



# \$249,900



6750 Us Highway 27 Highway S,  
Sebring, Florida 33870

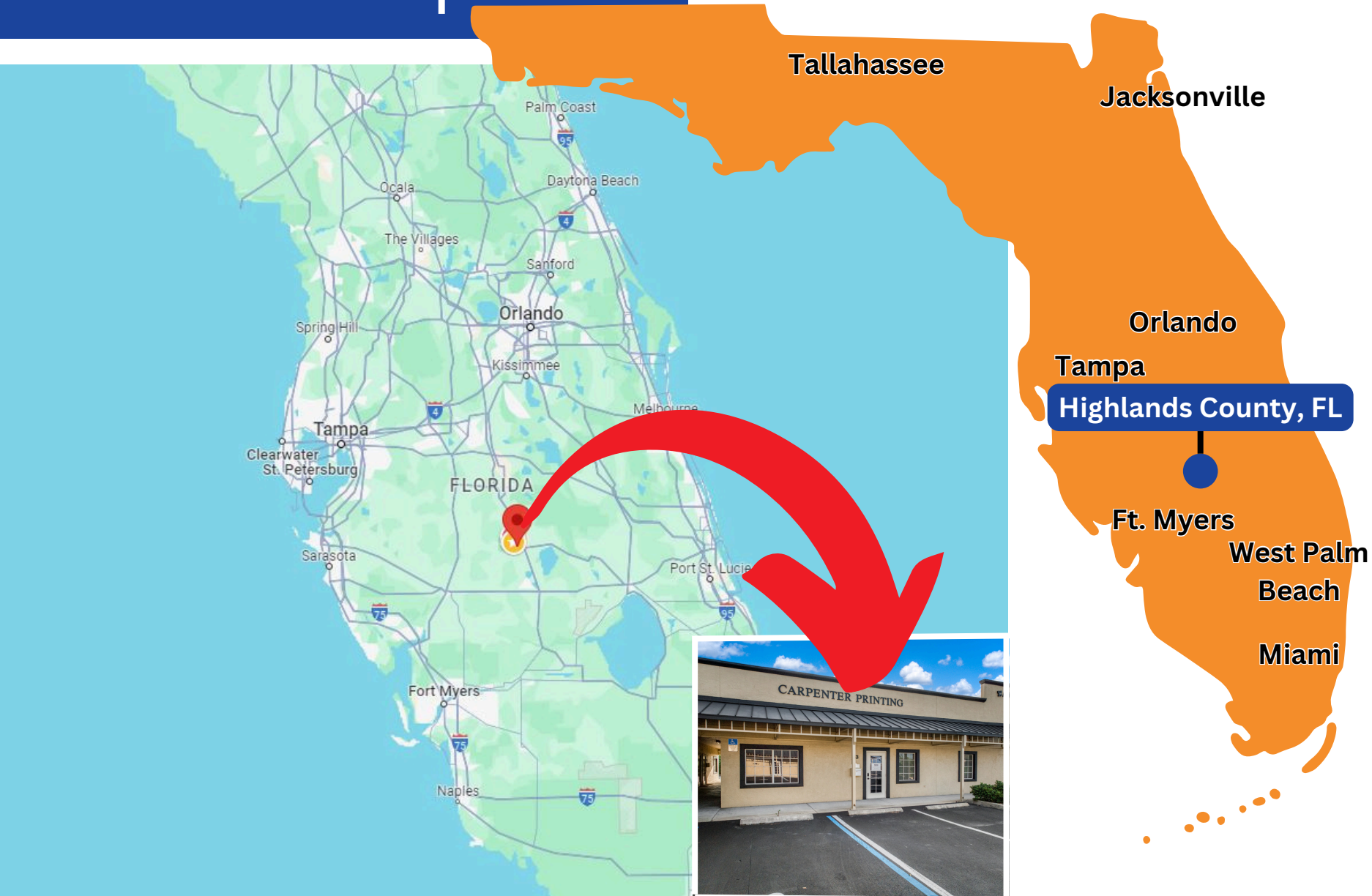
User | Investment | Development Opportunity w/  
Development Potential/ Commercial

Greg Karlson  
Broker/Owner  
863 - 381 - 4932

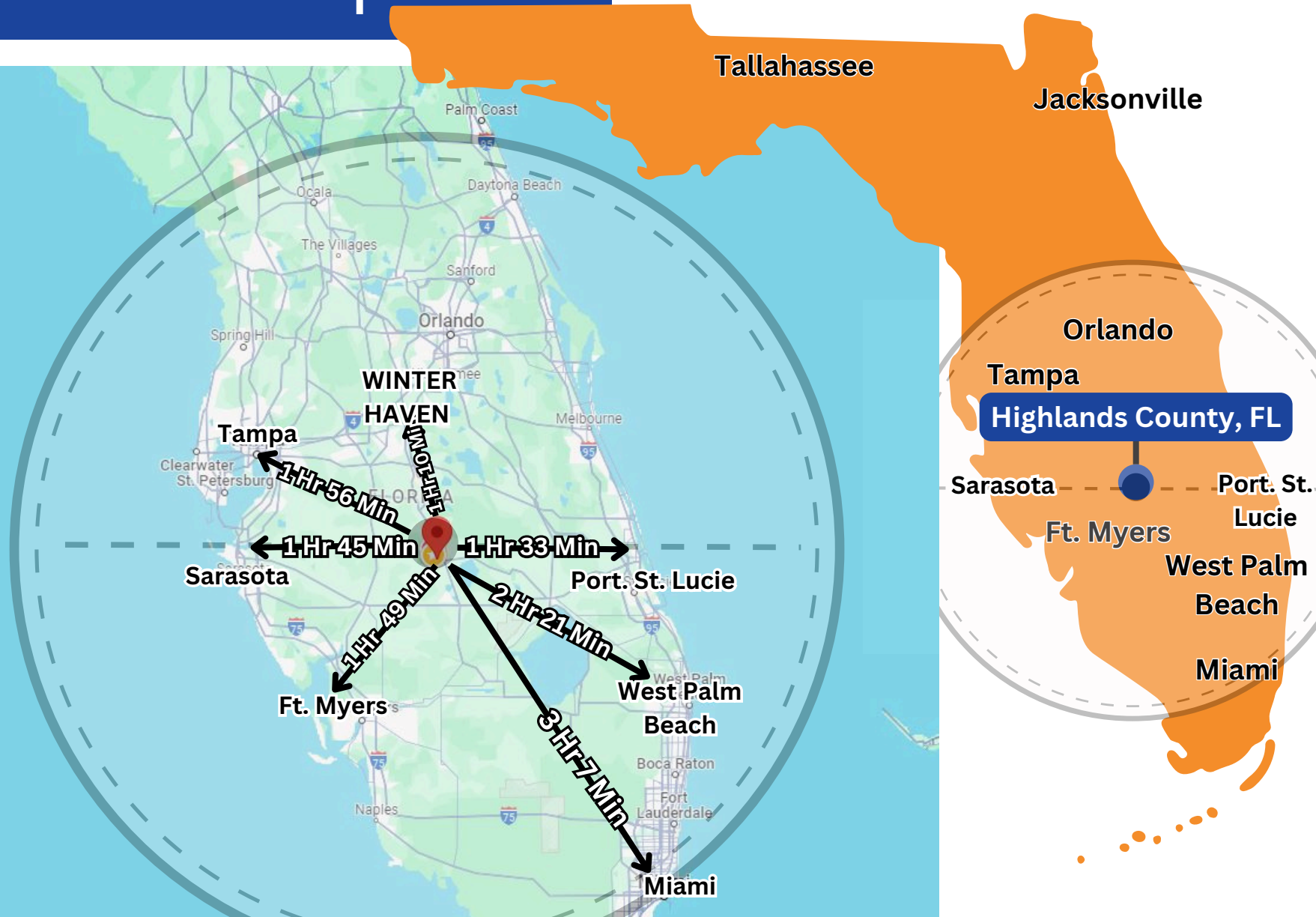




# Area Map



# Area Map







# Site Over View



Offering Memorandum

33 Ryant Boulevard, Sebring,  
Florida 33870



# Development Highlights

## Total Acreage:

- 0.03+- Acres

## Square Feet:

- 1298 SF

## Entitlements/Zoning:

- Zoned C1

## Income:

- \$50k+-Net income over last 5+ years



## Development Details:

Commercial Retail Unit(1298SF) with Business Income! 40+ yr old established Retail Printing Business surrounded by modern Medical use owners in this unit features 3 offices just off US HWY 27 in Sebring, FL across from beautiful Lake Jackson. Business has generated a \$50k+-Net income over last 5+ years and will convey with the real estate at no extra cost as the sale shall be for the real estate (The business simply goes with it if desired). Great opportunity to buy this prime US 27/Lake Jackson property /lease business back to relative or current employee while you enjoy the great commercial appreciation of values here in the Heartland as more people move to Florida & High Ground. Or bring your complementary business like Builder Home Sales, Insurance, Securities or other that you can utilize your new printing business with to write of as marketing expense. This Medical/Professional office building is a condominium style office building with 11 other office suites (multiple owners). This unit is nicely appointed and well maintained in the heart of commerce in Sebring on busy US Hwy 27 (AADT 33,500). Great investment for your portfolio.



# DEMOGRAPHICS MAP & REPORT

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



**Greg Karlson**

Broker/Owner

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**Offering Memorandum**

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**Disclaimer**

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

**743 US Hwy 27 S, Sebring, FL 33870**