



FAIRMONT PLAZA

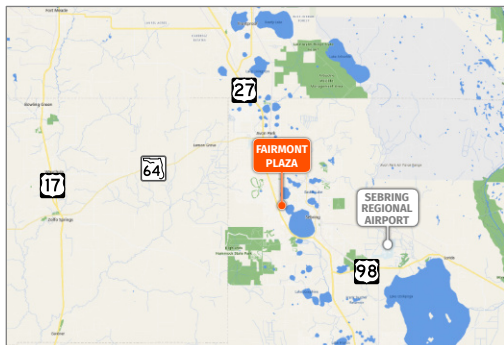
4228 Sebring Parkway, Sebring, FL 33870

SEBRING, FL



2,000 SF Available

MARKET: Central Florida **COUNTY:** Highlands **GLA:** ±4,789 SF **TRAFFIC COUNT:** ±52,800



- 2,000 SF endcap available in vanilla box condition. Firehouse Subs in adjacent space.
- Outparcel to Publix shopping center
- Near US Highway 27 North with a combined ±52,800 AADT
- Strong retail synergy with neighboring Walmart, Winn-Dixie, Chick-fil-A, Walgreens, Aldi, Home Depot, and more within one mile
- Pylon signage available along Highway 27 promoting strong visibility from the main thoroughfare in Sebring.

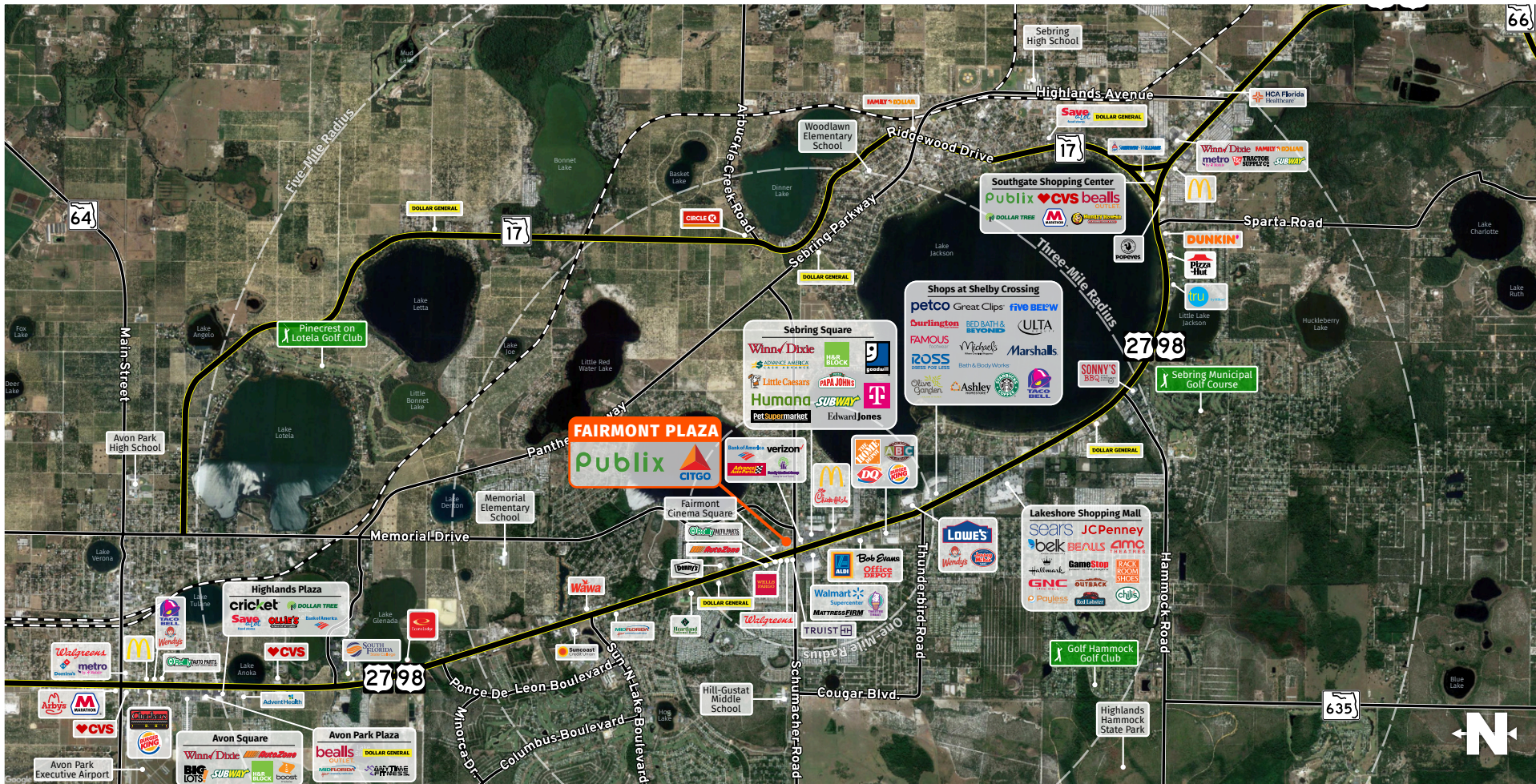
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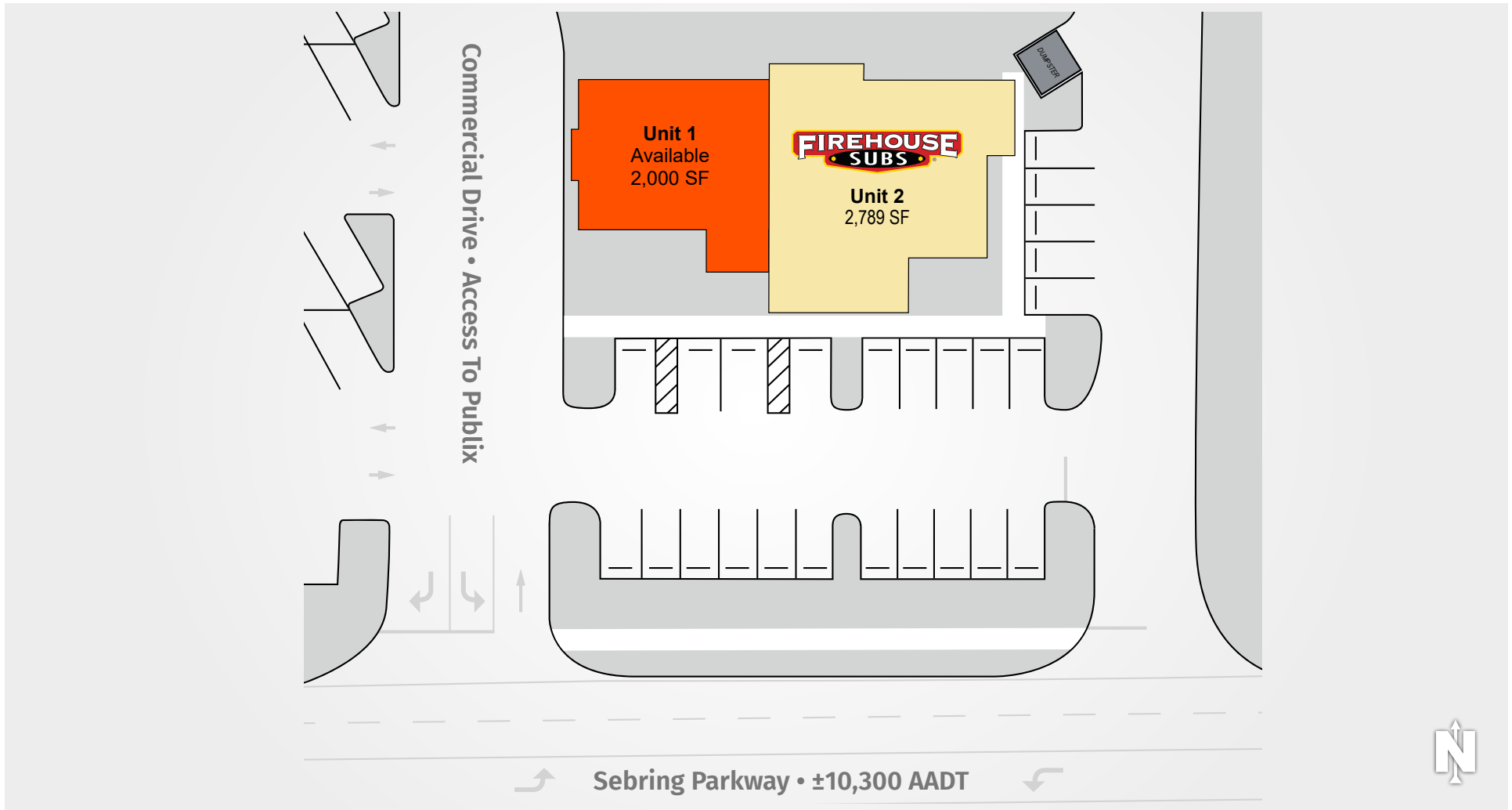


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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	5,213	56.5	\$84,681
3 MILES	25,945	55.4	\$92,779
5 MILES	48,980	53.0	\$86,331

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.