



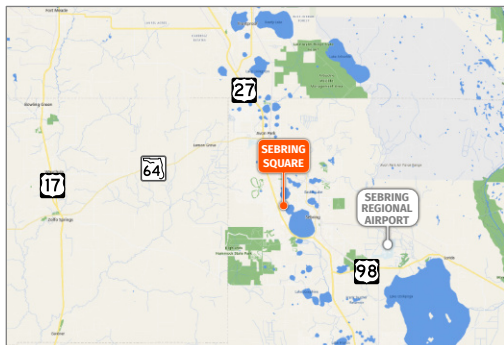
# SEBRING SQUARE

110-1000 Sebring Square, Sebring, FL 33870

# SEBRING, FL



**MARKET:** Central Florida      **COUNTY:** Highlands      **GLA:** ±152,297 SF      **TRAFFIC COUNT:** ±54,300



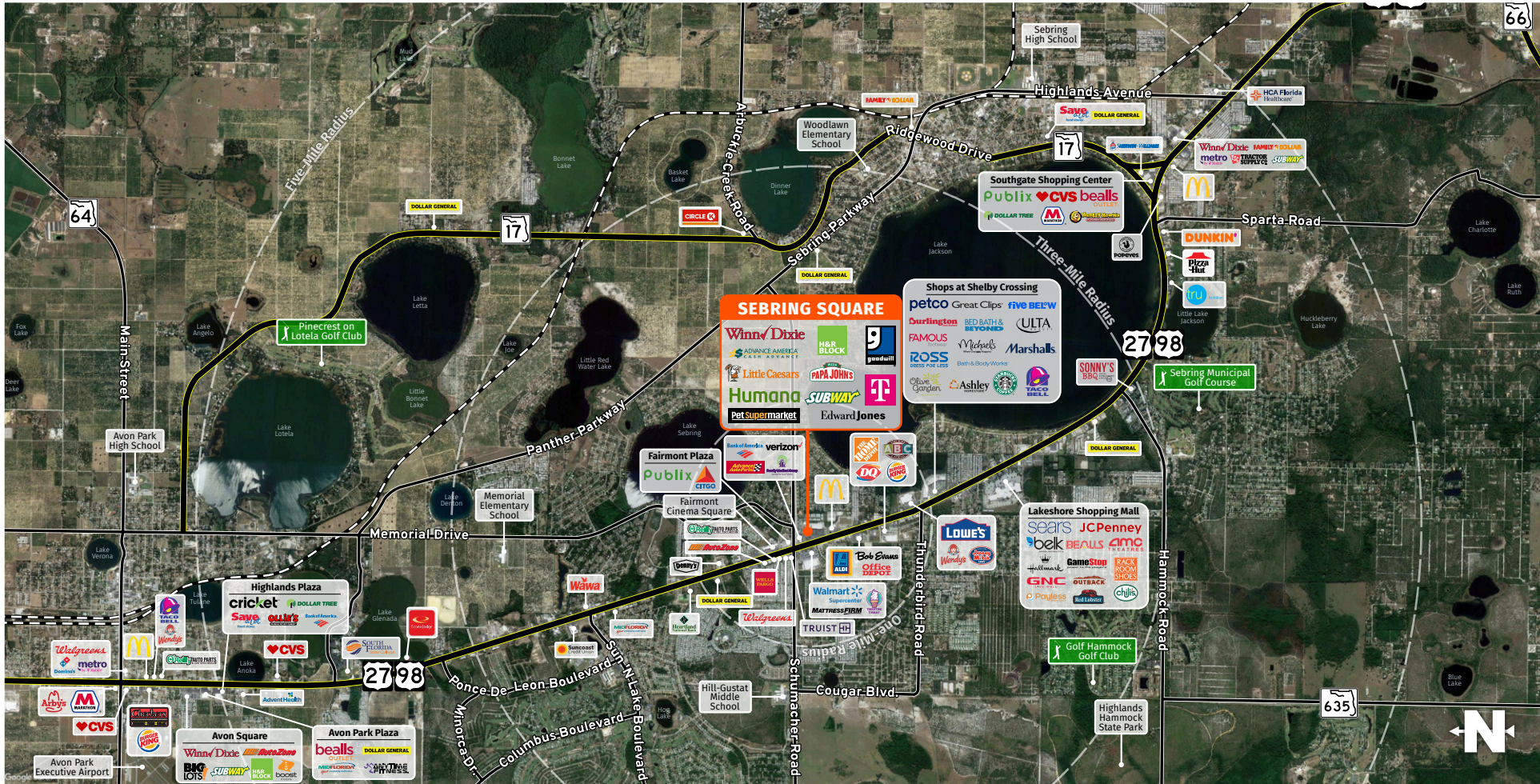
- Sebring Square is home to the only grocery-anchored, in-line space available in North Sebring.
- The center is anchored by Winn-Dixie, which has exhibited exceptional stability, operating at the center for 40 years.
- Located directly off U.S. Highway 27, Sebring's northern arterial thoroughfare.
- Excellent visibility at the signalized intersection of U.S. Highway 27 North and Sebring Parkway with four points of access to the site.

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TENANTS	UNIT	SIZE
Jays Kitchen	110	3,840 SF
Little Caesar's	116	1,600 SF
Grace & Heart	F	7,150 SF
Sophie's Café	F-1	1,600 SF
Humana	210	5,400 SF
Ear-Tronics	210	1,800 SF
Ed's Barbershop	310	1,220 SF
Advance America	320	1,220 SF
H&R Block	340	2,440 SF
Goodwill	420	32,950 SF
Winn-Dixie	600	43,000 SF
Nails Lounge	710	3,000 SF
T-Mobile	720	3,000 SF
Roll-N-Smokes	740	1,568 SF
<b>Available</b>	<b>760</b>	<b>2,350 SF</b>
Pet Supermarket	800	10,368 SF
Subway	910	1,800 SF
South Beach Beauty Academy	920	2,060 SF
<b>Available</b>	<b>926</b>	<b>1,200 SF</b>
South Beach Beauty Academy	930	900 SF
Papa John's	935	2,572 SF
Broken Egg Diner	950	3,600 SF
The DRIPBaR	965	1,350 SF
Sebring Barber Shop	970	957 SF
<b>Available</b>	<b>990</b>	<b>2,352 SF</b>
<b>Available</b>	<b>1000</b>	<b>13,000 SF</b>



Sabring Parkway - ±10,300 AADT

US Highway 27 (State Road 25) - ±44,000 AADT

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## DEMOGRAPHICS

## TOTAL POPULATION      MEDIAN AGE      AVERAGE HH INCOME

<b>1 MILE</b>	5,438	55.5	\$88,643
<b>3 MILES</b>	26,235	55.6	\$87,765
<b>5 MILES</b>	49,030	54.0	\$80,634

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.