPERTY DESCRIPTION

Explore an exceptional investment opportunity in Sebring, FL, with this impressive 4,763 SF free-standing building. Built in 2021, this property features two units and is currently at 100% occupancy, ensuring immediate income potential for prospective investors. Zoned B3, the property offers a versatile space suitable for a range of retail ventures. Strategically positioned in the thriving Sebring area off US Highway 27 N with a traffic count of 44,000 vehicles daily, this modern building presents an ideal platform for entrepreneurs and investors seeking a prime commercial real estate opportunity in a high-demand location. Don't miss out on this ready-to-invest property with exceptional potential for long-term success.

## PROPERTY HIGHLIGHTS

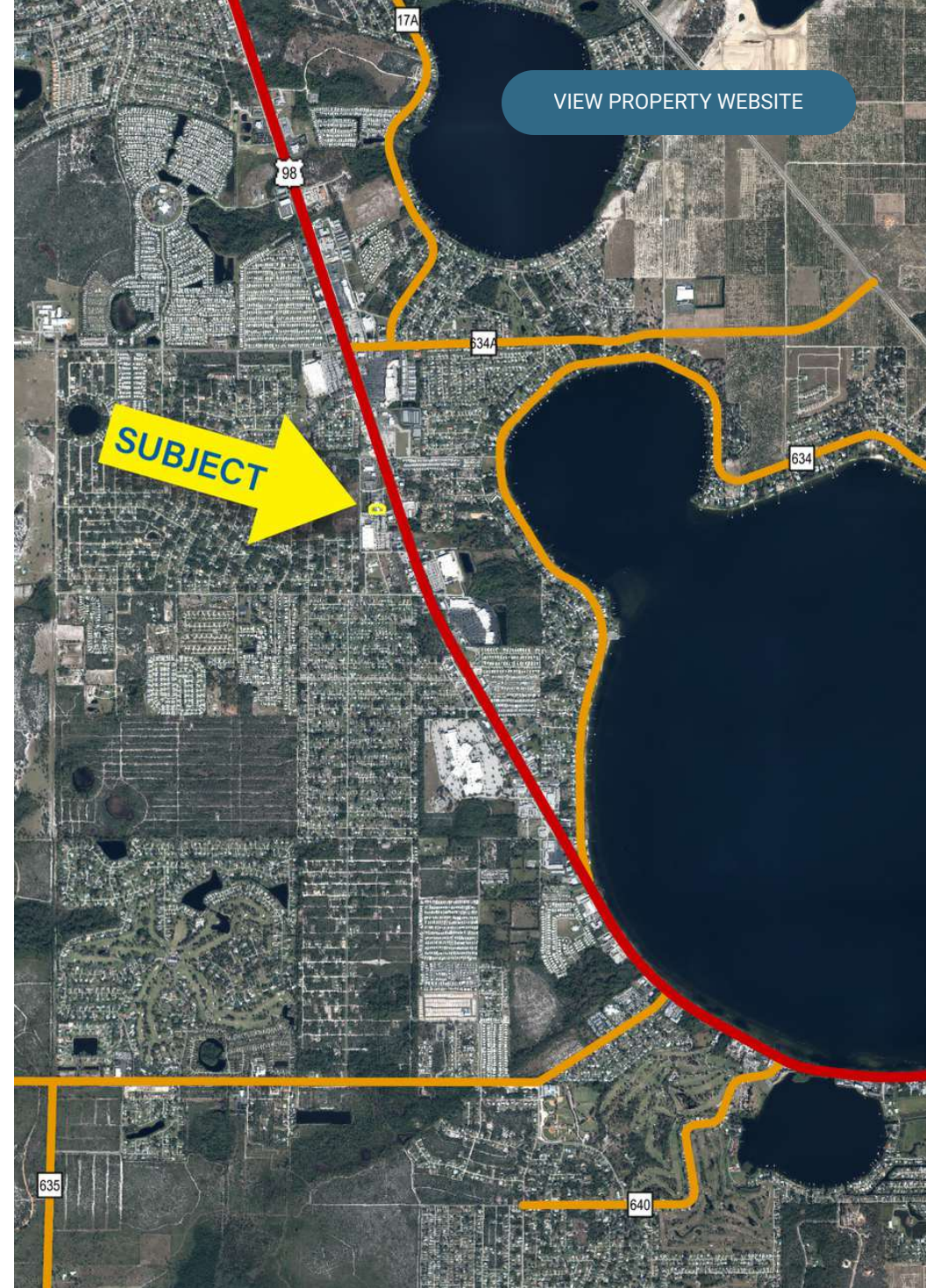
- 4,763 SF free-standing building
- Two units for increased leasing flexibility
- Modern construction completed in 2021
- Zoned B3 for versatile retail and commercial use
- Fully occupied, offering immediate income potential

## LOCATION DESCRIPTION

### LOCATION DESCRIPTION

Discover the potential of Sebring, FL – a charming city bursting with opportunity for retail and free-standing building investors. The property is situated in a bustling commercial area that offers a variety of retail options within close proximity. This location is surrounded by a wide array of retailers, including popular stores and service providers, such as Chic-fil-A, Wendy's, Walmart, Publix, Home Depot, Lowe's, and many more, making it ideal for businesses looking for high visibility and accessibility.

The area is well-connected, with easy access to major roadways such as US-27, which runs north-south, and ensures seamless connectivity to other parts of Sebring and surrounding communities. The combination of retail abundance and strategic location on key transportation routes makes this address an excellent choice for both customers and businesses alike.



## RENT ROLL

TENANT NAME	SIZE SF	PRICE/SF/YEAR	NOI	LEASE START	LEASE END
Dunkin Donuts	1,763 SF	\$53.09	\$93,600	1/1/2025	12/31/2035
Goldflower Cannabis	3,000 SF	\$35.52	\$90,924	6/16/2021	6/15/2026
<b>TOTALS</b>	<b>4,763 SF</b>	<b>\$88.61</b>	<b>\$184,524</b>		



Dunkin' (formerly Dunkin' Donuts) is a leading national brand in the quick-service restaurant industry, known for its coffee, baked goods, and breakfast offerings. Established in 1950, Dunkin' has built a strong reputation as a reliable and highly recognizable tenant across the United States. With over 12,900 locations worldwide, Dunkin' continues to be a staple in both urban and suburban markets, driving consistent foot traffic and providing stability for landlords. As a franchise-driven business, Dunkin' operates with a model that ensures operational consistency while empowering local operators. This structure reduces corporate risk and makes Dunkin' an attractive tenant for property owners. The company's versatility in real estate allows it to thrive in a variety of property types, including freestanding drive-thru locations and inline shopping center spaces.

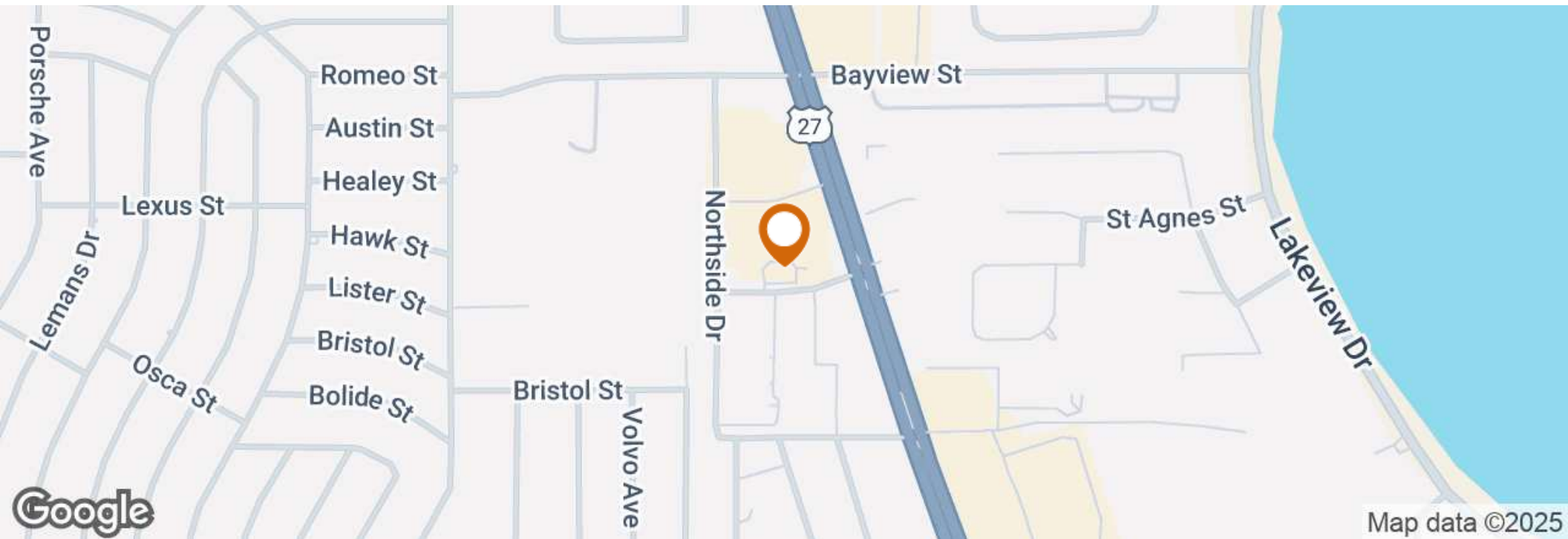
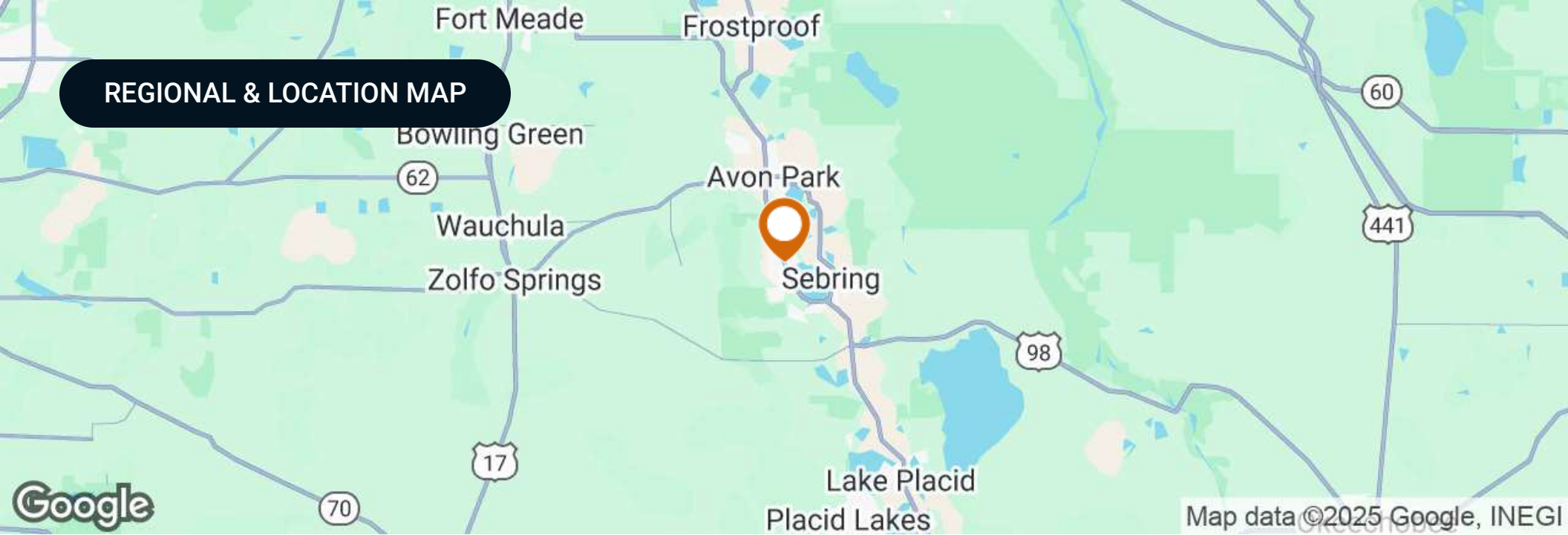
Dunkin' benefits from the financial backing of Inspire Brands, one of the largest global restaurant groups, which strengthens its position as a secure and creditworthy tenant. The brand's commitment to innovation, such as investments in mobile ordering, loyalty programs, and store redesigns, enhances customer experience and supports long-term operational success. With a loyal customer base, Dunkin' demonstrates resilience during economic fluctuations. Its affordable, high-frequency offerings appeal to a broad demographic, ensuring steady demand and reliable performance. For property owners, Dunkin's strong brand presence, adaptability, and proven success make it an ideal national tenant.



Goldflower Cannabis is a Florida-based, vertically integrated cannabis company founded by a group of friends with over 30 years of experience in cannabis cultivation, culture, and advocacy. Their mission is to cultivate and craft the highest quality, cleanest cannabis for Florida's medical marijuana patients, delivering products through beautiful retail environments supported by exceptional customer service and cannabis education. The company oversees every aspect of the cannabis experience, from genetics and cultivation to the extraction of various oils, and the crafting of edibles, concentrates, and vapes. Their flagship brand, Ideal Cannabis, features products grown with organic practices and concentrates made exclusively with solventless extracted cannabis oil.

Goldflower Cannabis has achieved Cannabis Safety and Quality (CSQ) Certification, demonstrating their commitment to providing safe, high-quality cannabis products. This certification ensures that their processes meet the highest standards of safety and quality across every aspect of their operations. The company offers delivery services across 27 counties in Florida and operates storefronts in Sebring, Largo, St. Petersburg, Bradenton, and Ocala, with plans to expand to Tampa and other locations. They are dedicated to redefining the medical cannabis experience in Florida by providing unparalleled access to premium cannabis products, value, and five-star service to each patient.

## REGIONAL & LOCATION MAP



## BENCHMARK DEMOGRAPHICS

	5 Mins	10 Mins	15 Mins	Sebring	Higlands County	FL	US
Population	9,424	37,713	62,375	11,888	105,165	22,779,514	338,440,954
Households	4,420	17,340	27,587	5,102	46,672	9,084,882	130,716,571
Families	2,756	10,452	16,930	2,719	29,125	5,826,884	83,629,781
Average Household Size	2.13	2.14	2.23	2.20	2.22	2.45	2.53
Owner Occupied Housing Units	3,693	13,213	20,332	3,001	36,239	6,029,935	84,133,084
Renter Occupied Housing Units	727	4,127	7,255	2,101	10,433	3,054,947	46,583,487
Median Age	58.9	57.6	54.0	47.5	55.3	43.5	39.3
<b>Income</b>							
Median Household Income	\$56,488	\$57,720	\$54,479	\$47,159	\$56,165	\$74,715	\$79,068
Average Household Income	\$78,892	\$77,851	\$74,111	\$67,370	\$76,632	\$105,305	\$113,185
Per Capita Income	\$36,638	\$36,037	\$33,084	\$29,438	\$34,081	\$42,078	\$43,829
<b>Trends: 2024 - 2029 Annual Growth Rate</b>							
Population	0.49%	0.55%	0.48%	0.43%	0.52%	0.93%	0.38%
Households	0.83%	0.86%	0.83%	0.73%	0.90%	1.15%	0.64%
Families	0.78%	0.82%	0.79%	0.53%	0.85%	1.12%	0.56%
Owner HHs	1.37%	1.62%	1.68%	2.01%	1.62%	1.66%	0.97%
Median Household Income	3.00%	2.83%	2.75%	3.04%	3.33%	3.25%	2.95%

- Over 62,000 people with a median age of 54.0 within a 15-minute drive from the property.
- Median household income of over \$57,000 within a 10-minute drive from the property.



# BENCHMARK DEMOGRAPHICS

5 Mins 10 Mins 15 Mins Sebring Highlands County FL US

## Households by Income

<\$15,000	10.10%	12.00%	14.00%	16.70%	12.60%	8.40%	8.60%
\$15,000 - \$24,999	6.10%	8.30%	8.90%	14.20%	9.60%	6.60%	6.30%
\$25,000 - \$34,999	11.20%	9.70%	10.30%	9.70%	9.80%	7.40%	6.70%
\$35,000 - \$49,999	15.60%	11.40%	11.50%	11.10%	11.60%	11.00%	10.10%
\$50,000 - \$74,999	20.30%	21.30%	20.80%	19.30%	19.20%	16.90%	15.70%
\$75,000 - \$99,999	13.60%	13.90%	12.10%	8.70%	12.60%	13.60%	12.80%
\$100,000 - \$149,999	13.10%	14.90%	14.40%	13.70%	16.00%	17.20%	17.60%
\$150,000 - \$199,999	5.60%	4.20%	3.90%	2.50%	4.30%	8.60%	9.50%
\$200,000+	4.40%	4.40%	4.10%	4.20%	4.20%	10.40%	12.60%

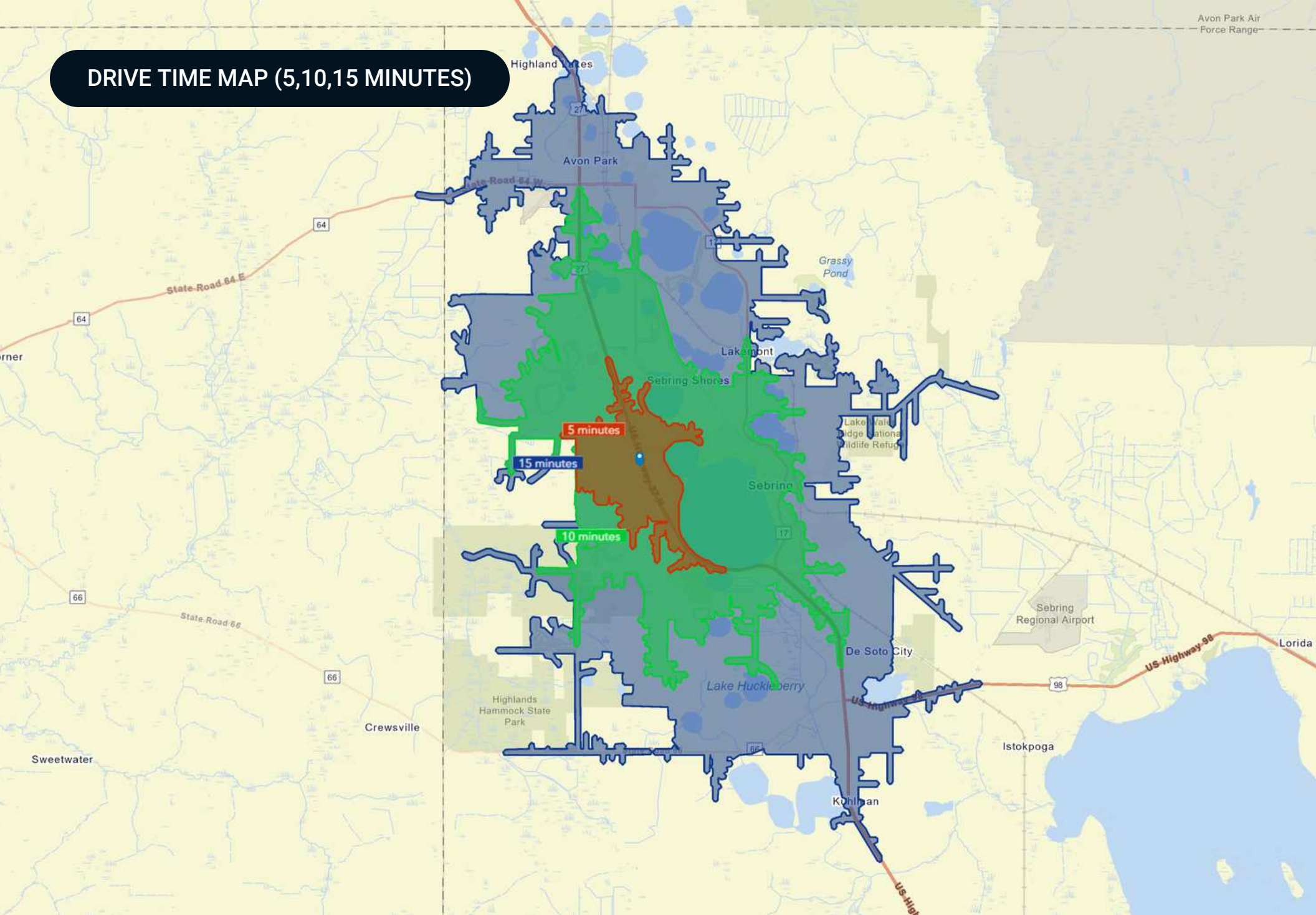
## Population by Age

0 - 4	3.40%	3.80%	4.30%	4.80%	4.10%	4.70%	5.50%
5 - 9	3.70%	4.10%	4.60%	4.60%	4.40%	5.10%	5.80%
10 - 14	4.20%	4.50%	5.00%	5.60%	4.80%	5.40%	6.00%
15 - 19	4.70%	4.50%	5.10%	5.50%	5.00%	5.80%	6.40%
20 - 24	3.90%	4.00%	4.50%	5.50%	4.30%	6.10%	6.80%
25 - 34	7.70%	8.20%	8.90%	11.10%	8.60%	12.30%	13.50%
35 - 44	8.70%	8.70%	9.30%	10.70%	9.10%	12.50%	13.30%
45 - 54	9.20%	9.10%	9.40%	9.80%	9.30%	12.10%	12.10%
55 - 64	13.80%	13.40%	13.20%	12.50%	13.60%	13.30%	12.30%
65 - 74	19.40%	18.60%	17.00%	14.70%	17.70%	12.30%	10.40%
75 - 84	16.70%	15.80%	14.10%	10.80%	14.50%	7.70%	5.70%
85+	4.70%	5.20%	4.60%	4.50%	4.50%	2.70%	2.00%

## Race and Ethnicity

White Alone	72.00%	70.10%	65.90%	62.10%	69.00%	56.50%	60.30%
Black Alone	5.90%	8.60%	12.20%	13.70%	9.90%	15.00%	12.50%
American Indian Alone	0.50%	0.50%	0.50%	0.60%	0.60%	0.50%	1.10%
Asian Alone	2.00%	2.40%	1.90%	1.20%	1.70%	3.20%	6.40%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.20%	0.10%	0.10%	0.20%
Some Other Race Alone	6.00%	6.30%	7.20%	8.10%	7.00%	7.60%	8.80%
Two or More Races	13.30%	12.00%	12.20%	14.10%	11.80%	17.20%	10.70%
Hispanic Origin (Any Race)	22.30%	20.50%	22.70%	26.20%	22.60%	27.60%	19.60%

# DRIVE TIME MAP (5,10,15 MINUTES)



# NEIGHBORHOOD MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

# MARKET AREA MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

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## PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

## ADVISOR BIOGRAPHY



### CARLY POWELL

Advisor

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## PROFESSIONAL BACKGROUND

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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