

**FOR
LEASE**
RETAIL
PROPERTY

Fairmount Plaza
3750 US Highway 27 N Sebring, FL 33870

PRESENTED BY:

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FAIRMOUNT PLAZA - MOVIE THEATRE SPACE

3750 US Highway 27 N, Sebring, FL 33870



OFFERING SUMMARY

Available SF:	15,379 SF
Lot Size:	3.73 Acres
Building Size:	50,265 SF

PROPERTY HIGHLIGHTS

- Ready to make a deal! \$6.00 per SF as-is!
- Former B&B Cinema IN-LINE
- Evolving and Growing Sebring FL

SPACES	LEASE RATE	SPACE SIZE
Former Movie Theatre	\$6.00 SF/yr	15,379 SF

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PROPERTY AND LOCATION

3750 US Highway 27 N, Sebring, FL 33870

PROPERTY DESCRIPTION

Introducing a prime commercial leasing opportunity at Fairmount Plaza, located at 3750 US HWY 27 N in Sebring, Florida. Previously housing the BnB Movie Theatre, this expansive space offers an impressive 15,379 +/- square feet of leasable area. It currently features six individual theaters, an inviting entrance lobby with a glass ticket counter, upstairs equipment rooms, and ample seating arrangements.

Situated in a vibrant community, this location benefits from excellent visibility and high traffic, ensuring your business is noticed. Plus, the convenience of unlimited parking adds to the appeal for both staff and customers.

Recent upgrades to the plaza include a newly replaced roof and a freshly paved parking area, enhancing the overall aesthetics and functionality of the space. Additionally, detailed surveys, a space floorplan, and seat count information are readily available to assist in your planning.

To learn more about this unique leasing opportunity in Sebring, which is surrounded by a thriving local community and immediate demographics that support a wide range of business types, please contact Georgia Watson for further details and to arrange a viewing. This is an ideal location to establish or expand your business, benefitting from the dynamic environment of Sebring, Florida.

LOCATION DESCRIPTION

Sebring, Florida is currently experiencing a dynamic period of growth and development. The city is witnessing a steady population increase, growing at a rate of 1.42% annually, with a 4.34% increase since the last census in 2020. This growth is part of a broader trend in Florida, where many, including out-of-state retirees and families, are seeking a more affordable and secure lifestyle away from the overcrowded cities.

The development landscape in Sebring is diverse and expanding. Notably, a significant project, Hero's Village, is planned off Sparta Road. This development will span 368 acres and include 1,100 residential and multiplex units, a 160,000-square-foot veterans service center, and a 20,000-square-foot community center, catering to the needs of disabled veterans. Additionally, the proposed construction of a three-building, 275-unit apartment complex at the intersection of Sebring Parkway and Scenic Highway indicates a response to the growing demand for residential spaces in the area. Tourism also plays a crucial role in Sebring's evolution. With rising tourism numbers, new attractions are being introduced, including The PARC, a 15-acre resort offering upscale 'tree canopy cottages' for short-term vacation rentals, further enhancing Sebring's appeal as a destination.

These developments highlight Sebring's evolution into a hub that balances residential growth with tourist attractions, catering to both its growing local population and visitors seeking the unique charm and comfort of this Florida region.

INTERIOR DESCRIPTION

Movie Theatre space with multiple theatres, entrance gathering, extra rooms, great potential!

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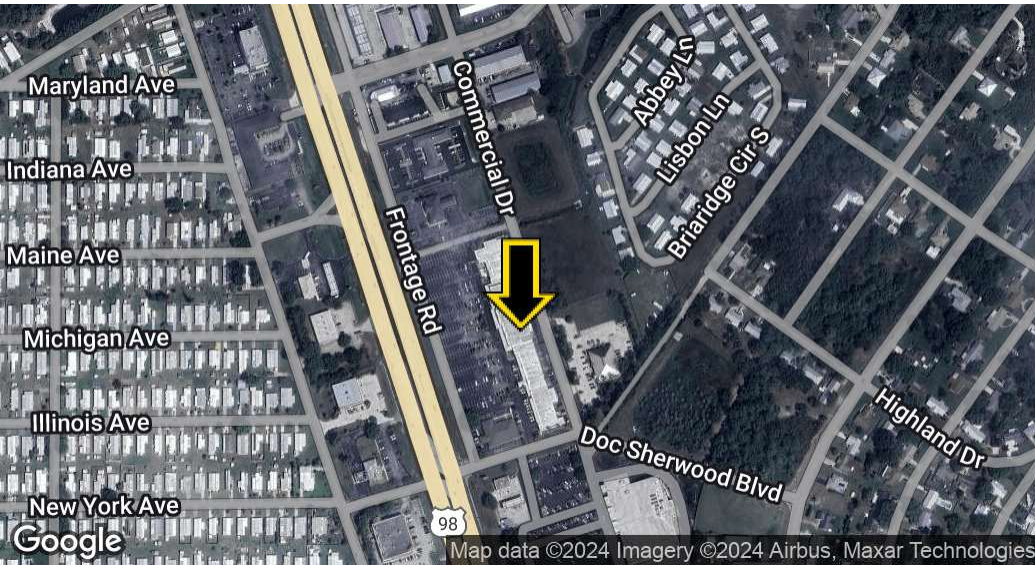
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FAIRMOUNT PLAZA

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Building Name	Fairmount Plaza - Publix Anchored - 15,000SF In-Line - former movie theatre
Property Type	Retail
Property Subtype	Power Center
APN	S14342804100000010
Building Size	50,265 SF
Lot Size	3.73 Acres
Year Built	1986
Year Last Renovated	2020
Number of Floors	2

- Ready to make a deal! \$6.00 BASE RENT per SF as-is!
- 15,000 plus SF of retail for lease
- Former B&B Cinema IN-LINE
- Evolving and Growing Sebring FL

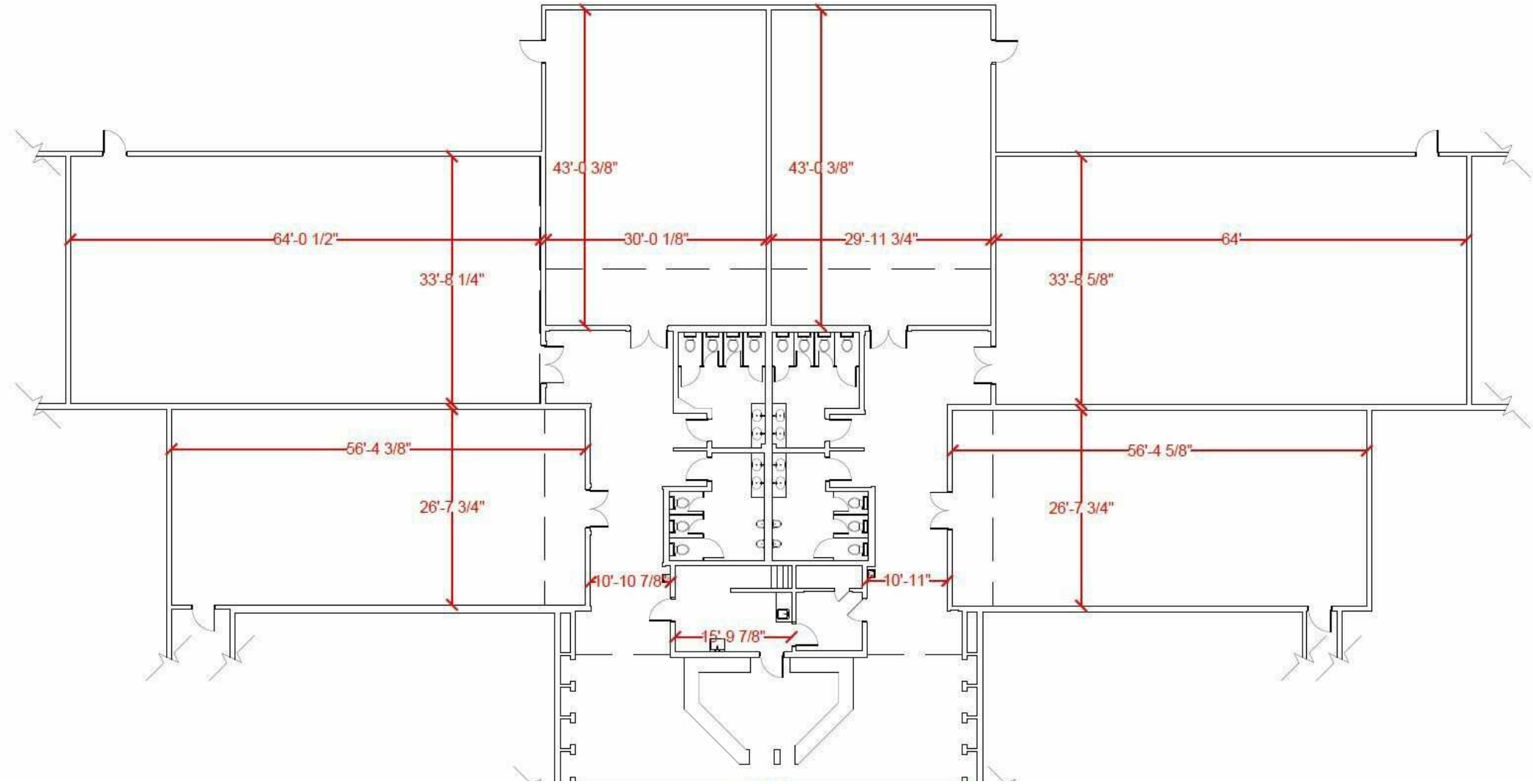
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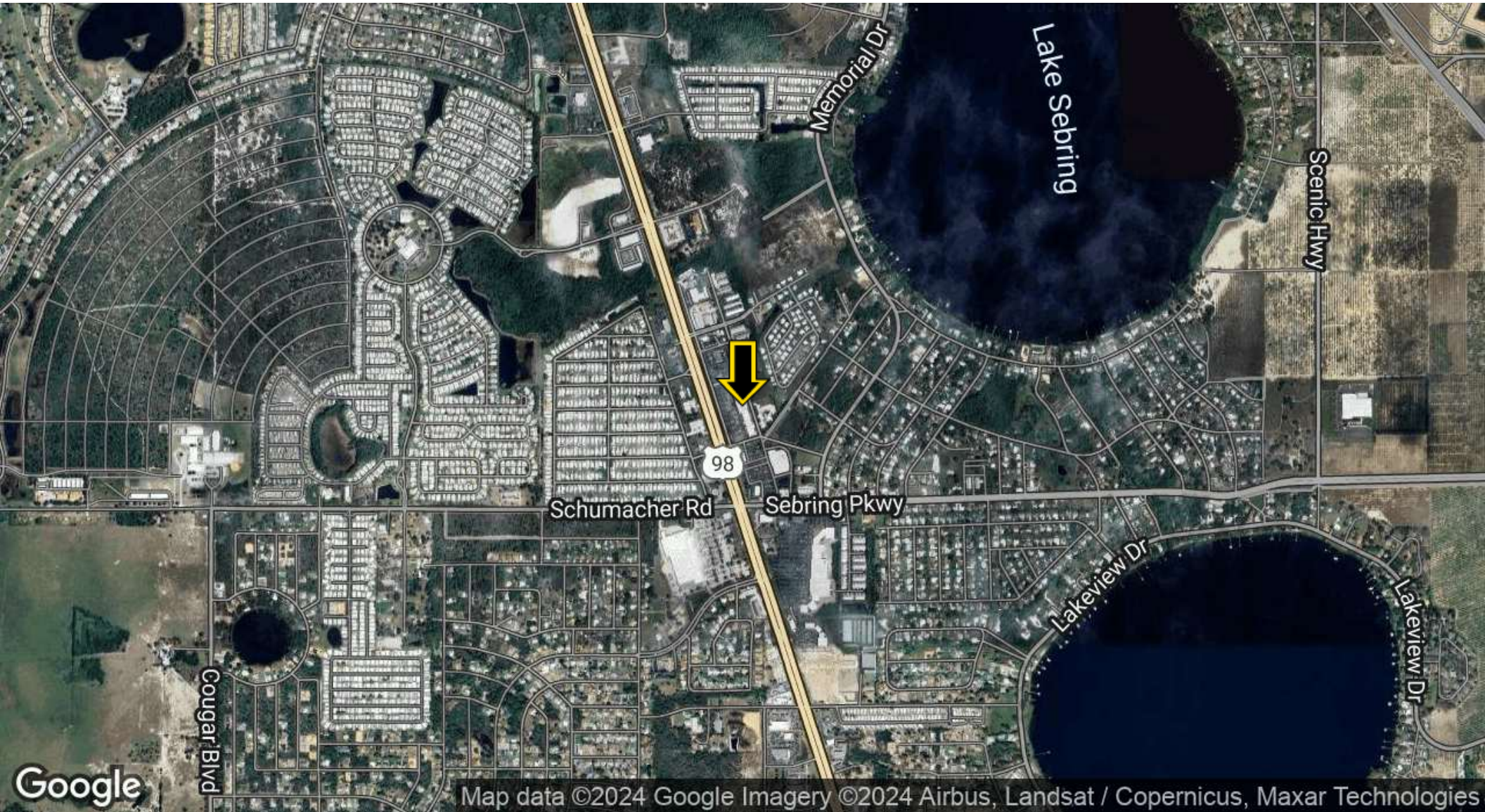


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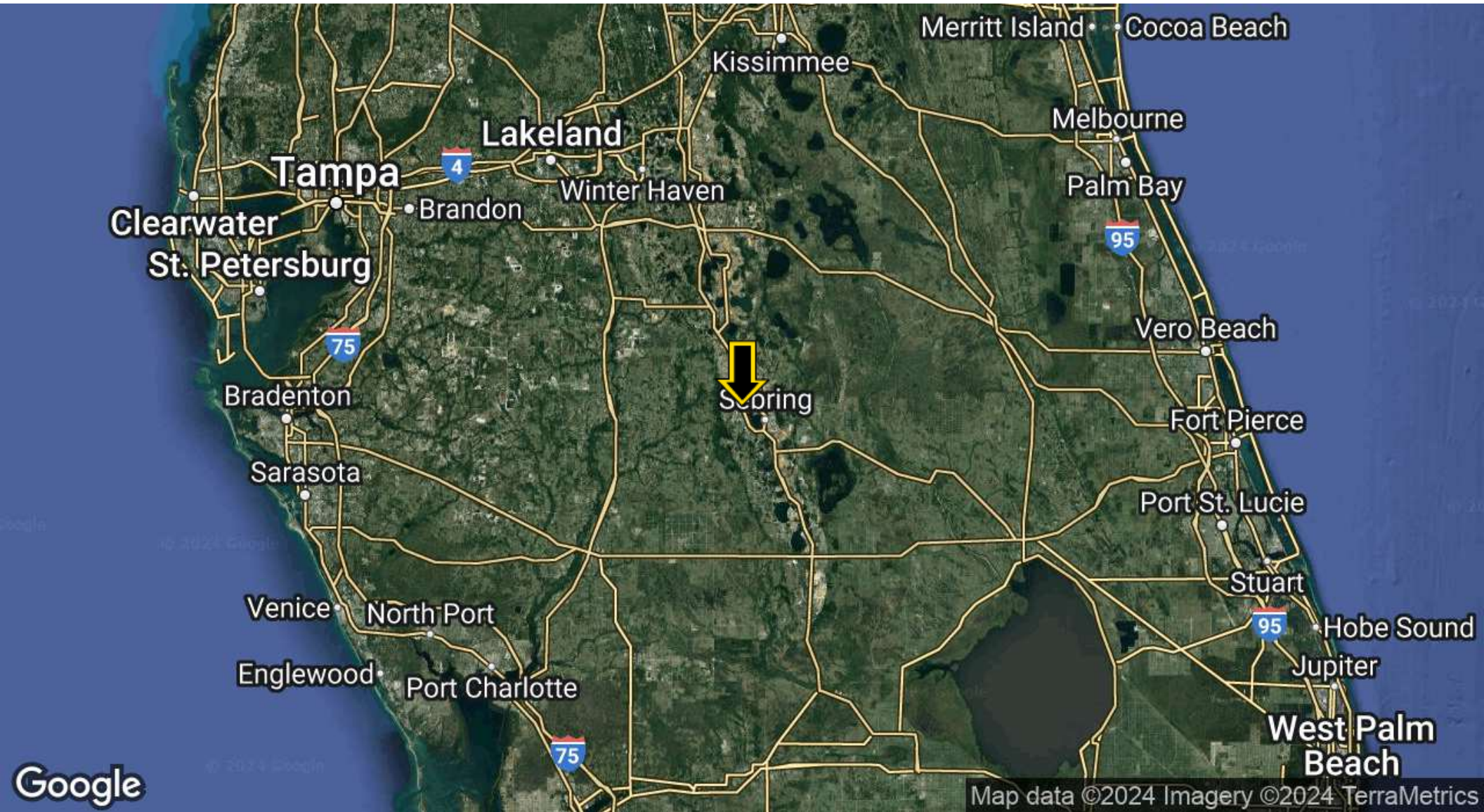


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SEBRING, FLORIDA

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Map data ©2024 Imagery ©2024 TerraMetrics

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RETAILER MAP

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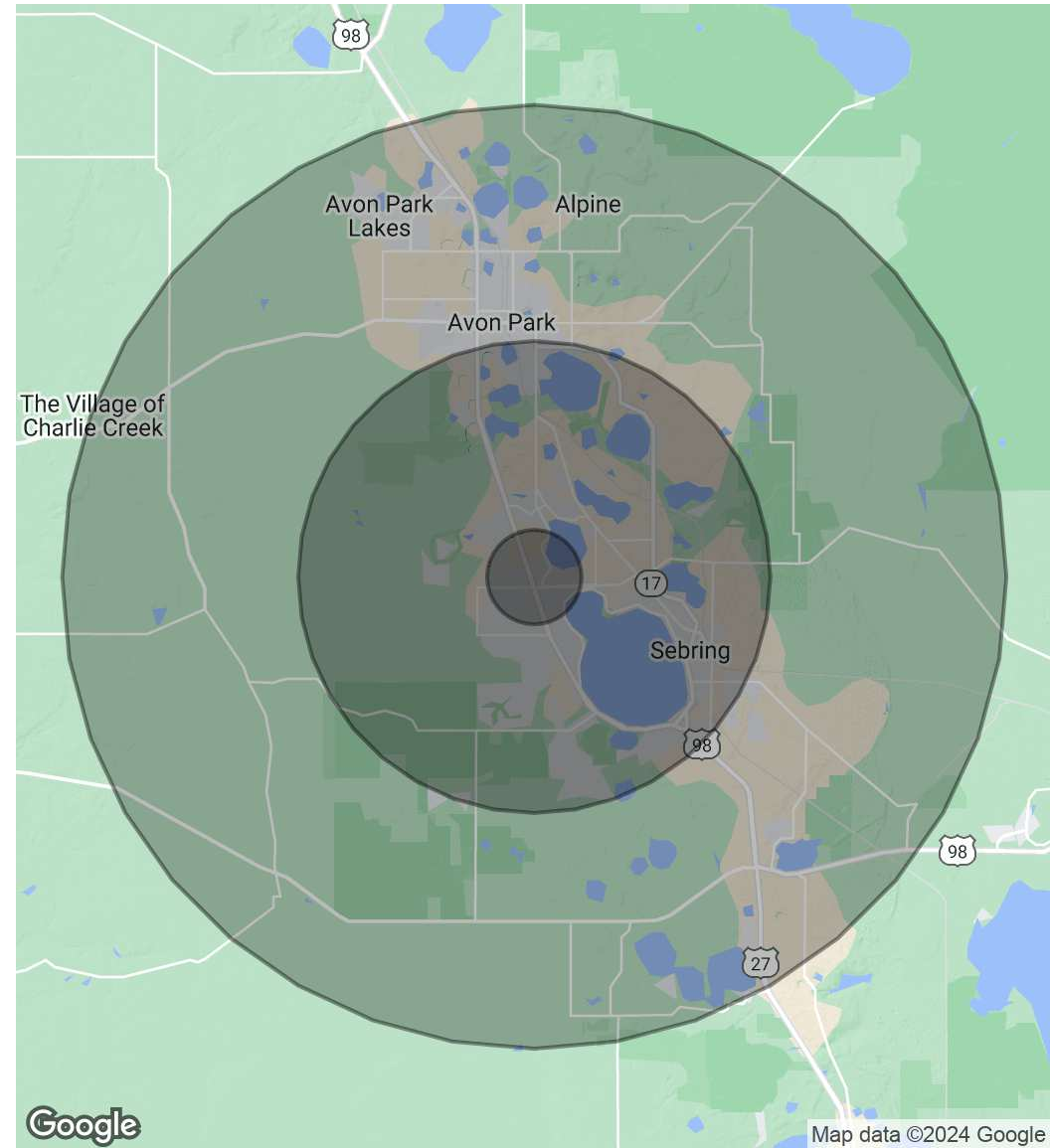
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,602	46,738	76,465
Average Age	56	52	50
Average Age (Male)	56	51	49
Average Age (Female)	56	52	51

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,688	21,120	33,550
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$68,207	\$69,852	\$66,754
Average House Value	\$155,227	\$219,151	\$215,998

Demographics data derived from AlphaMap



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