



Wawa

Advent Health

For SALE

PERFECT FOR A RADIOLOGY GROUP LOOKING TO EXPAND!

**Advantage
Realty #1**

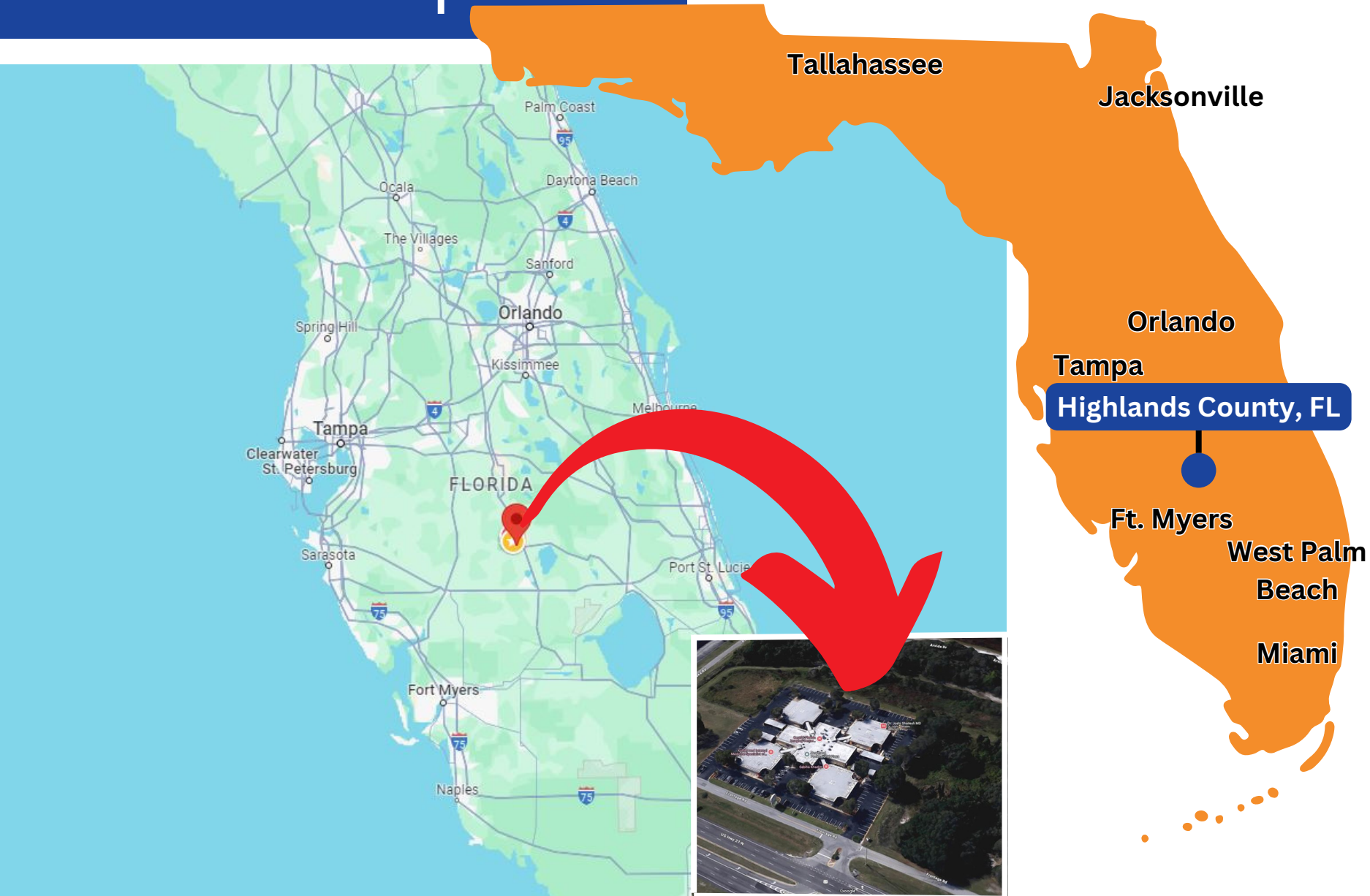
6801 US 27 Highway N,
Sebring, Florida 33870

User | Investment | Development Opportunity w/
Development Potential/ Commercial

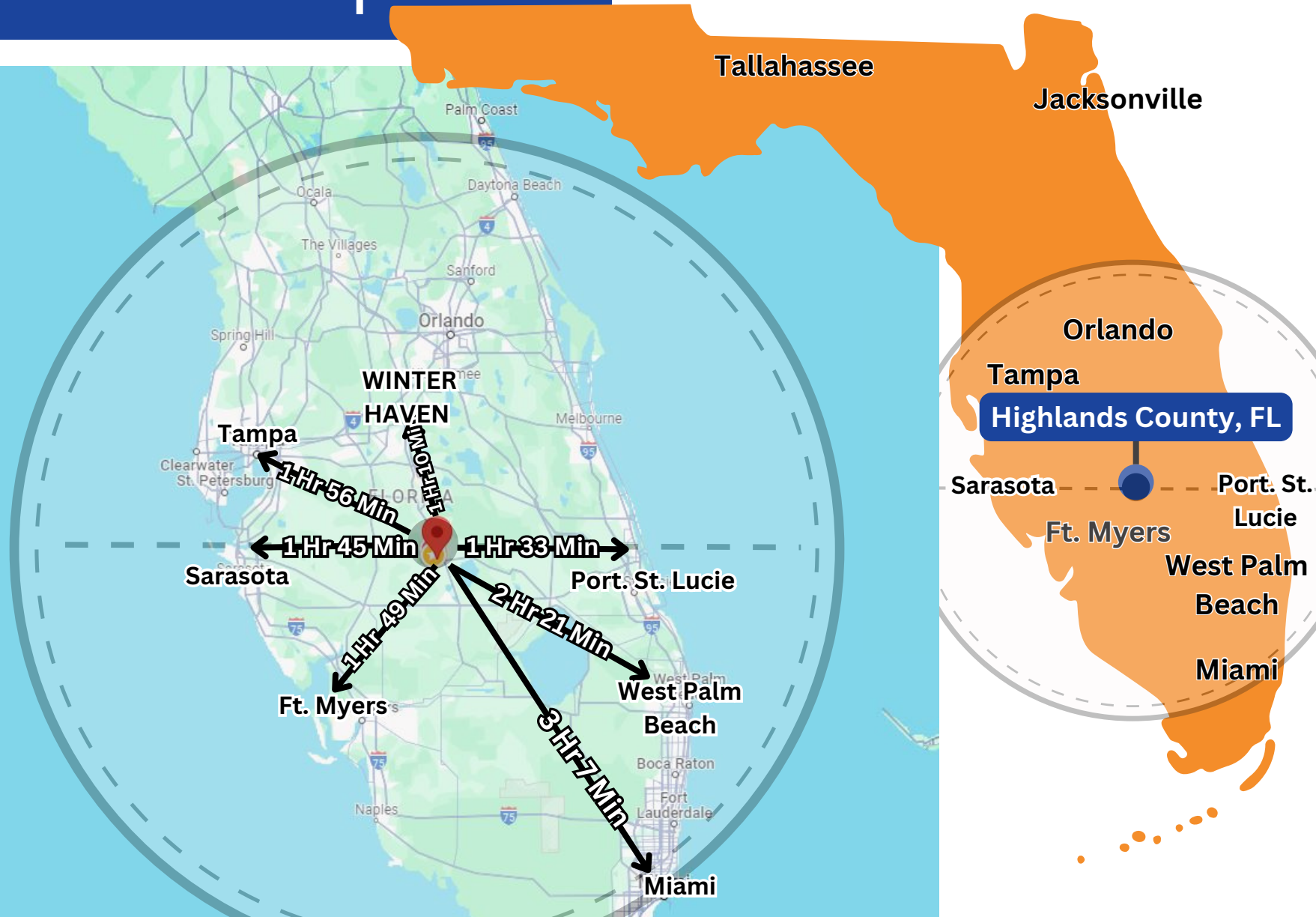
Susan Geitner
Brokers Associate
863 - 273 - 0145



Area Map



Area Map





Site Over View

Offering Memorandum

6801 US 27 Highway N ,
Sebring, Florida 33870



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Sebring, Florida 33870**

Total Acreage:

- 4.23- Acres

Utilities::

- Water & City Sewer

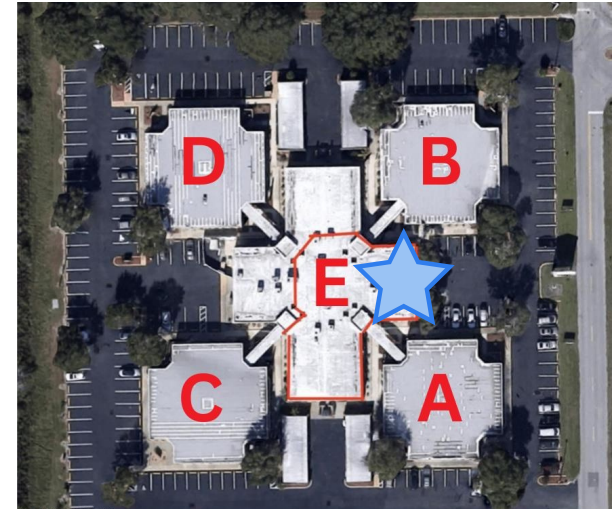
Entitlements/Zoning:

- Zoned B2

Land Features:

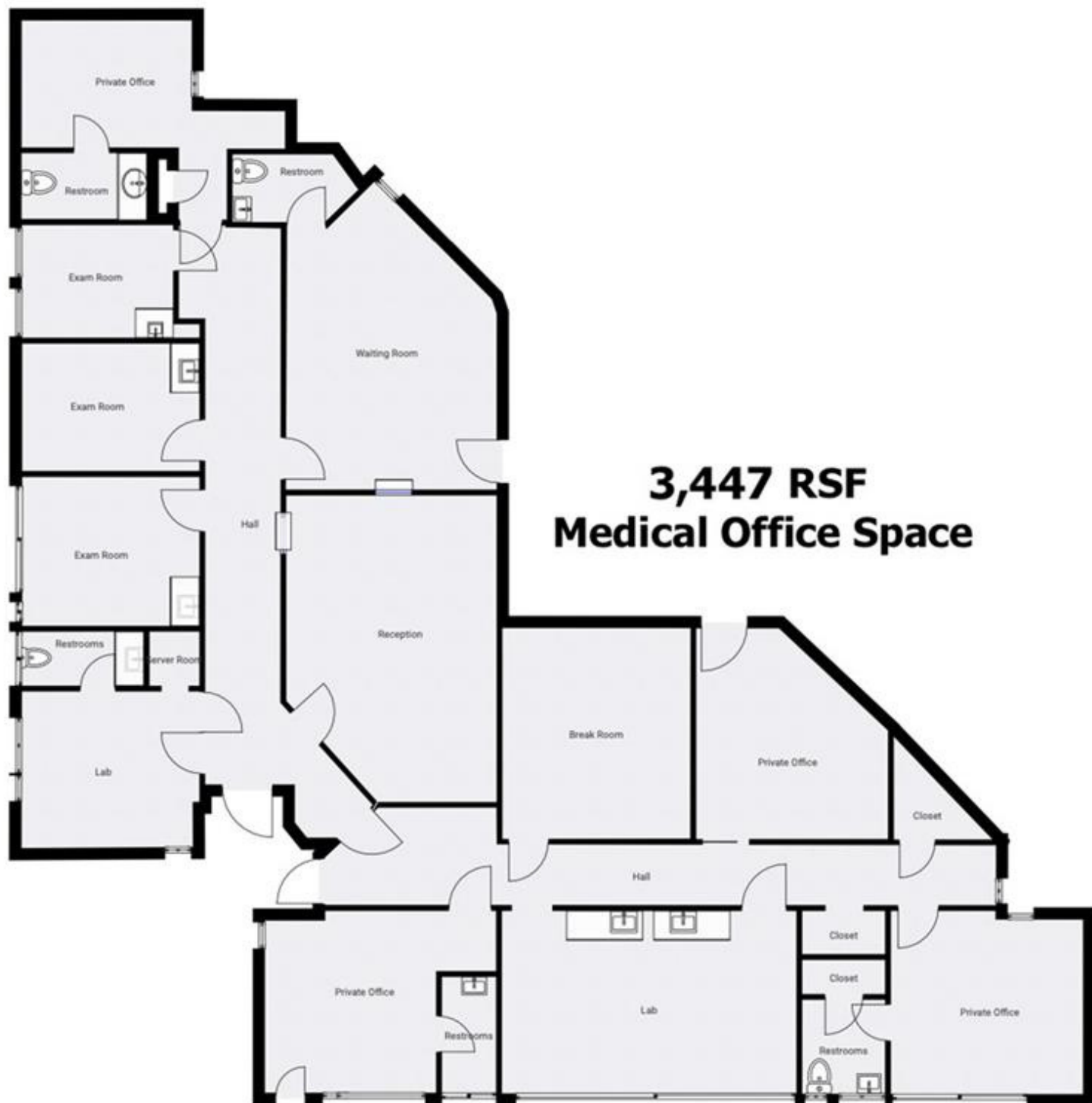
- Existing

List Price: \$2,500,000



Development Details:

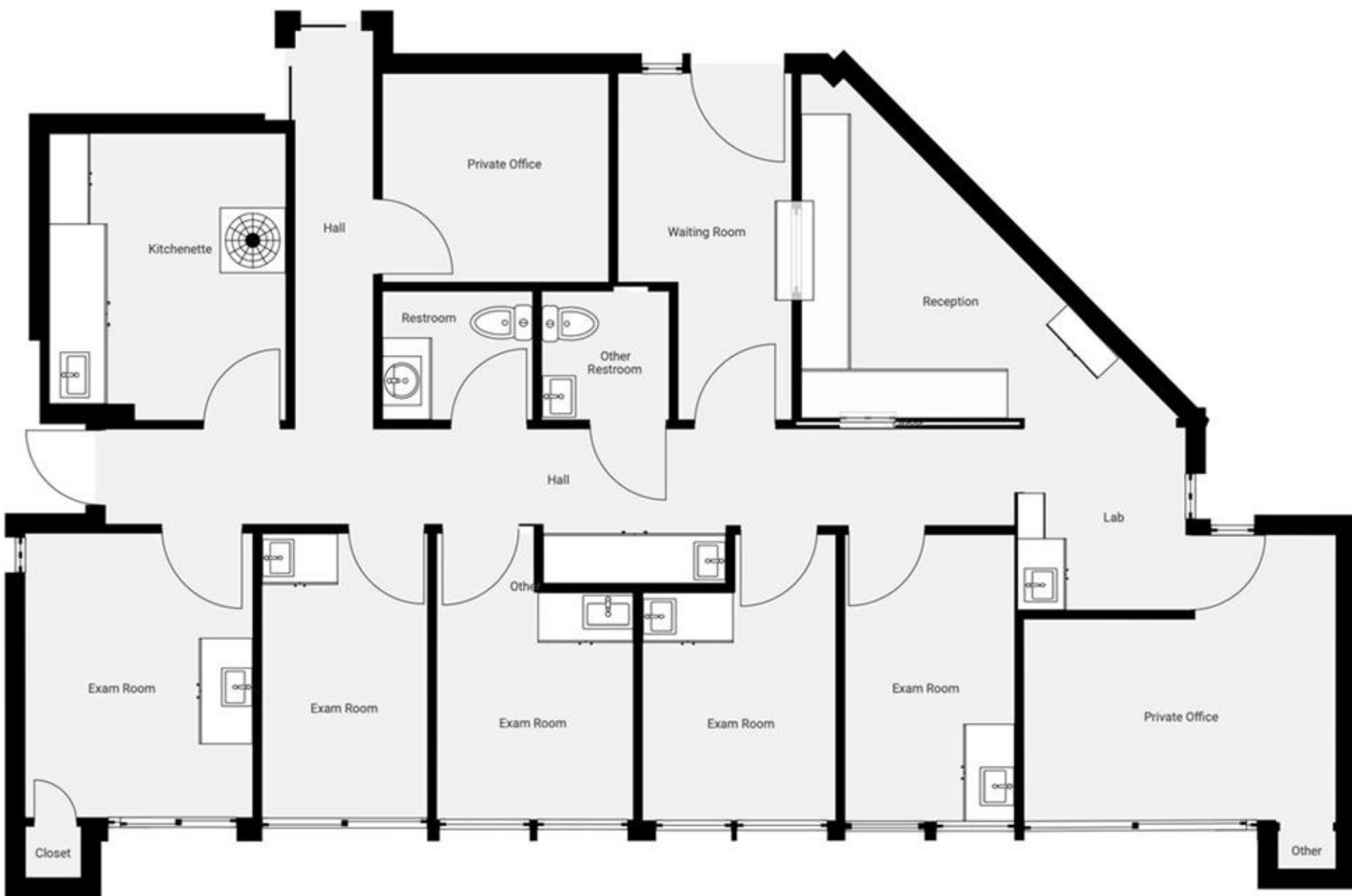
- Medical office complex next to AdventHealth.
- Ideal opportunity for owner-user seeking to customize approximately 10,000± SF for a modern medical practice while generating additional income from existing suites.
- Flexible spaces from 1,400 SF to 3,500± SF.
- Offered at \$113/SF with leasing options at \$16/SF.
- Seller, an experienced medical office builder/contractor, available to assist with renovations.
- Excellent location within an established healthcare corridor.
- ****CA and executed LOI/PSA required prior to touring tenant-occupied spaces.
- Perfect for a Radiology Group looking to expand!



3,447 RSF
Medical Office Space

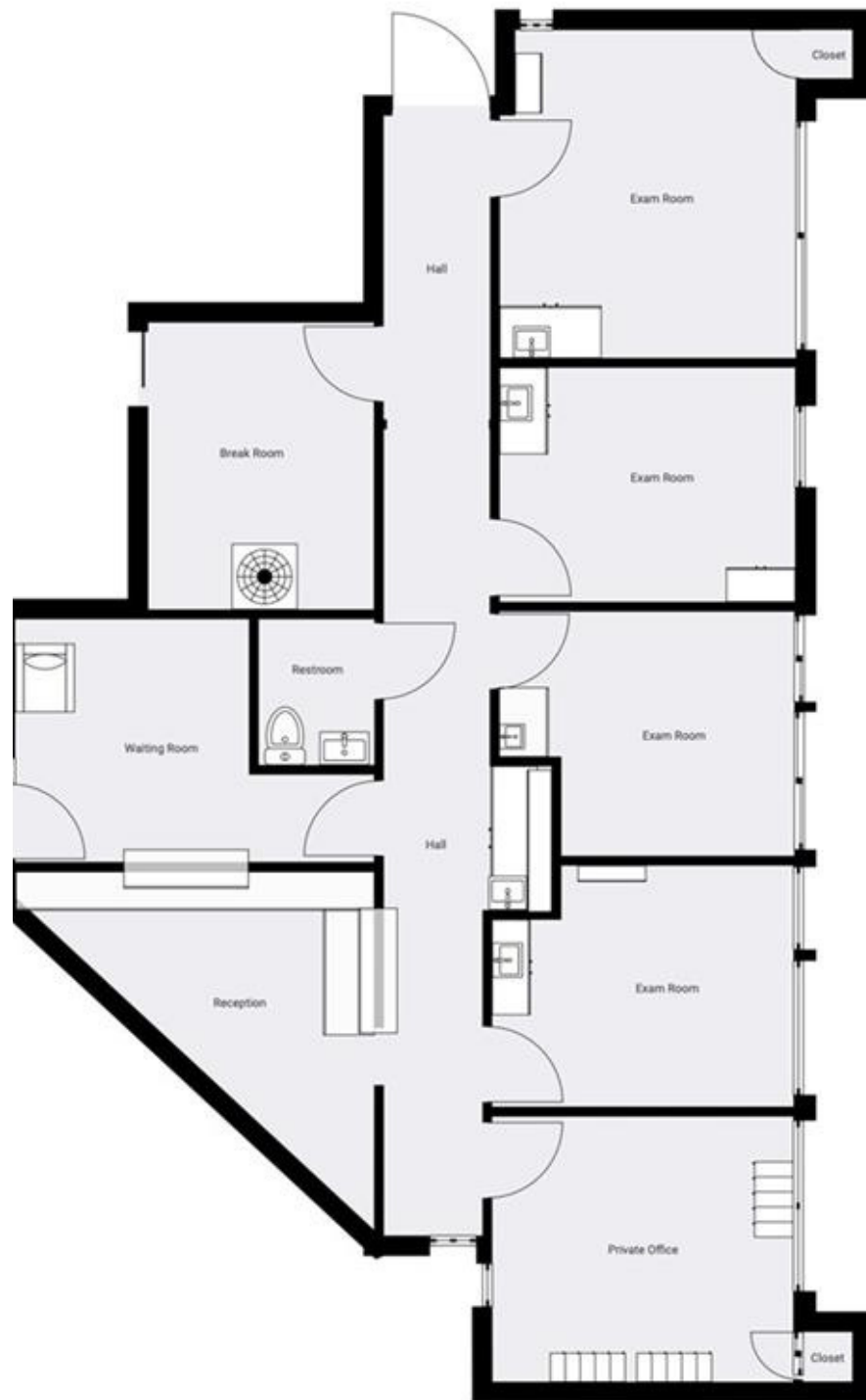


and Association of Realtors



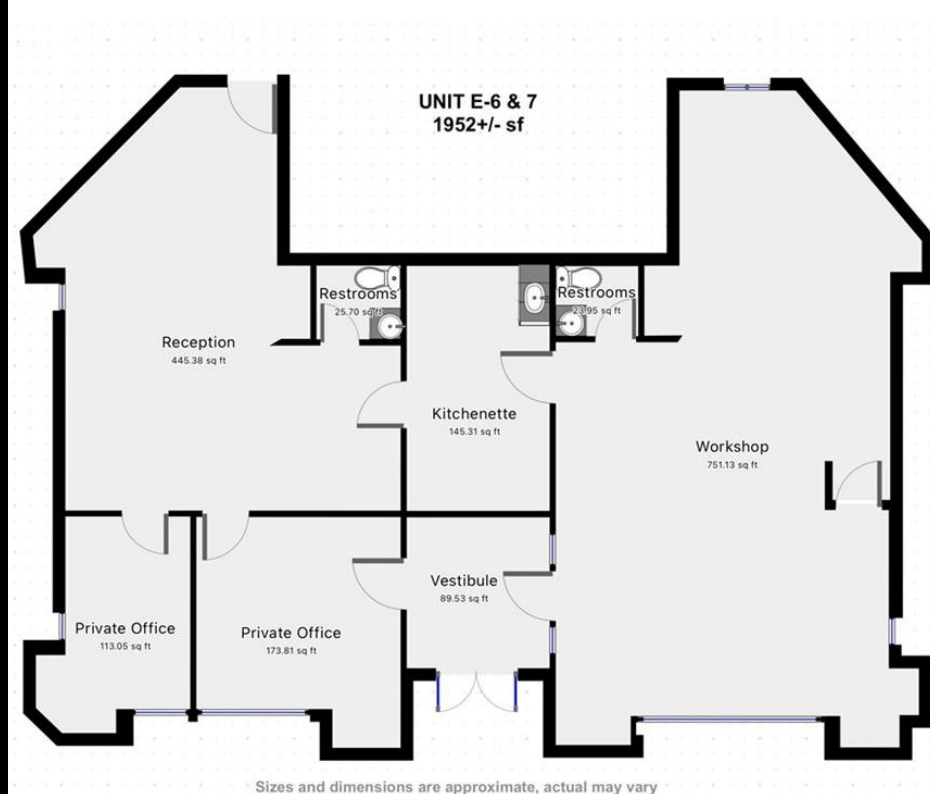
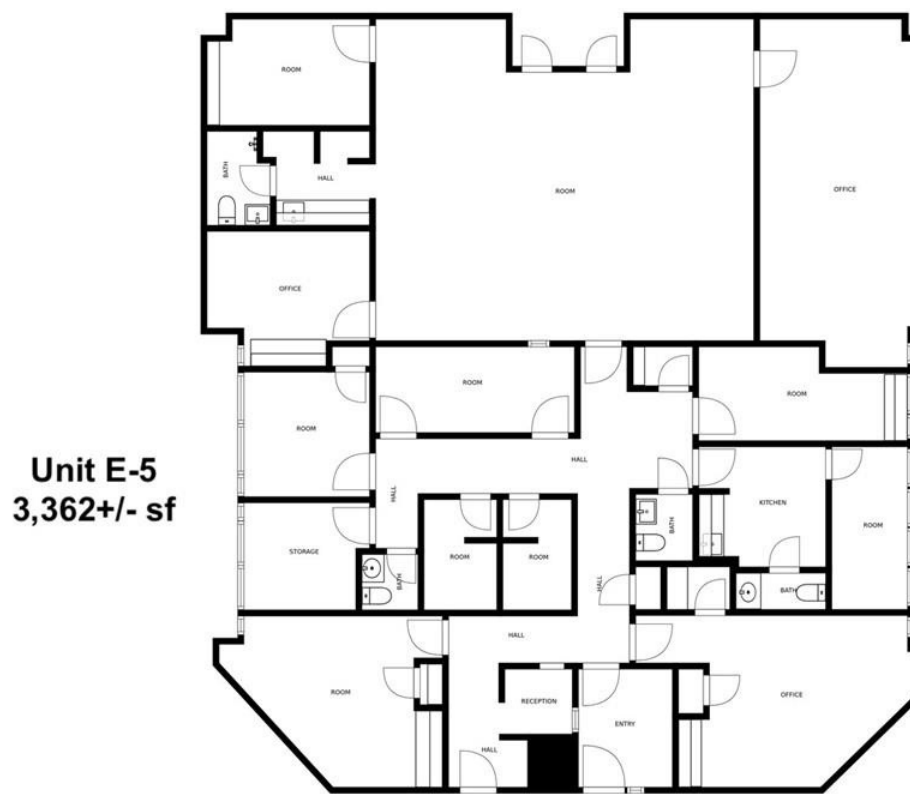


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1 of 10

Unit E 5,6,7



DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
TOTAL Population	79,788	187,336	2,848,597
Average Age	50	47	43
Average Age (Male)	50	46	42
Average Age (Female)	51	48	44
Households & Income	10 Miles	30 Miles	60 Miles
TOTAL Households	34,594	76,419	1,086,924
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,884	\$68,316	\$89,743
Average House Value	\$217,244	\$223,188	\$323,543



Highlands County Overview



101,638
Current Total
Population



102,910
5-Yr Projected Total
Population



\$70,143
Average Household
Income



\$83,443
5-Yr Projected Avg
Household Income



\$175,043
Median Home
Value

"Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business."

- Highlands County Economic Development

Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



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Offering Memorandum

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Disclaimer

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743 US Hwy 27 S, Sebring, FL 33870