



PAINT TO MATCH EXISTING CENTER COLORS. FINAL COLORS TO BE APPROVED BY DIVISIONAL DoRE IN FIELD DURING CONSTRUCTION



**AVAILABLE FOR  
SUBLEASE**

**3250 US-27 S**  
**Sebring, FL 33870**

**PROPERTY HIGHLIGHTS**

- Available: 20,946 SF
- ±112' of frontage | ±22' clear height
- Access to signalized intersection (34,000+ AADT)
- Delivery Q4 2026



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,852	19,229	36,898
Median HH Income	\$29,378	\$45,810	\$52,173
Median Age	61.8	50.4	55.0

**AREA TENANTS**



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# MARKET AERIAL



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# ZOOM AERIAL



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# FLOOR PLAN








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# DRIVETIME MAP

## 2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	<b>5,977</b>	<b>26,358</b>	<b>48,759</b>
 HOUSEHOLDS	<b>2,694</b>	<b>11,886</b>	<b>22,221</b>
 DAYTIME POPULATION	<b>8,759</b>	<b>31,564</b>	<b>54,133</b>
 AVERAGE HH INCOME	<b>\$49,834</b>	<b>\$66,163</b>	<b>\$72,282</b>
 MEDIAN AGE	<b>50.9</b>	<b>52.6</b>	<b>55.9</b>

