



# FAIRMONT PLAZA

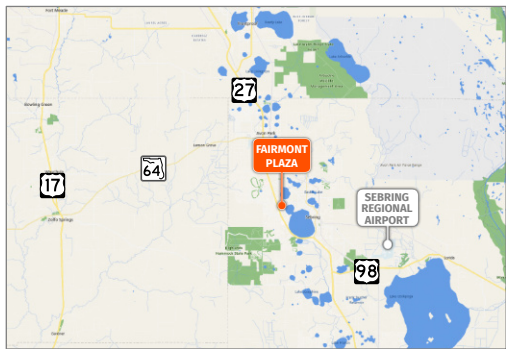
4228 Sebring Parkway, Sebring, FL 33870

# SEBRING, FL

**Second-Gen  
Restaurant  
Available**



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



- Second-generation restaurant with grease trap and full kitchen available. Join Prosperity Medical in a two-tenant building near one of the busiest intersections in Highlands County.
- 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.

**NOLAN COLLIER** | LEASING AGENT

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**SOUTHEAST  
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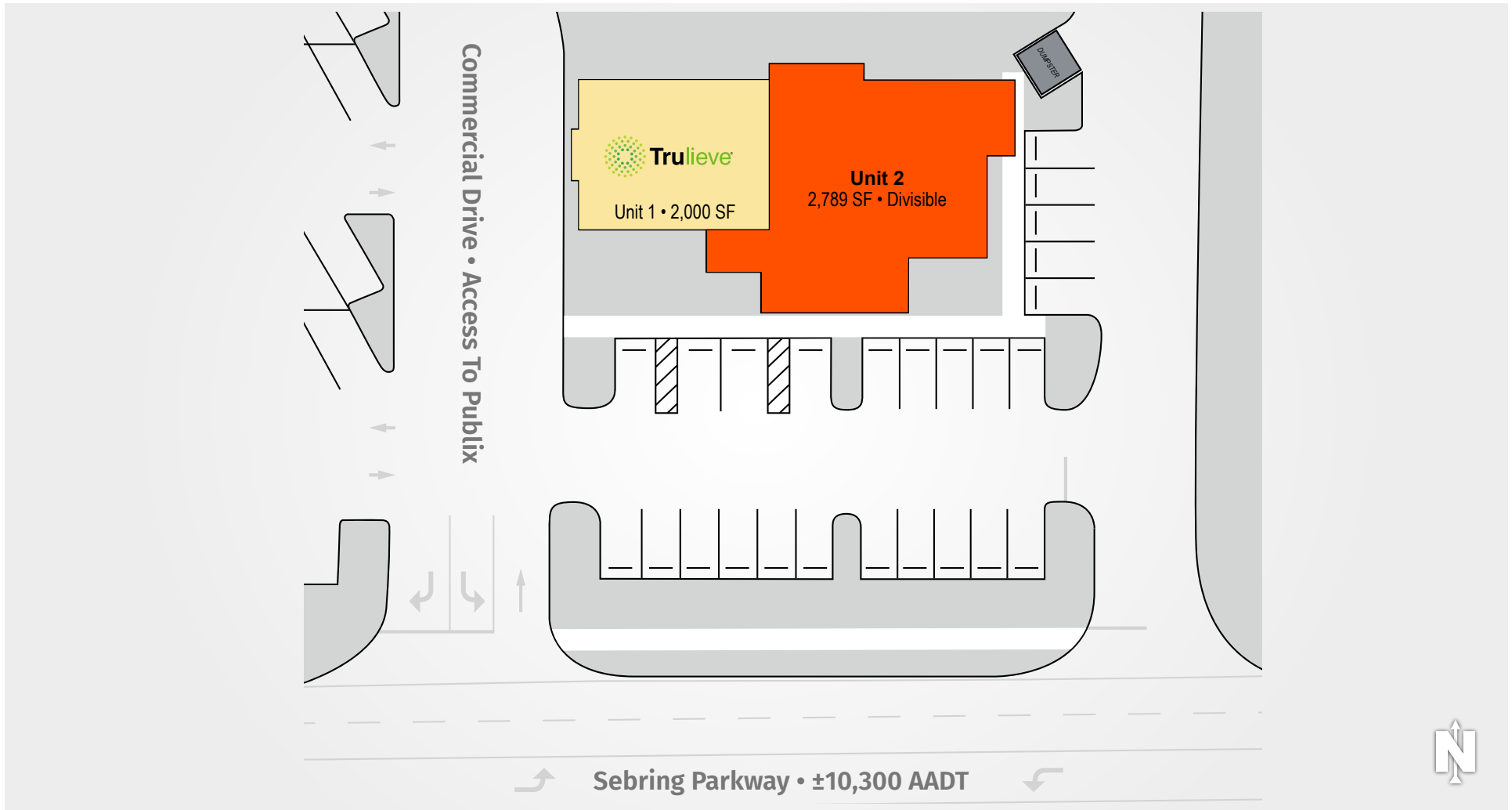


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| DEMOGRAPHICS | TOTAL POPULATION | MEDIAN AGE | AVERAGE HH INCOME |
|--------------|------------------|------------|-------------------|
| 1 MILE       | 5,213            | 56.5       | \$84,681          |
| 3 MILES      | 25,945           | 55.4       | \$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.