

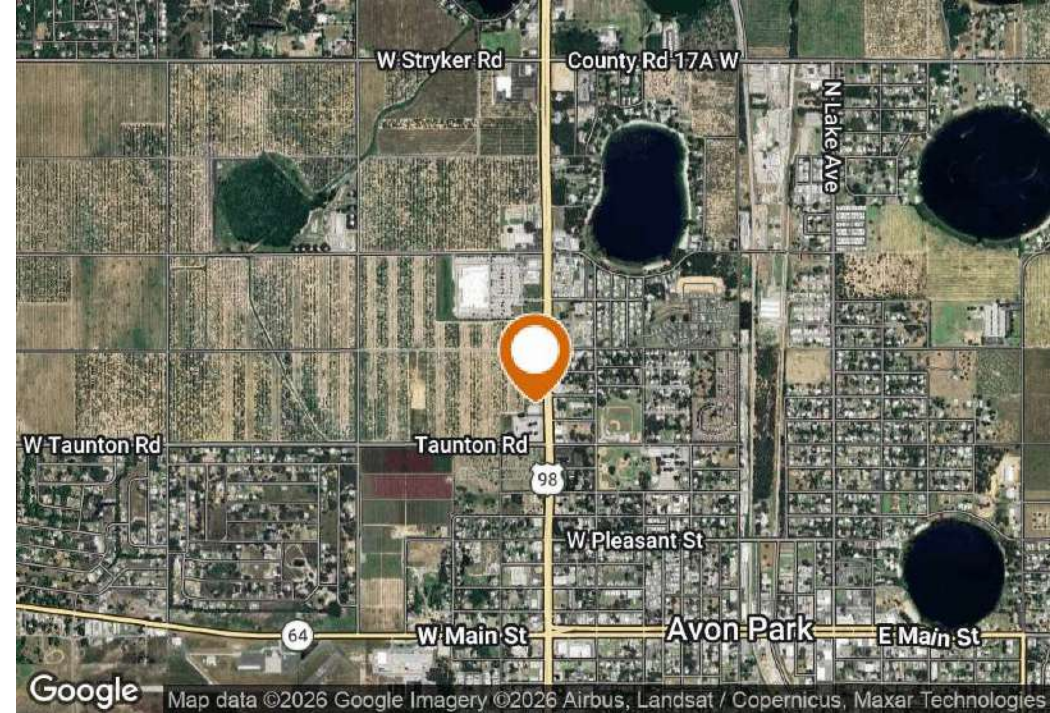
Badcock
HOME FURNITURE
& more

US 27 Retail Opportunity in Avon Park

607 US 27, N, Avon Park, Florida 33852

R. Todd Dantzler, CCIM
863-287-3586
todd@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,000,000
Lease Rate:	\$10,000.00 per month (NNN)
Building Size:	15,900 SF
Available SF:	15,900 SF
Lot Size:	1 Acre
Price / SF:	\$125.79
Year Built:	1986
Renovated:	2006
Zoning:	C 2 City of Avon Park
Traffic Count:	33,500 ± Cars/Day
Property Taxes:	\$22,213 (2026)

Property Overview *RECENT PRICE REDUCTION*

This property is a former Badcock store along U.S Highway 27 in Avon Park, Florida. It enjoys good lighting and signage, a nice receiving/warehouse area, and excellent exposure with around 150 ± feet of frontage on Highway 27, which sees approximately 33,500 ± cars/day.

Property Highlights

- Immediate occupancy
- Right in right out
- 33,500 ± Cars/Day
- 150 ± FT of frontage on Hwy 27

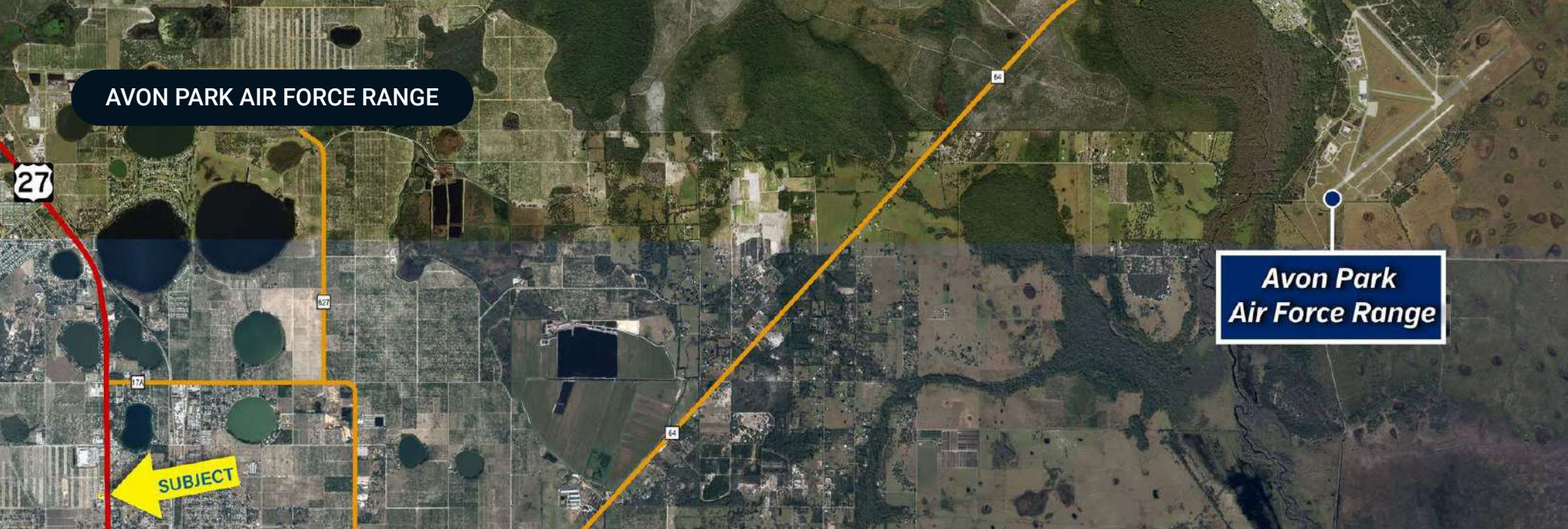
LOCATION DESCRIPTION



Location Description

This property is located on highly trafficked U.S Highway 27 in Avon Park, a major thoroughfare that ensures excellent visibility and connectivity to the surrounding area, making it an ideal spot for retail operations. The building is near key retailers, including a Walmart Supercenter just north of the property, which serves as a strong anchor, driving consistent traffic to the area.

Additional nearby businesses include fast-food chains, gas stations, and local establishments, creating a vibrant commercial environment.



Avon Park Air Force Range

Avon Park Air Force Range (APAFR) plays an important role in the training of the men and women that defend our nation. The largest bombing and gunnery range east of the Mississippi River, APAFR has approximately 400 square miles of restricted airspace and 1,000 square miles of military operating area. Located in central Florida in Polk and Highlands Counties, APAFR's 106,000 acres provide an important training facility for active duty, guard, and reserve military units from the Army, Navy, Air Force, Marines, and Coast Guard.

The Range is home to other organizations, such as the State of Florida Juvenile Academy, the Florida National Guard, and the Avon Park Correctional Institution. The Range also hosts civilian public safety and homeland security unit training including the South Florida Community College Law Enforcement Academy's training activities. Other programs that contribute to the economies of Highlands and Polk County include outdoor recreation, cattle grazing, forest management and timber sales. The Range's environmental stewardship program protects the unique plant and animal habitats and cooperates with The Nature Conservancy and Archbold Biological Station to study and protect the rare plants and endangered species inhabiting the Range.

Website Link:

[https://avonparkflus.org/avon-park-air-force-range/#:~:text=Avon%20Park%20Air%20Force%20Range%20\(APAFR\)%20plays%20an%20important%20role,miles%20of%20military%20operating%20area.](https://avonparkflus.org/avon-park-air-force-range/#:~:text=Avon%20Park%20Air%20Force%20Range%20(APAFR)%20plays%20an%20important%20role,miles%20of%20military%20operating%20area.)

PROPERTY DETAILS

Location Information

Building Name	US 27 Retail Opportunity in Avon Park
Street Address	607 US 27, N
City, State, Zip	Avon Park, FL 33852
County	Highlands
Side of the Street	West
Signal Intersection	No
Road Type	Highway
Market Type	Rural
Nearest Highway	US 27

Building Information

Building Size	15,900 SF
Ceiling Height	14 FT
Number of Floors	1
Year Built	1986
Year Last Renovated	2006
Construction Status	Existing
Roof	Metal
Foundation	Slab
Exterior Walls	Metal
Office Buildout	Finished

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	C 2 City of Avon Park
Lot Size	1 Acres
Lot Frontage	150 FT
Lot Depth	290 FT
Traffic Count	33,500 ± Cars/Day
Traffic Count Street	US 27
Traffic Count Frontage	150 FT

Amenities

Immediate occupancy. Affordable rent.
Fully sprinkled and in good condition.
Ready to move in.

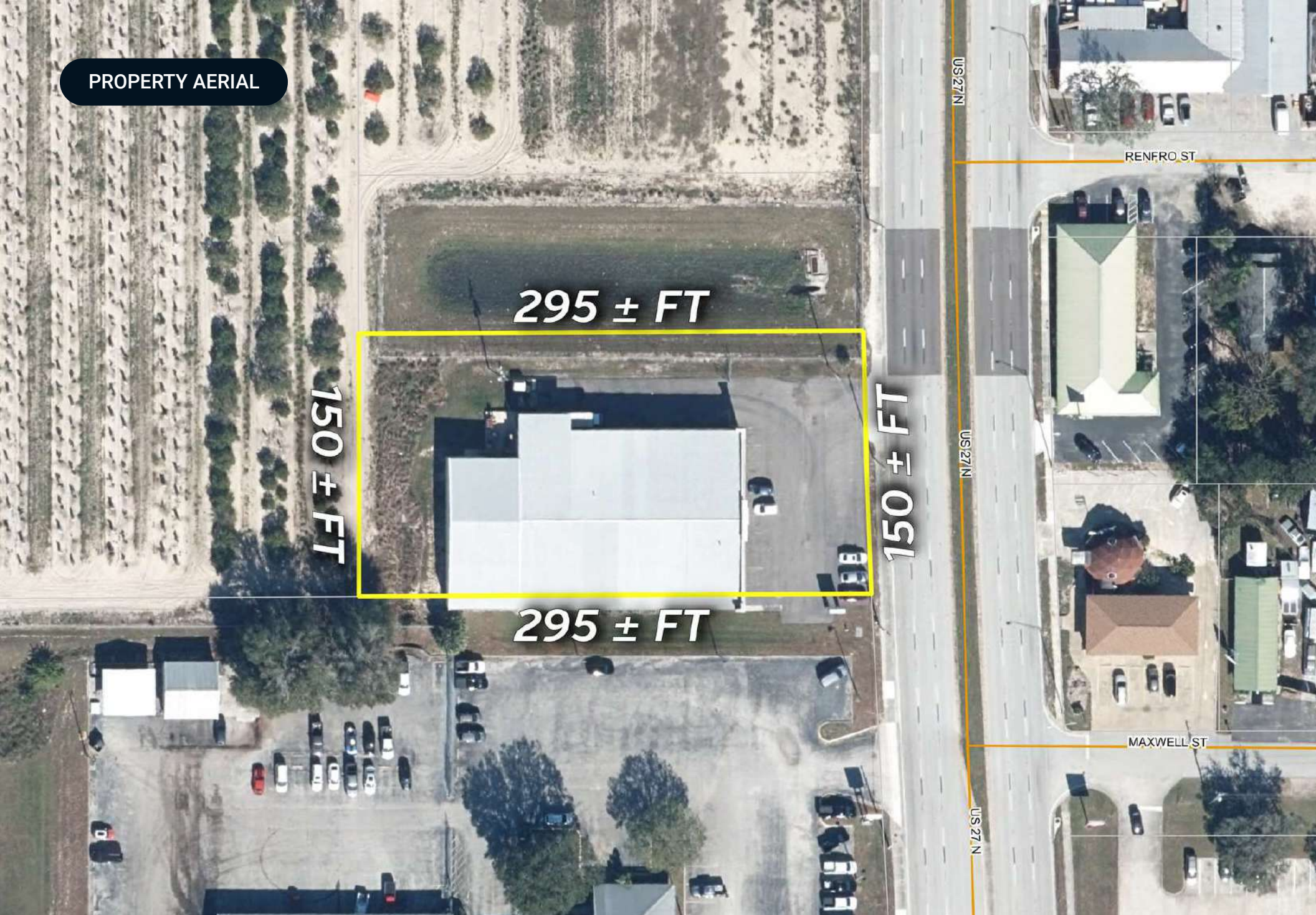
Parking

Parking Type	Surface
Parking Spaces:	23

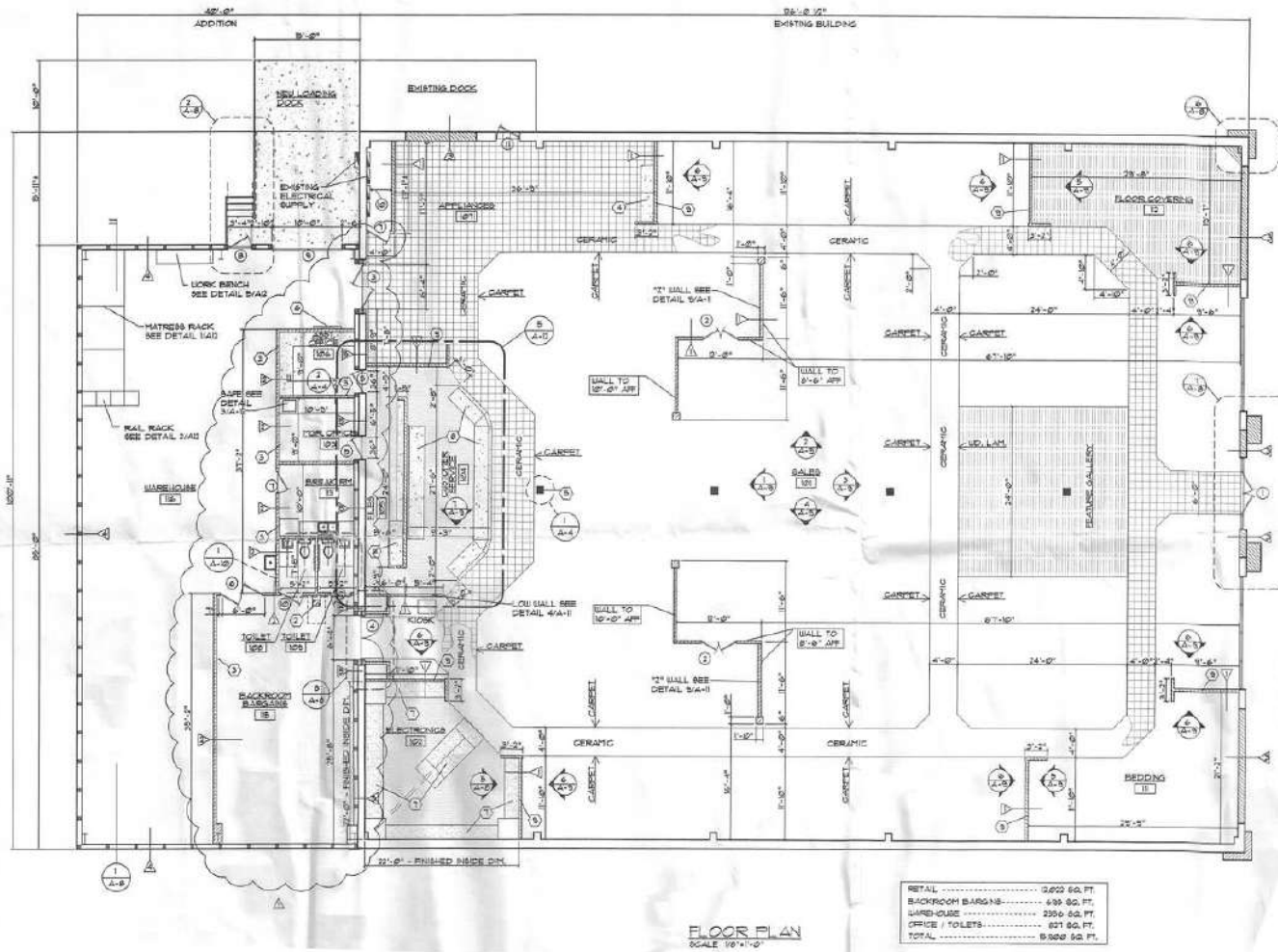
Utilities & Amenities

Elevators	No
Central HVAC	Yes
HVAC	Central
Restrooms	2

PROPERTY AERIAL



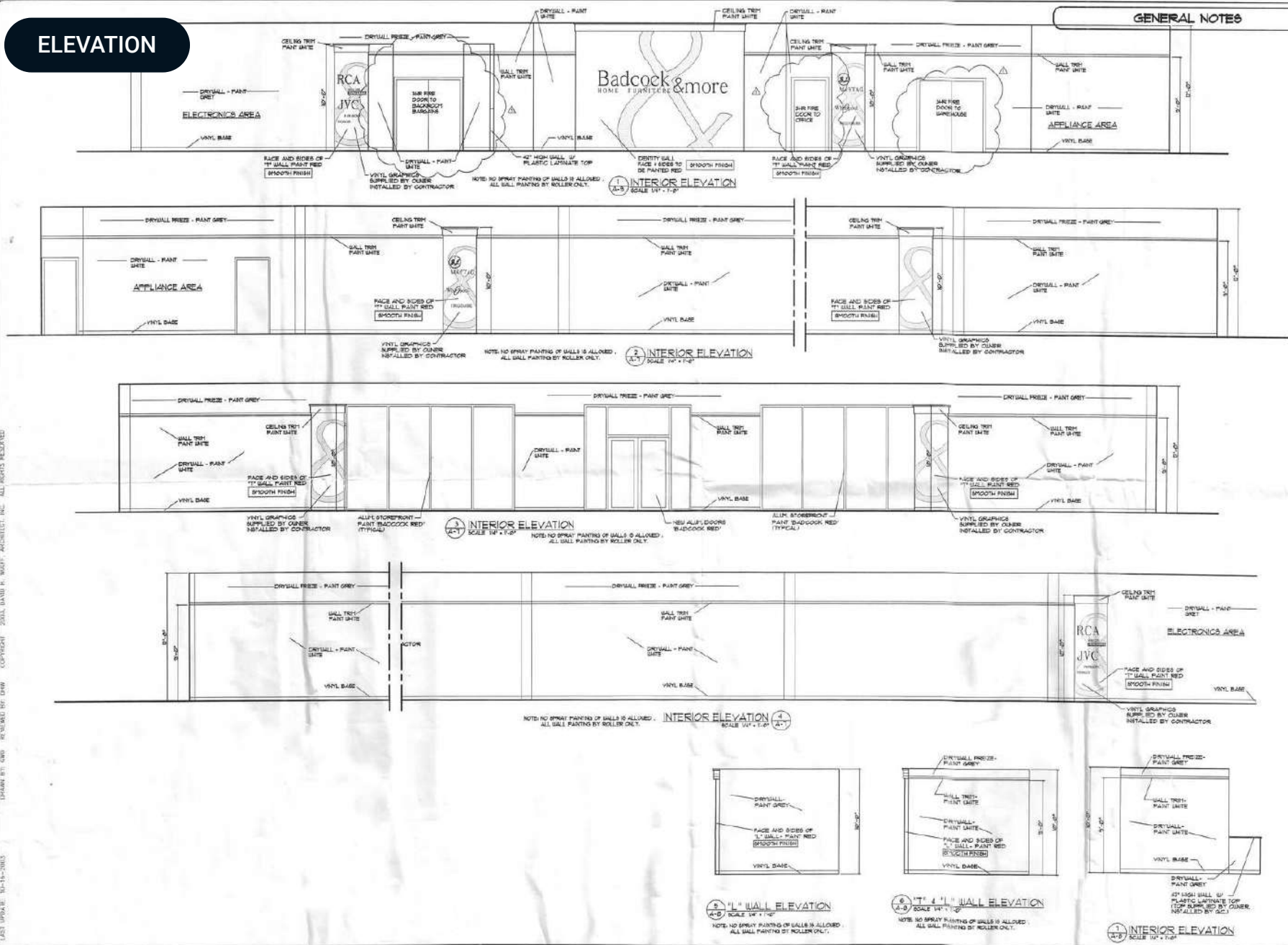
FLOOR PLAN



LAST UPDATE: 10-10-2003
DRAWN BY: CND
REVIEWED BY: BHW
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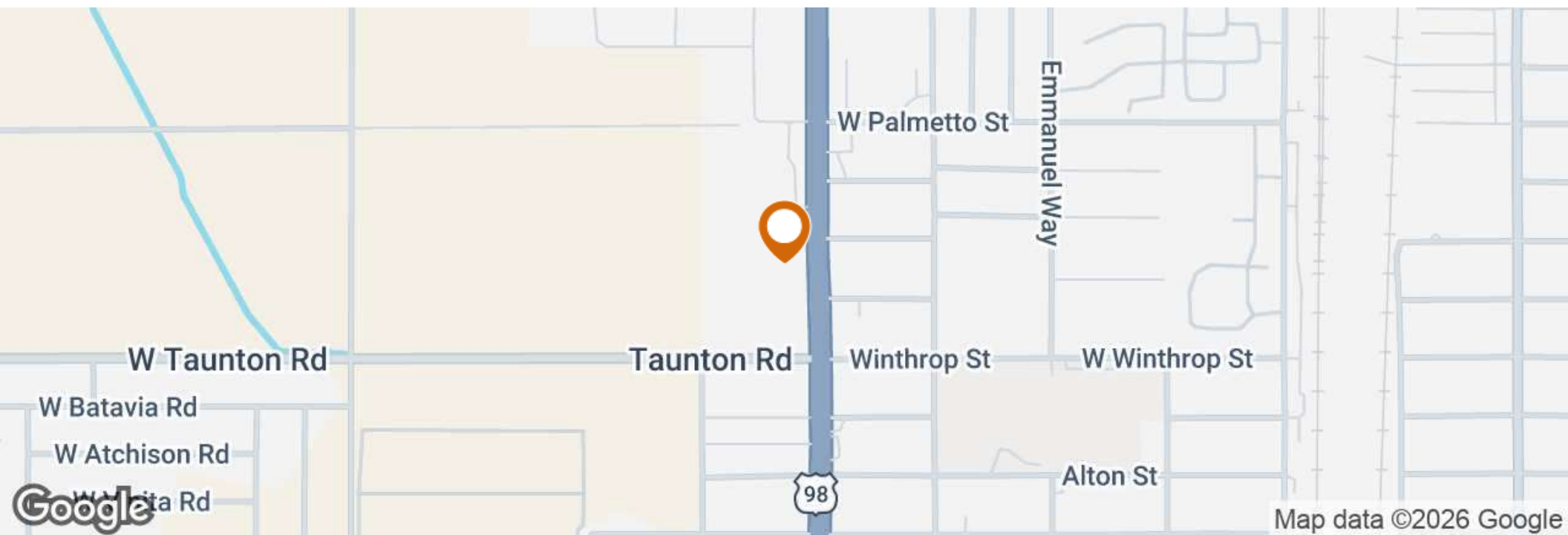
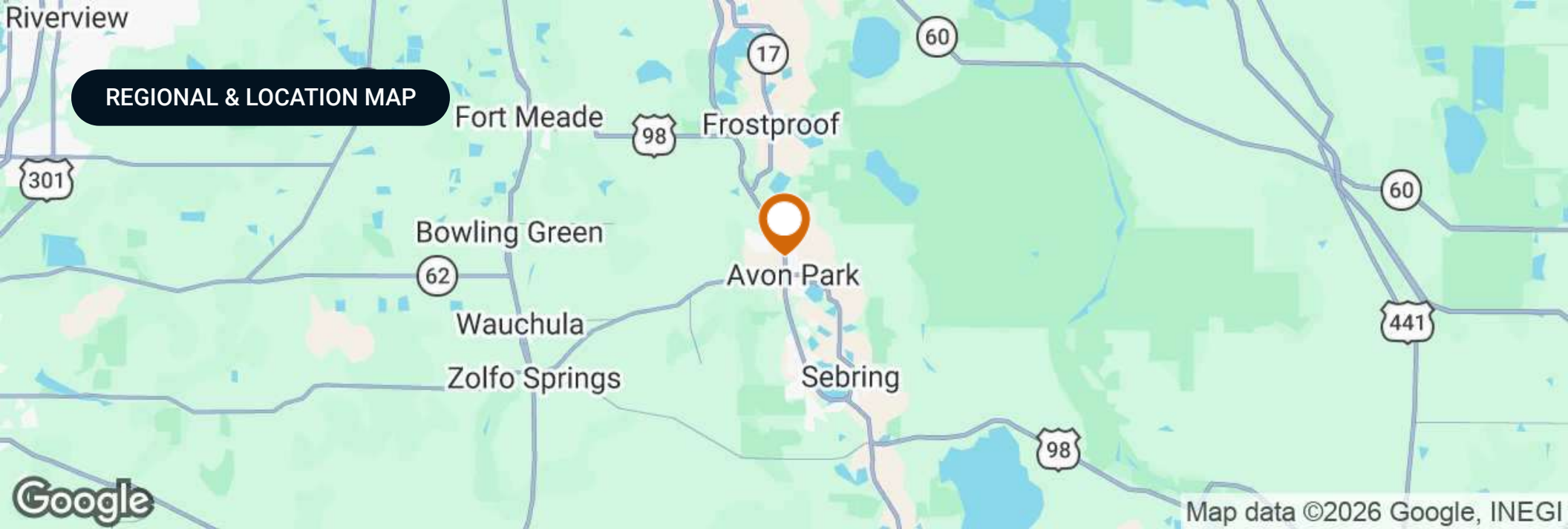
ELEVATION

GENERAL NOTES



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LAST UPDATE: 10-15-2015



DEMOGRAPHICS MAP & REPORT

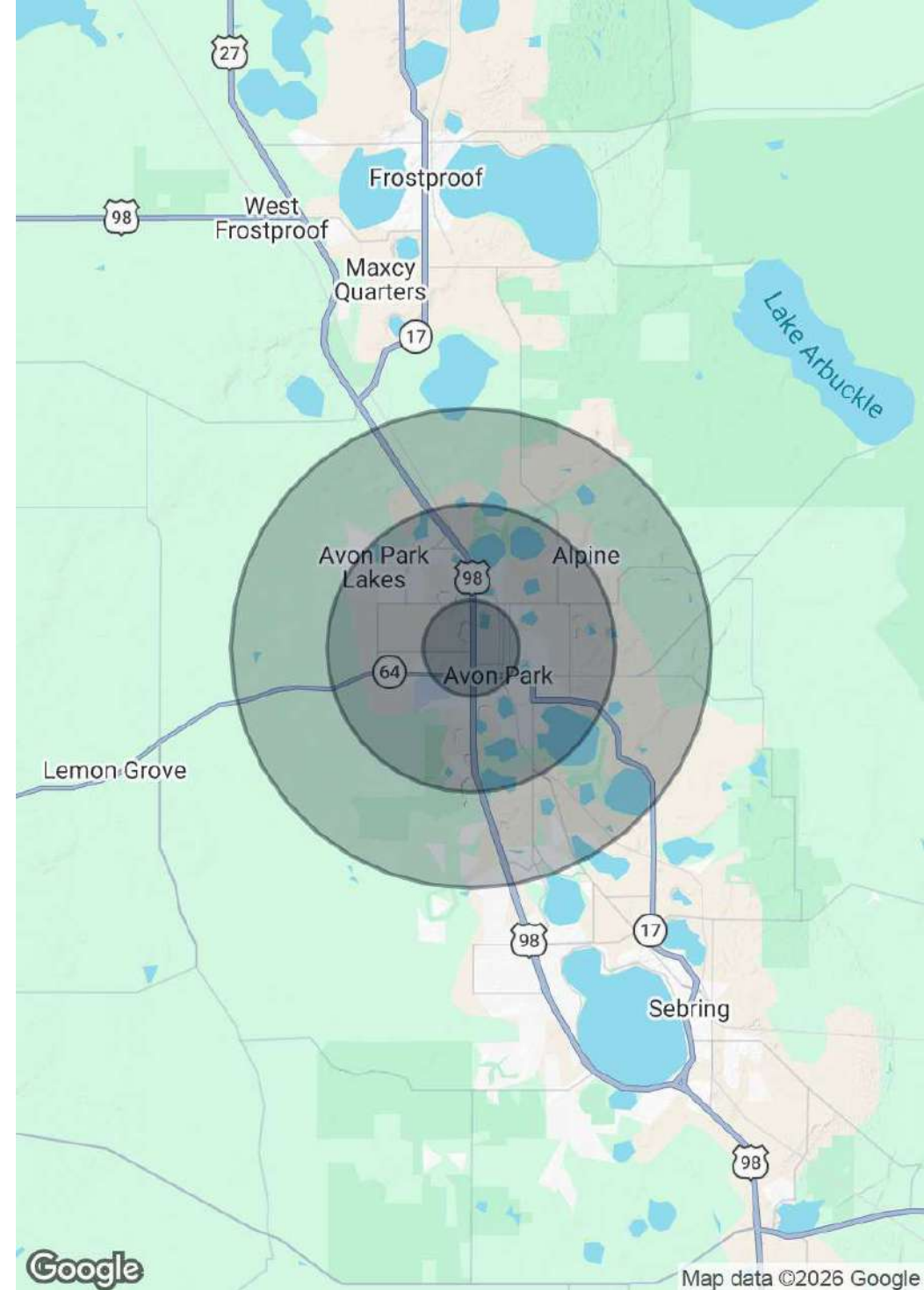
Population

	1 Mile	3 Miles	5 Miles
Total Population	4,389	15,820	29,368
Average Age	42	45	48
Average Age (Male)	41	44	47
Average Age (Female)	43	45	49

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,785	6,435	12,348
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$48,360	\$56,951	\$66,466
Average House Value	\$187,799	\$212,397	\$217,515

2020 American Community Survey (ACS)





Highlands County

FLORIDA

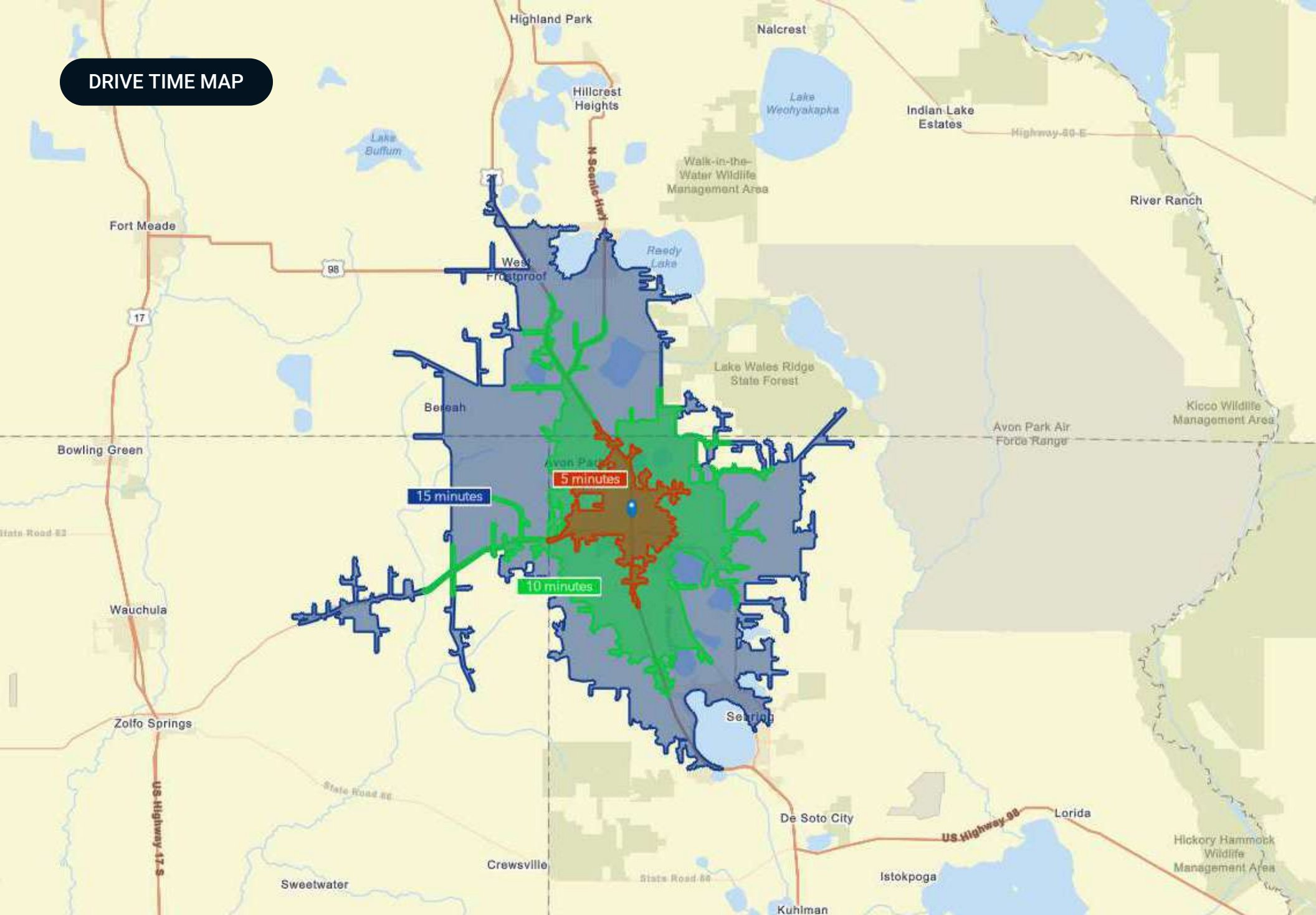


Founded	1921	Density	103.3 (2019)
County Seat	Sebring	Population	103,502 (2023)
Area	1,028 sq mi	Website	highlandsfl.gov

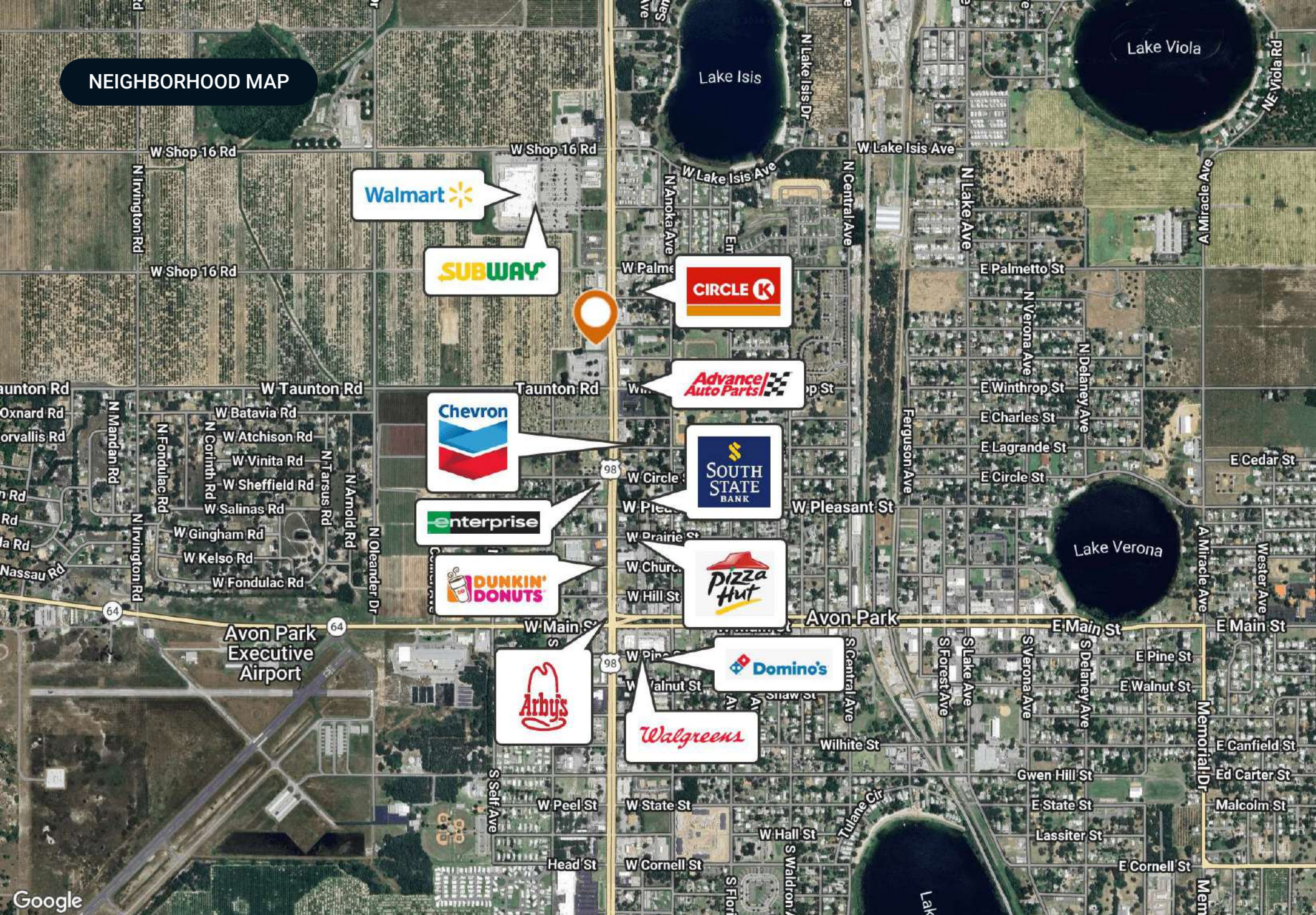
Highlands County comprises the Sebring-Avon Park Metropolitan Statistical Area, and its county seat is the city of Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. This location positions the county as a great bedroom community for workers who commute throughout the state. Highlands County is also near three interstates connecting to several commercial airports, an intermodal logistics center, and various deepwater ports. The county is about 1.5 hours from Orlando, Tampa, Fort Myers, and West Palm Beach.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are Health Care & Social Assistance (6,071 people), Retail Trade (5,595 people), and Construction (3,356 people). The highest-paying industries are Information (\$82,176), Wholesale Trade (\$53,542), and Public Administration (\$44,274).

DRIVE TIME MAP



NEIGHBORHOOD MAP



MARKET AREA MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

INTERIOR PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



R. Todd Dantzler, CCIM

Managing Partner, Senior Advisor

todd@saundersrealestate.com

Direct: **877-518-5263 x403** | Cell: **863-287-3586**

Professional Background

R. Todd Dantzler, CCIM is a Managing Partner and Senior Advisor at Saunders Real Estate.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 42 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.



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