



SEBRING COMMERCIAL

2815 US HIGHWAY 27 S, SEBRING, FL 33870

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

This property offers a strong commercial opportunity in Sebring, FL. Zoned C-1 Commercial District, the site allows for a variety of potential retail and commercial uses. The property was previously fully engineered for a car wash, giving buyers a strong starting point, but the site could also be well suited for other commercial uses, including a QSR, retail user, or pad site. Located across from Publix in an active retail area, the property benefits from strong positioning, visibility, and surrounding activity within the Sebring market.

LOCATION DESCRIPTION

Sebring, FL offers a solid setting for commercial development, with a growing local population, steady traffic, and a mix of nearby retail, restaurants, and local attractions. The area is home to Sebring International Raceway and a historic downtown with local shops and dining. Positioned along busy US Highway 27 S, the property benefits from strong visibility and access, making it a good fit for retail, QSR, or other commercial uses looking to serve the Sebring market.

MUNICIPALITY

City of Sebring

PROPERTY SIZE

1.2 Acres

ZONING

C1 (Commercial District)

FUTURE LAND USE

MU (Mixed Use)

PARCEL ID

S32342916000000020

BROKER CONTACT INFO

Chase Collier, CCIM

Advisor

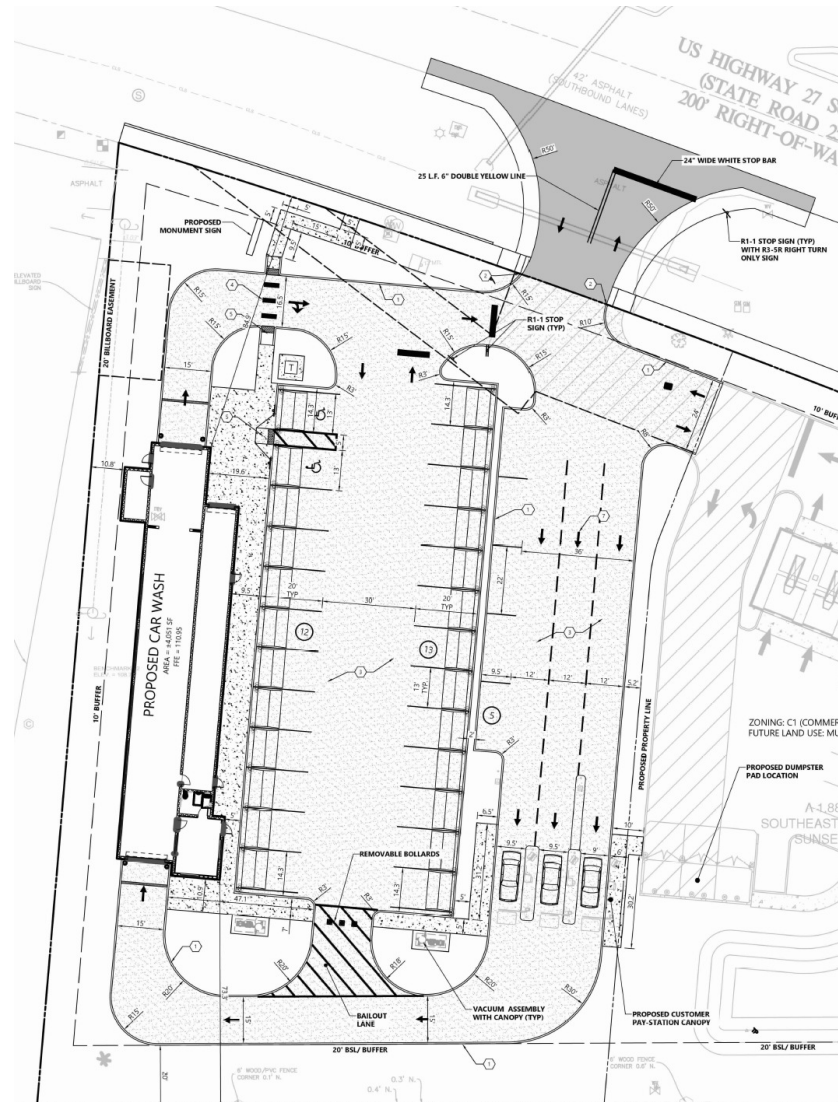
813.287.8787 x103

chase@thedirt dog.com

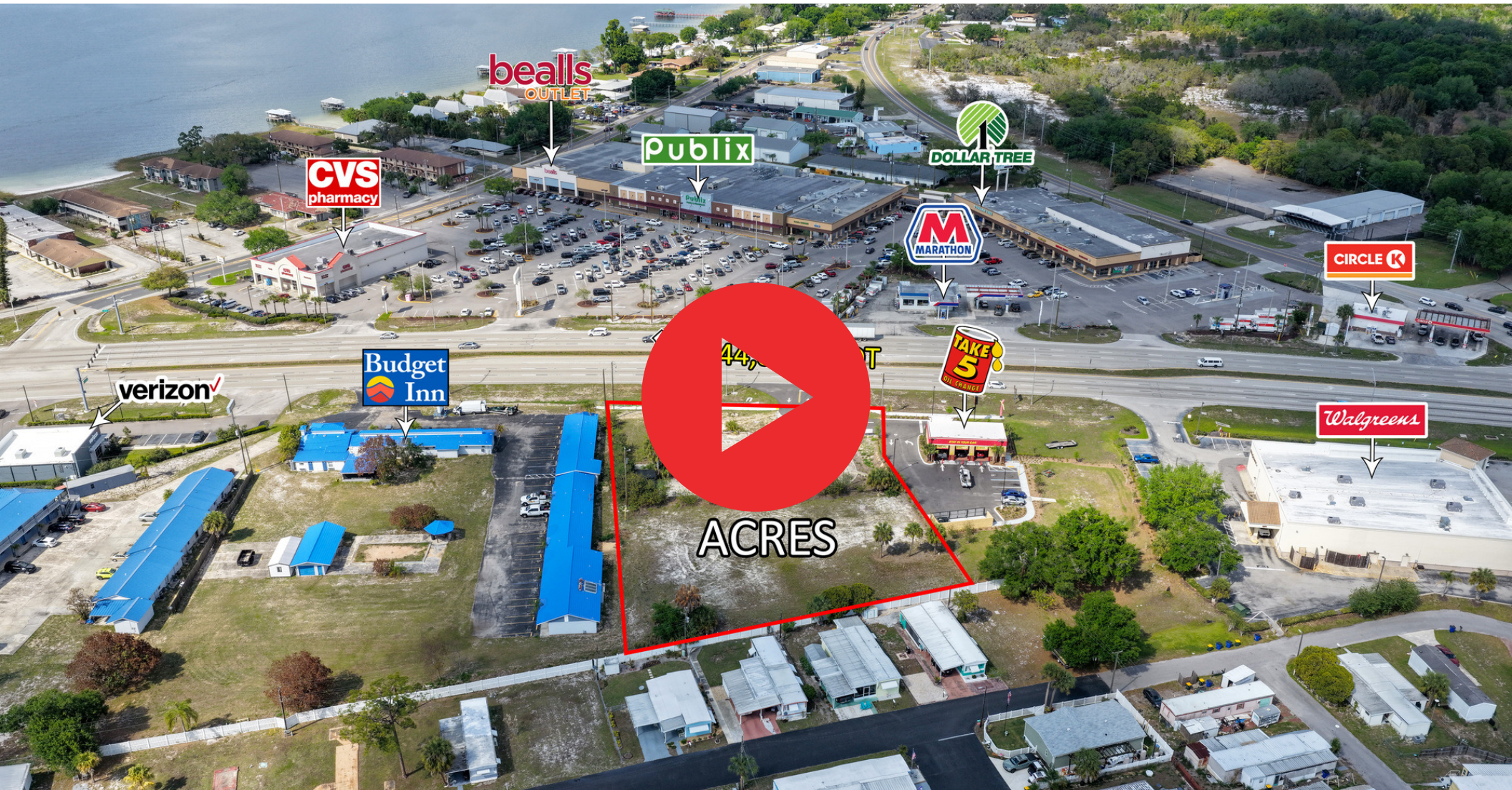
Additional Photos



Prior Site Plan - Fully Engineered for Car Wash



Drone Video



Additional Photos



Additional Photos



Demographics Map & Report

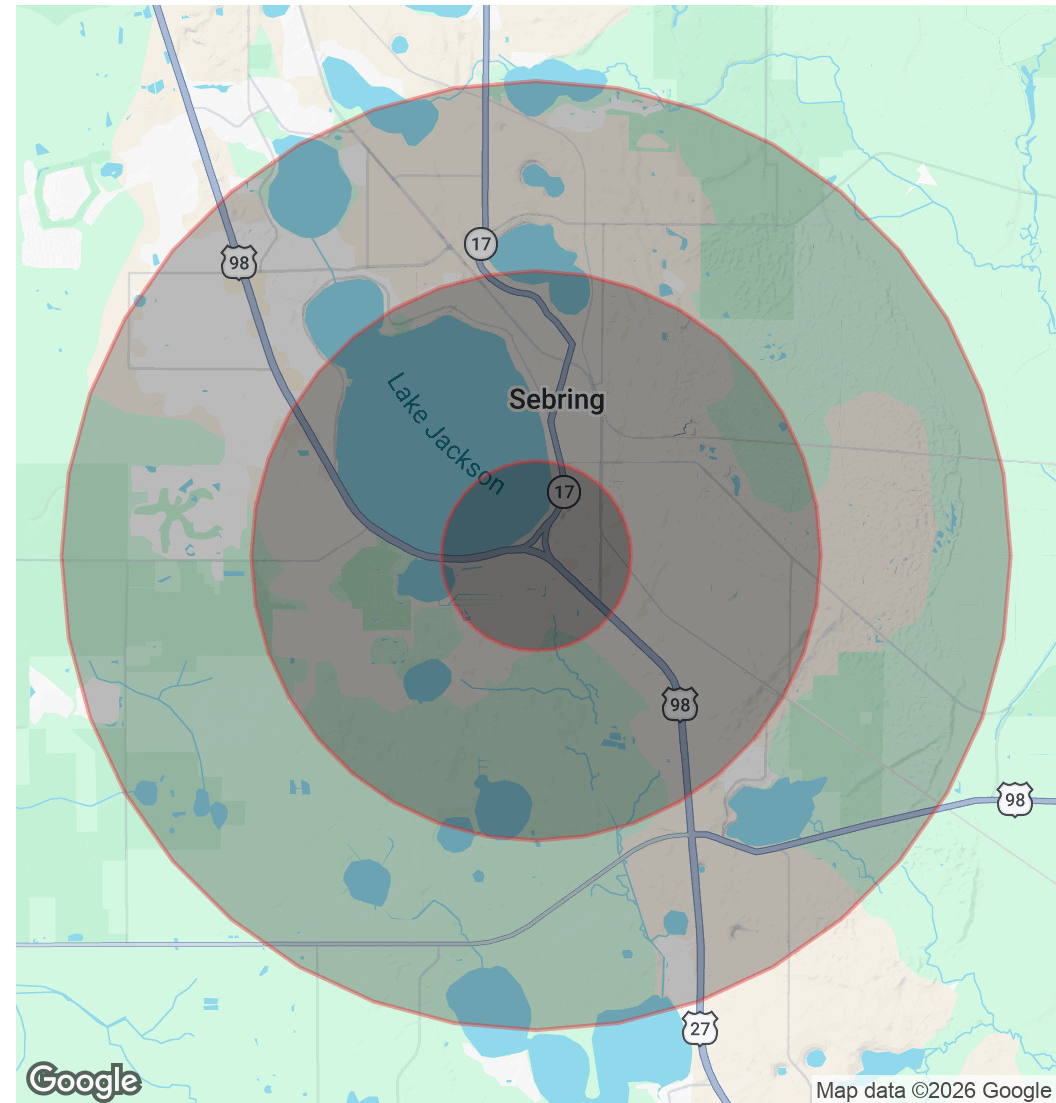
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,535	19,216	38,228
Average Age	63.6	51.6	52.1
Average Age (Male)	64.3	50.4	50.2
Average Age (Female)	62.5	50.9	51.6

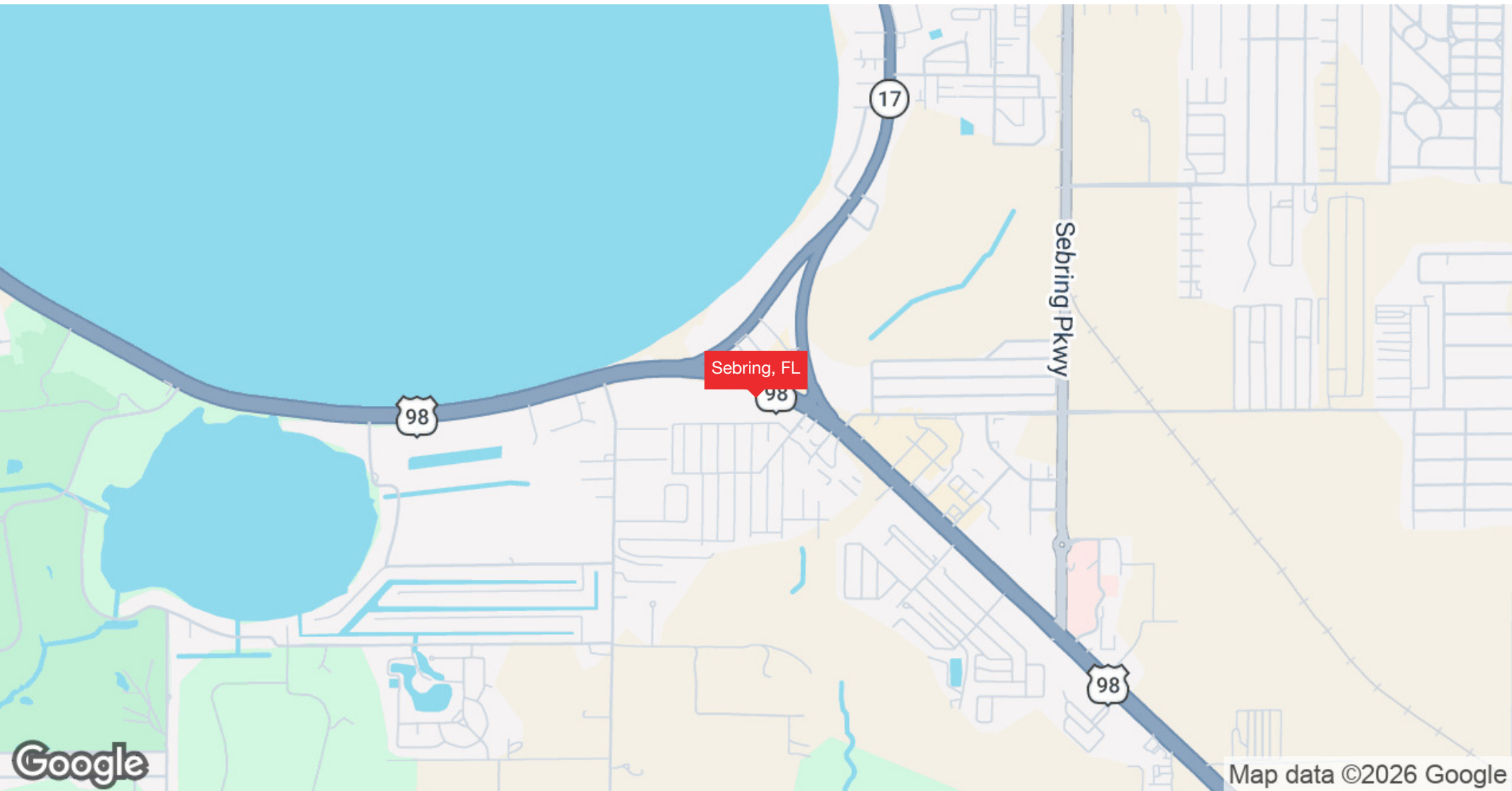
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	830	8,696	16,827
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$65,940	\$67,719	\$73,337
Average House Value	\$201,074	\$164,947	\$179,740

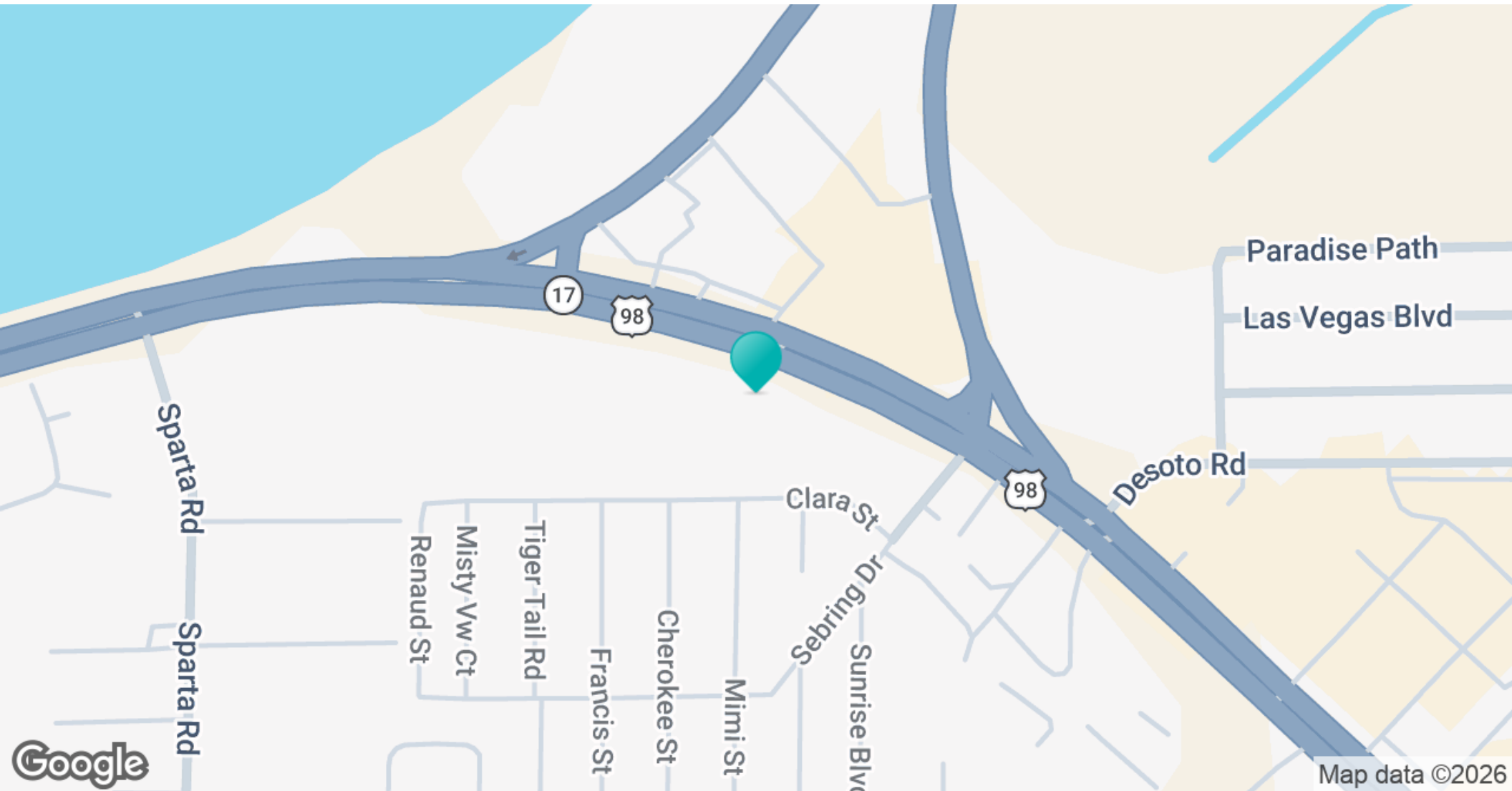
2023 American Community Survey (ACS)



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisor



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Questions | Give us a call or drop us an email

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