



SEBRING SQUARE

110-1000 Sebring Square, Sebring, FL 33870

SEBRING, FL

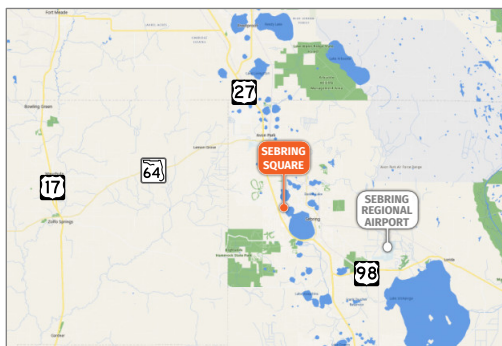


MARKET: Central Florida

COUNTY: Highlands

GLA: ±152,297 SF

TRAFFIC COUNT: ±50,500



- 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.

DAVID FASANO | LEASING AGENT
 dfasano@secenters.com
 (941) 955-2022 | Mobile (941) 915-3392

MATTHEW SCOTT | LEASING AGENT
 mscott@secenters.com
 (321) 677-0155 | Mobile (813) 765-2720

SOUTHEAST CENTERS
 WWW.SOUTHEASTCENTERS.COM



Sebring Parkway • ±10,000 AADT

US Highway 27 • ±40,500 AADT

OUTPARCEL OPPORTUNITY
±0.62 ACRES



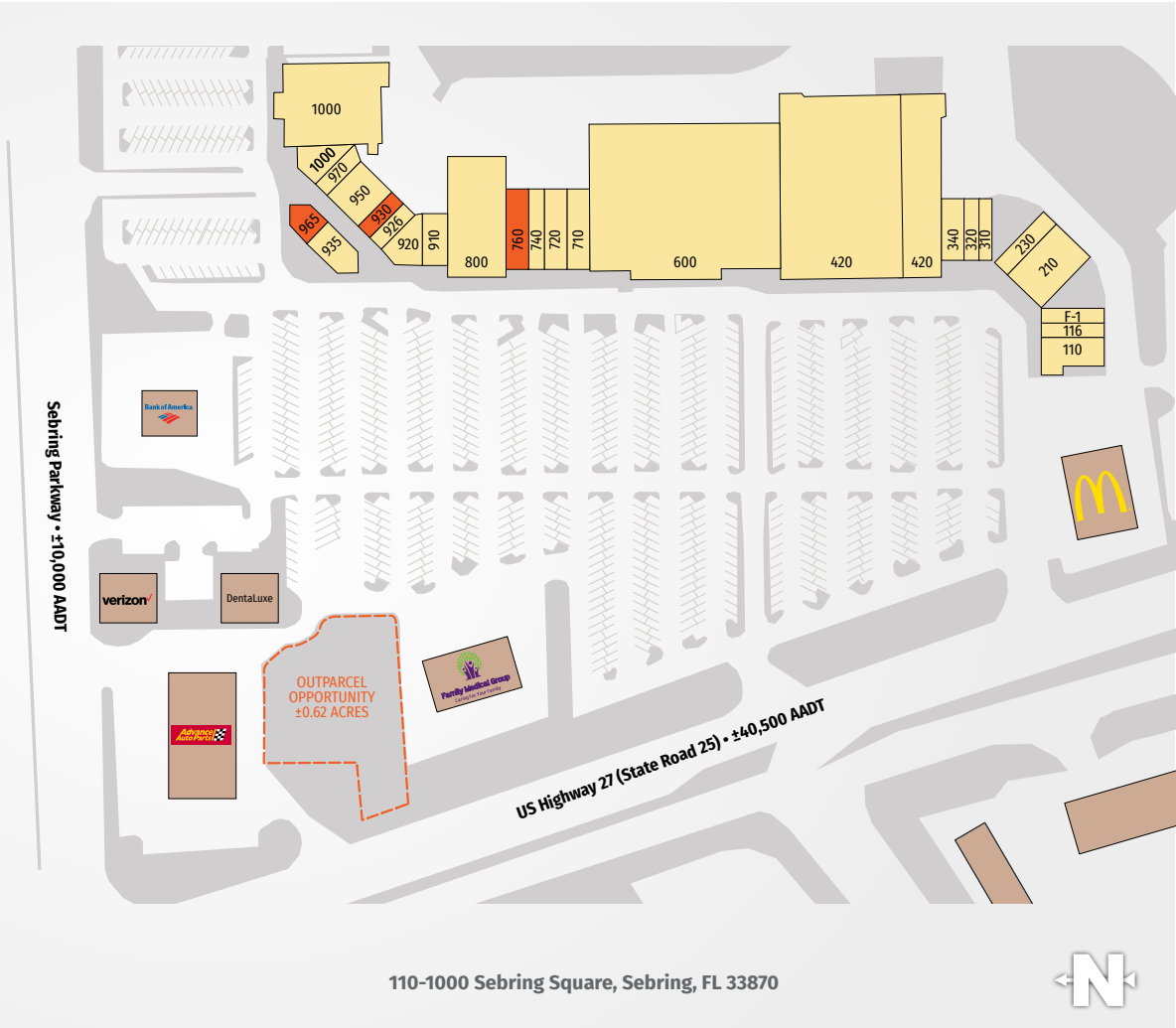
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TENANTS	UNIT	SIZE
Jays Kitchen	110	3,840 SF
Little Caesar's	116	1,600 SF
Grace & Heart	F	7,150 SF
Sophie's Café	F-1	1,600 SF
Humana	210	5,400 SF
Ear-Tronics	210	1,800 SF
Ed's Barbershop	310	1,220 SF
Advance America	320	1,220 SF
H&R Block	340	2,440 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
Available	760	2,350 SF
Pet Supermarket	800	10,368 SF
Subway	910	1,800 SF
South Beach	920	2,060 SF
Edward Jones	926	1,200 SF
Available	930	900 SF
Papa John's	935	2,572 SF
Broken Egg Diner	950	3,600 SF
Lease Pending	965	1,350 SF
Sebring Barber Shop	970	957 SF
Homer's Banquet Room	1000	15,352 SF



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	5,312	56.1	\$61,266
3 MILES	25,578	56.3	\$63,502
5 MILES	46,407	54.0	\$59,520

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.