



\$1,250,000



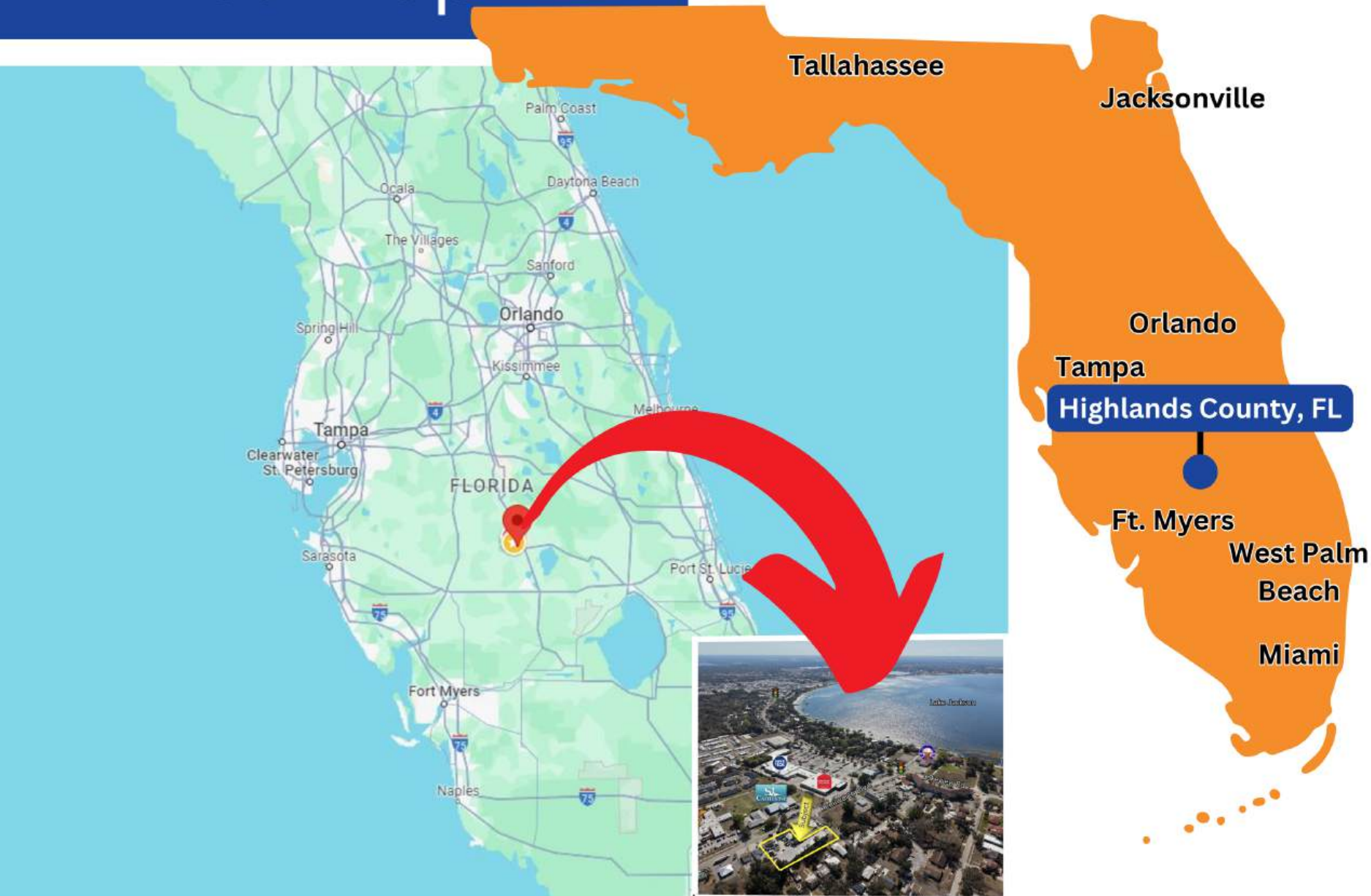
2914 Kenilworth Boulevard, Sebring, Florida 33870

User | Investment | Development Opportunity w/
Development Potential/ Commercial

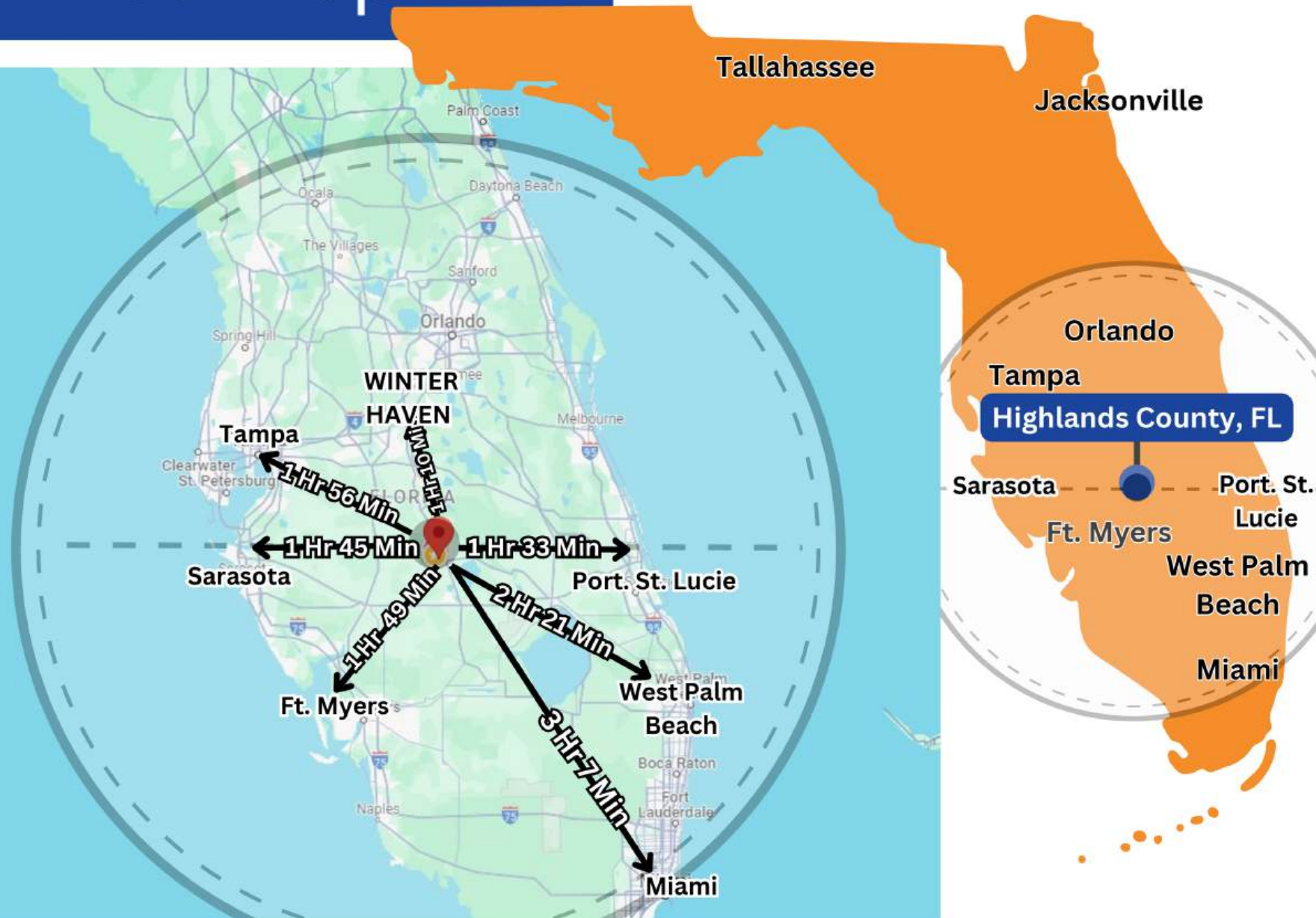
Greg Karlson
Broker/Owner
863 - 381 - 4932



Area Map



Area Map





Lake Jackson

Lakeview Rd

Kenilworth Blvd

Site Over View

Offering Memorandum

2914 Kenilworth
Boulevard, Sebring,
Florida 33870

Development Highlights

Total Acreage:

- 0.87+- Acres

Entitlements/Zoning:

- Zoned C1

Utilities::

- Water/Sewer

Sale & Lease

- For Sale @ \$1,250,000
- or For LEASE @ \$8PSF



Development Details:

Premium 13,000 sq foot warehouse facility with finished office and showroom(2k SF). 16' - 20' foot ceilings six 12' x 12' ground level roll up doors with 2 extra income property buildings. Seller will lease back the warehouse facility for 1 year with a 7.5% cap rate if the buyer desires/Owner Financing Available Too. This is an exceptional opportunity to acquire a versatile commercial industrial property located in downtown Sebring, featuring adjacent industrial buildings, showroom space, offices, and extensive reinforced concrete infrastructure. The industrial buildings measure approximately 75' x 60' w/ 22' ceilings & 160' x 40' with 17'ft ceilings, providing excellent capacity for manufacturing, storage, and equipment. A 12' x 36' loft provides valuable additional storage or workspace.

The adjacent industrial buildings also include two bathrooms. The property is equipped with six 12' x 12' bay doors and an additional 10-foot rear bay door, providing convenient secondary access. Site is equipped with storm drains to support proper drainage and long-term functionality. The property also includes a large showroom and reception area with a dedicated bathroom, along with five private upstairs offices, a shared kitchen area, and an additional upstairs bathroom, providing ample administrative and customer-facing space. Three-phase power outlets & air lines for air tools are positioned throughout the warehouse in multiple areas supporting industrial operations. The fencing provides security and controlled access.

The property also includes an additional commercial building that is currently leased through June 2027, with tenants who would like to remain in place, providing immediate and stable rental income. This building also features dedicated parking, a main reception area, a day room, and a large office space with outdoor entry and storage area, along with three additional office spaces and a restroom. An additional building located at the front right of the property at 2924 Kenilworth Blvd formerly operated as a 5 station beauty salon, offers excellent visibility and prominent frontage along Kenilworth Boulevard, providing outstanding exposure for a variety of business uses.

The plumbing remains in place, allowing for an easy conversion back to salon use if desired, while also offering flexibility for professional or retail occupancy. This building includes assigned parking, a spacious front area, private office, utility room, and bathroom, making it ideal for owner-users or potential rental income. This well-equipped property offers outstanding flexibility for manufacturing, warehousing, contractor operations, retail, office, or flex industrial use. With HGTV Small Town Make Over Downtown close by at the circle, and the Race Track minutes away, this would be a great venue for Gentleman Condo Garages for showing off / storing your exotic race cars, RV's, as Pit-Stop on way to the RaceTrack offering Tremendous Upside Profit Potential!

DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
TOTAL Population	79,788	187,336	2,848,597
Average Age	50	47	43
Average Age (Male)	50	46	42
Average Age (Female)	51	48	44
Households & Income	10 Miles	30 Miles	60 Miles
TOTAL Households	34,594	76,419	1,086,924
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,884	\$68,316	\$89,743
Average House Value	\$217,244	\$223,188	\$323,543



Highlands County Overview



101,638
Current Total
Population



102,910
5-Yr Projected Total
Population



\$70,143
Average Household
Income



\$83,443
5-Yr Projected Avg
Household Income



\$175,043
Median Home
Value

"Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business."

- Highlands County Economic Development

Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



For more information and to schedule a tour, please contact:



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Offering Memorandum

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Disclaimer

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

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