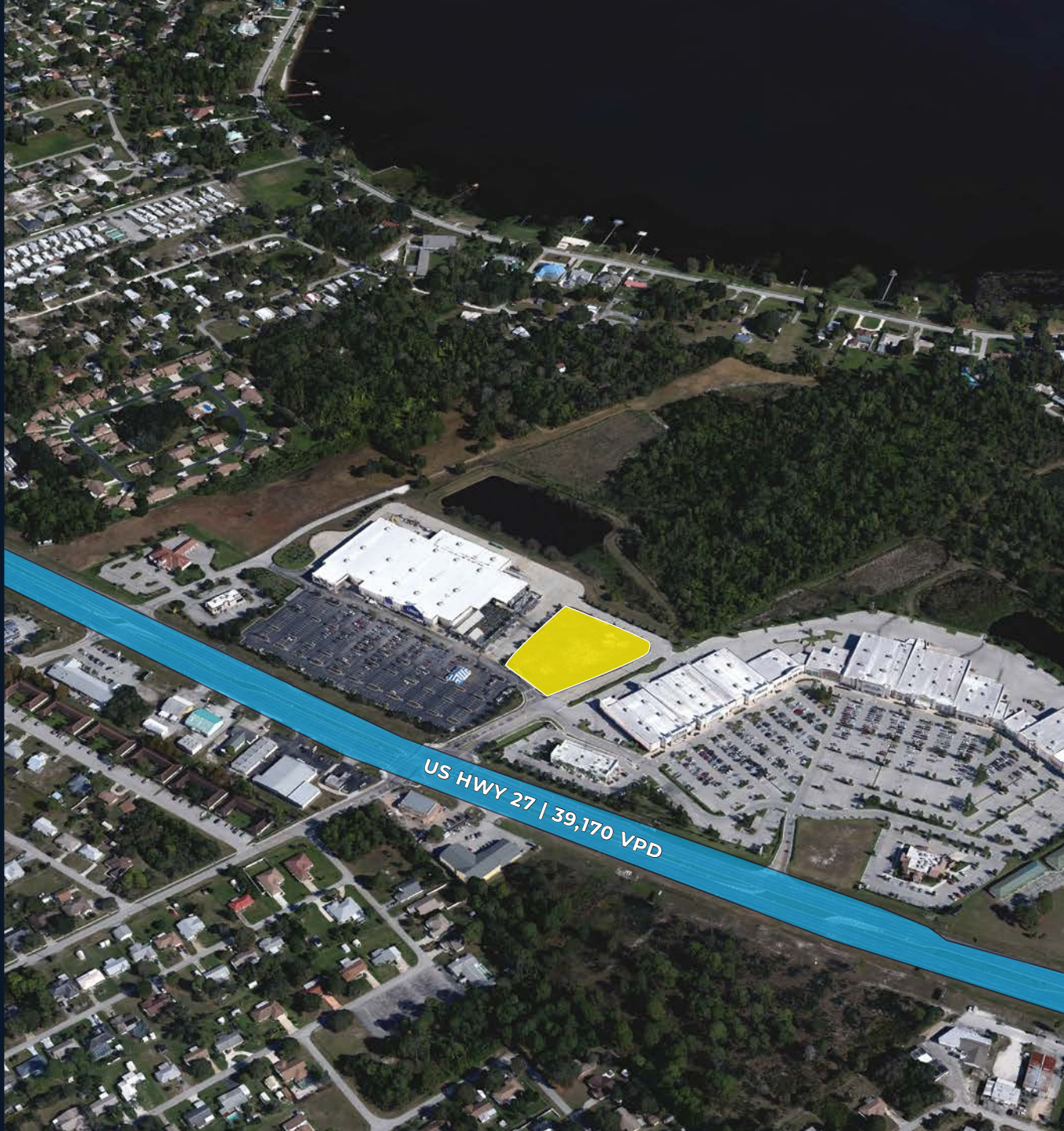



OFFERING MEMORANDUM



# 1.54 ACRE OUTPARCEL

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

 2040 US Hwy 27 N.  
Sebring, FL 33870



**PRESENTED BY:**

Brad Kuskin  
Founding Principal  
brad.kuskin@compass.com  
(561) 232-7899

#### **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:**

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

#### **AFFILIATED BUSINESS DISCLOSURE**

Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

#### **CONFIDENTIALITY AGREEMENT**

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.



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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

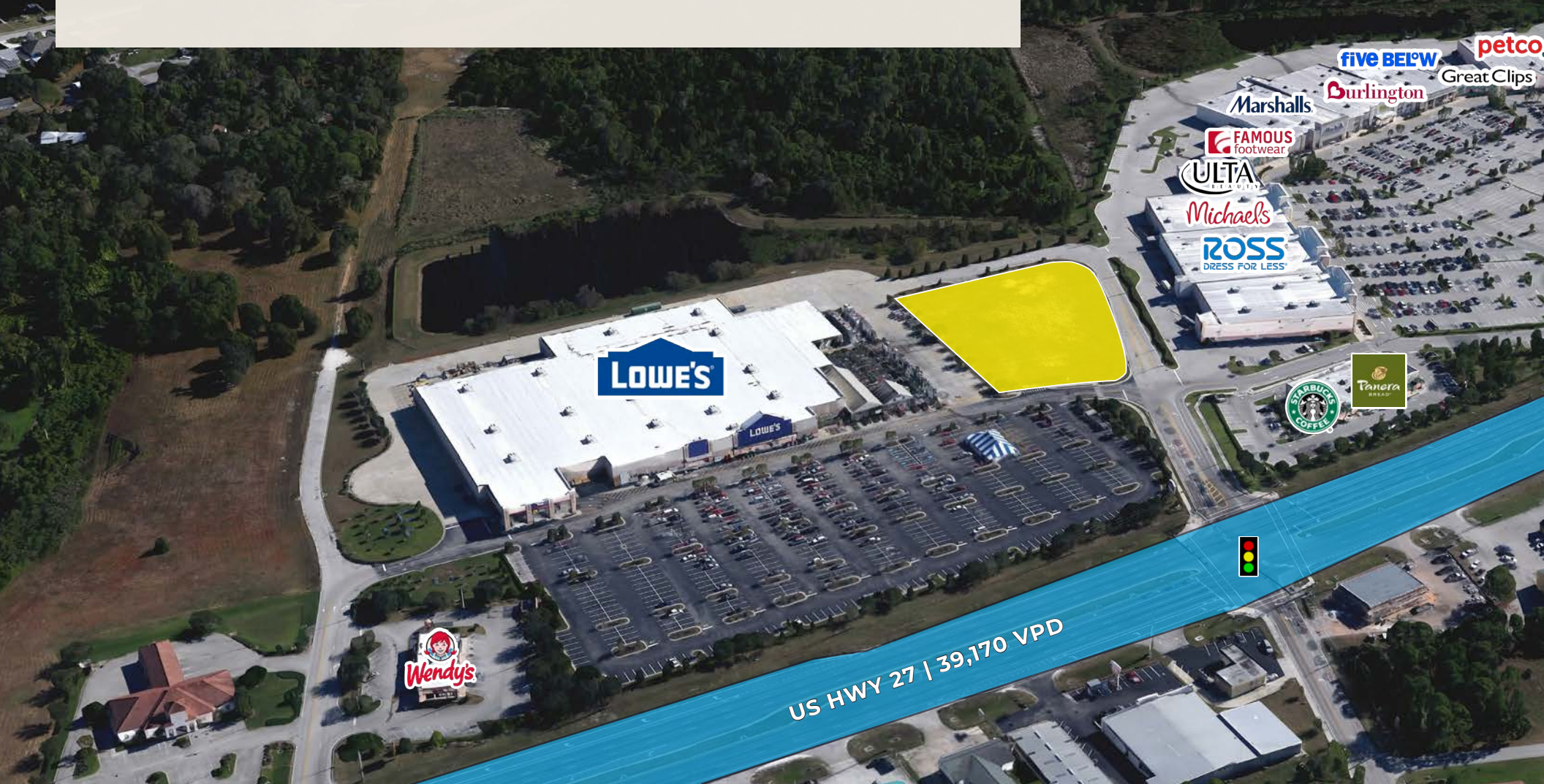
Sebring and Highlands County have seen a steady increase in population, with Highlands County reaching a population of 109,579 in 2024—a growth of 6.18% since 2020. The area's appeal has contributed to an ongoing rise in the median household income, which now stands at \$64,834, which continues to rise 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.





# 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

SCHUMÄCHER RD

Walmart

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

US HWY 27

THE HOME DEPOT  
 DQ  
 BURGER KING

LOWE'S  
 Wendy's

THUNDERBIRD RD

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

JACKSON LAKE

US HWY 27

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



# 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.

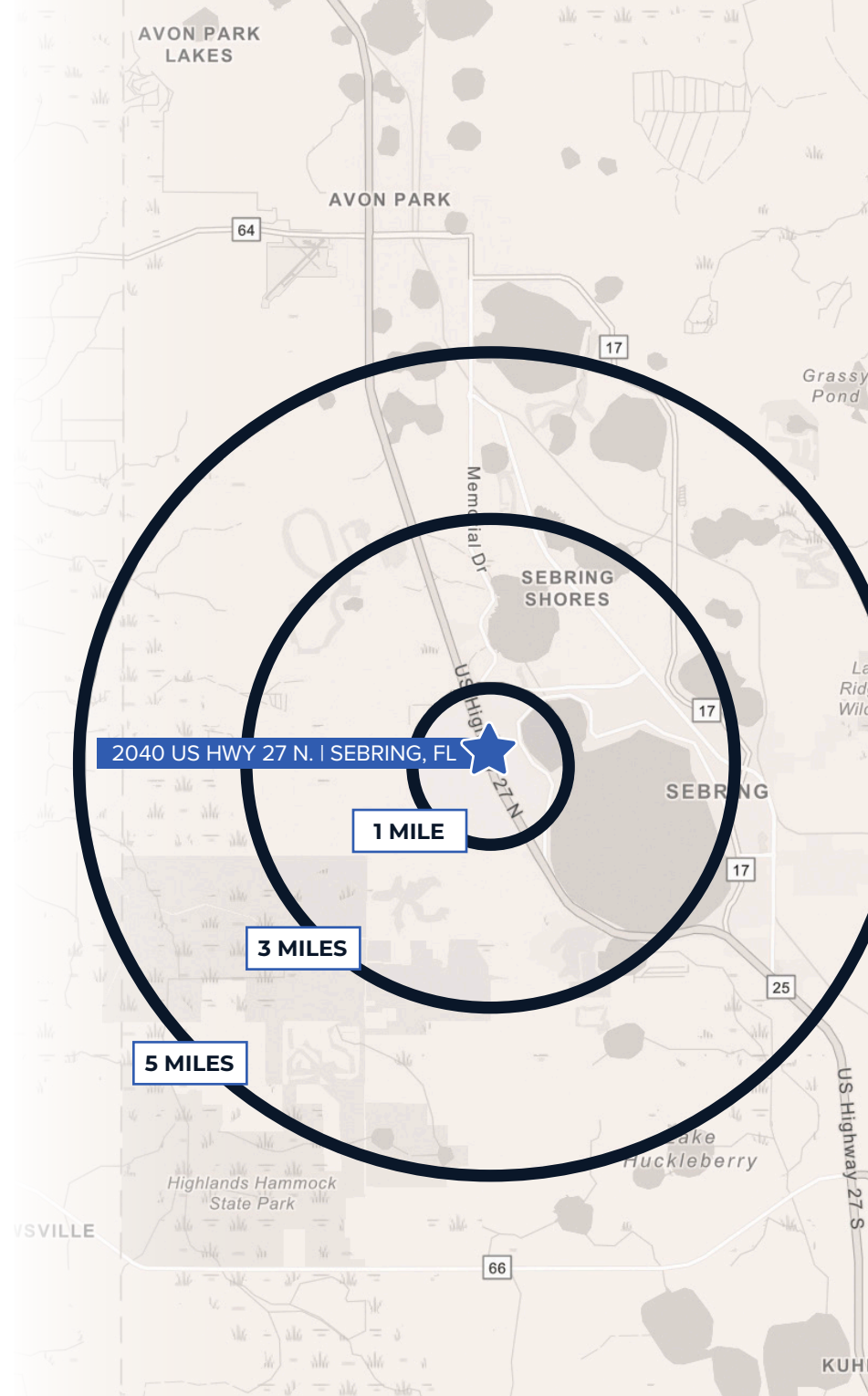


### 2024 DEMOGRAPHIC SUMMARY

	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



2040 US HWY 27 N. | SEBRING, FL



**PRESENTED BY:**

Brad Kuskin

Founding Principal

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