

Sears - Lakeshore Mall



Investment Highlights

- **REGIONAL MALL WITH VALUE-ADD OPPORTUNITY** - the Property is located at Lakeshore Mall, the only regional mall in Highlands County. The mall captures significant necessity-based traffic as the most convenient major shopping destination in Sebring for all residents in the greater market.
- **UNRIVALED VISIBILITY** - US Highway 27 is the primary thoroughfare in the area, boasting traffic counts above 39,000 vehicles per day.
- **STRONG MARKET FUNDAMENTALS** - the retail market in Sebring has experienced strong absorption through 2019, with vacancies below 5% for most of the previous decade.
- **TRAFFIC COUNTS** -
 - US 27:** 39,000
 - Thunderbird Rd:** 4,100
 - Hammock Rd:** 10,200

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Area Overview

SEBRING METRO / HIGHLANDS COUNTY

- Originally founded in 1912, Sebring is located in the northwestern corner of central Florida's Highlands County, and is home to the Sebring International Speedway.
- Highlands County is within less than a couple of hours driving distance to major metros of Tampa and Orlando.
- The county benefits from a quality healthcare community with two full-service hospitals and three campuses, Highlands Regional Medical Center (located in Sebring) and Florida Hospital Heartland Medical Center (campuses in Sebring and Lake Placid).
- With 113 tranquil lakes and waterways, Sebring International Raceway, and 16 golf courses driving tourism, Highlands County is an outdoor enthusiast's dream.
- The county is also home to two state parks, over 20 county and city parks, and the respected Archbold Biological Station, a leader in environmental research.



Property Stats

Address	901 US 27 N Ste 130
Parcel ID	C-26-34-28-060-0000-0072
Building Area	90,515 SF
Lot Size	9.4 AC
Year Built	1999
Zoning	B4FUD
Number of Floors	One (1)
Building Height	35.4 Feet
Total Parking Spaces	637 spaces & 9 handicap accessible spaces
REA Expiration	12/31/2049

Retail Market Facts

