



Each office independently owned and operated

ROSI SHEPARD - RE/MAX COMMERCIAL

729 SW Federal Hwy

Stuart, FL 34994

FOR SALE/LEASE

RETAIL PROPERTY

LIBERTY STAR PLAZA US HWY27 IN SEBRING

7177 SOUTH GEORGE BOULEVARD | SEBRING, FL 33875



PRESENTED BY:

ROSI SHEPARD

Commercial Advisor

772.288.0287

FL #3320083

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
CITE PLANS	12

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rosi Shepard - RE/MAX Commercial and it should not be made available to any other person or entity without the written consent of Rosi Shepard - RE/MAX Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rosi Shepard - RE/MAX Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Rosi Shepard - RE/MAX Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rosi Shepard - RE/MAX Commercial has not verified, and will not verify, any of the information contained herein, nor has Rosi Shepard - RE/MAX Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

FOR SALE & LEASE
RETAIL PROPERTY

P. 2

1

PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Liberty Star Plaza at 7177 S George Blvd, Sebring is a value-add opportunity featuring stabilized income with strong upside potential from its remaining vacant space. The property comprises 18,600 sq ft of total office space, with 13,500 sq ft currently leased to established medical, professional, nonprofit, and service tenants. In addition, the center includes an upscale upstairs residential unit—a 3-bedroom, 2-bath apartment currently offered as a short-term rental, providing further diversity and revenue potential.

The site’s vacant 4,500 sq ft can generate an additional \$67,500 in annual rent when leased at market rates, enhancing overall return. The plaza offers modern CBS construction, a 2019 gable roof, central utilities, plenty of surface parking, monument signage, and attractive finishes. Situated in a strategic corridor with high visibility, this asset is primed for income growth and long-term appreciation, ideal for investors seeking both immediate and future cash flow in a thriving Central Florida market.

PROPERTY HIGHLIGHTS

FOR SALE & LEASE
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL
Each office independently owned and operated

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lease Rate:	\$19.00 - 25.00 SF/yr (Gross)
Number of Units:	7
Available SF:	362 - 2,470 SF
Lot Size:	1.36 Acres
Building Size:	21,991 SF
NOI:	\$206,861.00
Cap Rate:	5.17%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	308	3,562	10,686
Total Population	722	7,497	24,258
Average HH Income	\$57,694	\$53,800	\$61,614

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Liberty Star Plaza at 7177 S George Blvd, Sebring is a value-add opportunity featuring stabilized income with strong upside potential from its remaining vacant space. The property comprises 18,600 sq ft of total office space, with 13,500 sq ft currently leased to established medical, professional, nonprofit, and service tenants. In addition, the center includes an upscale upstairs residential unit—a 3-bedroom, 2-bath apartment currently offered as a short-term rental, providing further diversity and revenue potential.

The site's vacant 4,500 sq ft can generate an additional \$67,500 in annual rent when leased at market rates, enhancing overall return. The plaza offers modern CBS construction, a 2019 gable roof, central utilities, plenty of surface parking, monument signage, and attractive finishes. Situated in a strategic corridor with high visibility, this asset is primed for income growth and long-term appreciation, ideal for investors seeking both immediate and future cash flow in a thriving Central Florida market.

LOCATION DESCRIPTION

Liberty Star Plaza at 7177 S George Blvd is an ideally located retail and office center in south Sebring. Built in 2007, the property offers modern amenities, excellent signage, and plenty of on-site parking. This plaza sits right off a main corridor and benefits from strong visibility and easy access to US Highway 27, making it convenient for customers and employees.

The location is surrounded by established neighborhoods and a growing commercial area, putting tenants close to restaurants, banks, and essential services. Its position is great for anyone looking to serve Sebring, Lake Placid, or Avon Park. With its prominent presence and high-traffic location, Liberty Star Plaza stands out as an attractive spot for professional, retail, or medical businesses seeking visibility and growth opportunities in the area.

SITE DESCRIPTION

Liberty Star Plaza at 7177 S George Blvd presents a prime office and retail site in one of Sebring's most visible commercial corridors. Situated directly off US Highway 27 with an electronic entrance sign, the property benefits from heavy daily traffic counts and prominent frontage. The plaza features a 2007 CBS-built improvements on approximately 1.36 acres, offering ample on-site parking with 52 dedicated and 15 overflow spaces.

FOR SALE & LEASE
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL
Each office independently owned and operated

P. 5

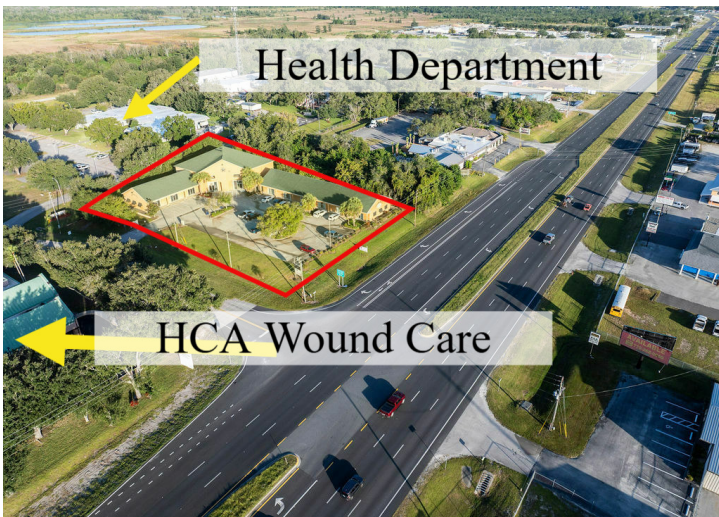
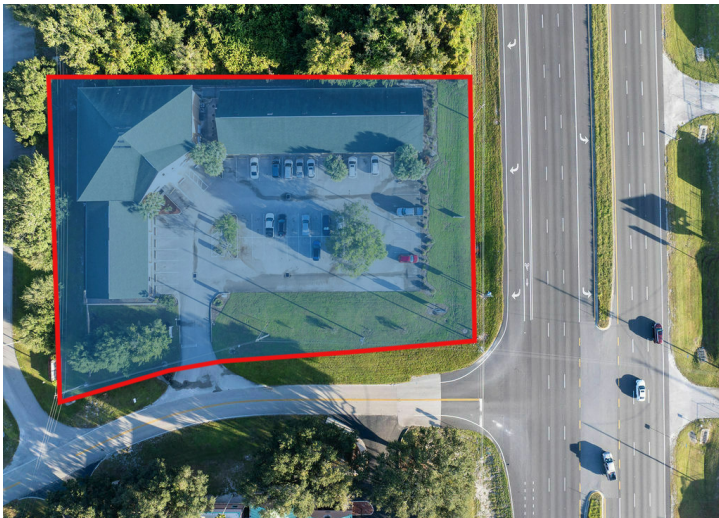
729 SW Federal Hwy
Stuart, FL 34994

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

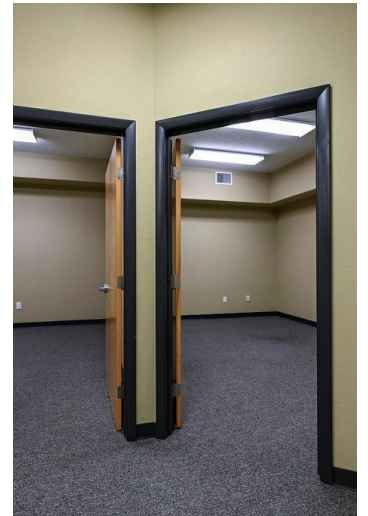
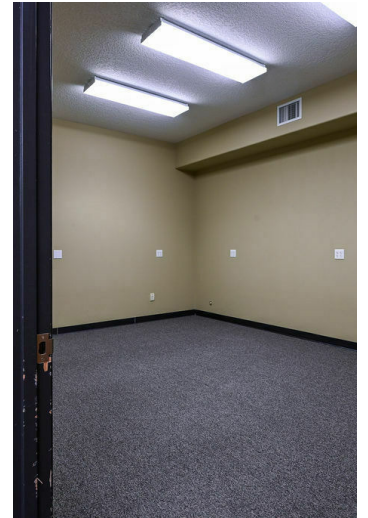
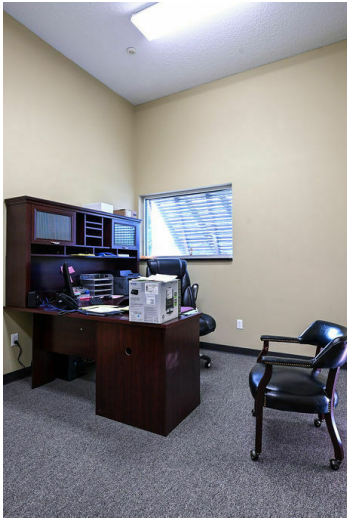
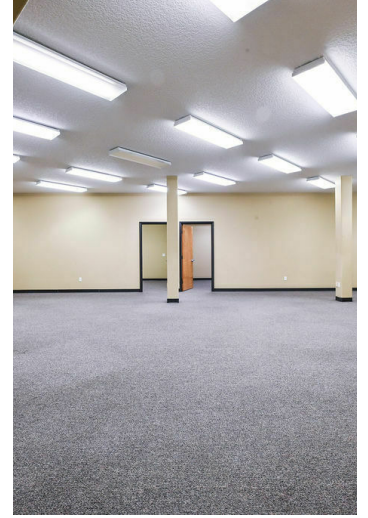
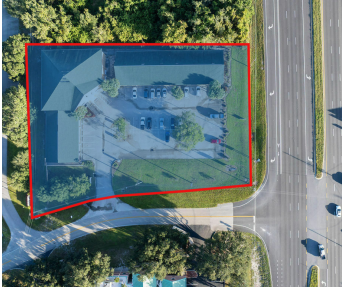
- 4,500 sq ft available at Liberty Star Plaza
- Private offices for focused work and privacy
- Spacious conference room ideal for meetings and collaboration
- Private and Common Restrooms depending on needs.
- Modern, flexible layout suited for professional, medical, or service businesses
- Central air, upgraded finishes, and ample plaza parking
- Opportunity for different configurations.
- Prime location on US 27 just North of SR 98 offers excellent visibility and access
- - Highlands County value-add investment with strong cash flow and \$67,500 projected annual rent from lease-up of current vacant space.
- - Modern strip center featuring CBS block construction and a 2019 gable roof for lasting durability.
- - Diverse tenant mix with medical, professional, nonprofit, and service tenants in place.
- - Unique upstairs residential unit (3 bed/2 bath) actively rented short-term for additional income stream.
- - Ample parking with 67 total spaces and prominent monument signage on highly visible Sebring corridor.
- - Full municipal utilities and low-maintenance building systems.
- - Close to major roadways, employment, and daily services.
- - Ideal for owner-user, investor, or 1031 exchange seeking Central Florida growth and mixed-use upside.



FOR SALE & LEASE
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL
Each office independently owned and operated

ADDITIONAL PHOTOS



FOR SALE & LEASE
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL
Each office independently owned and operated

2

LOCATION INFORMATION

IN THIS SECTION

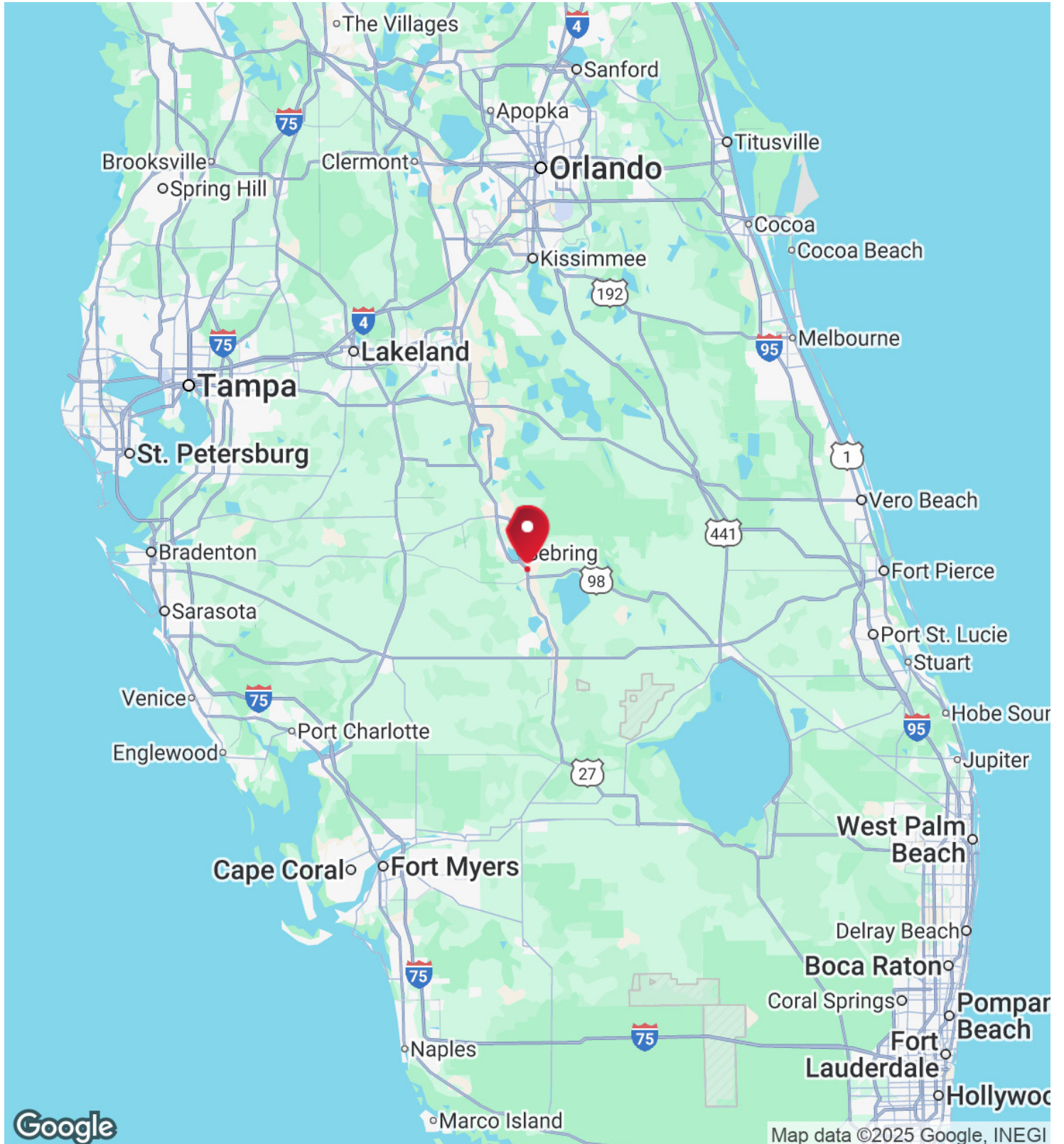
REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

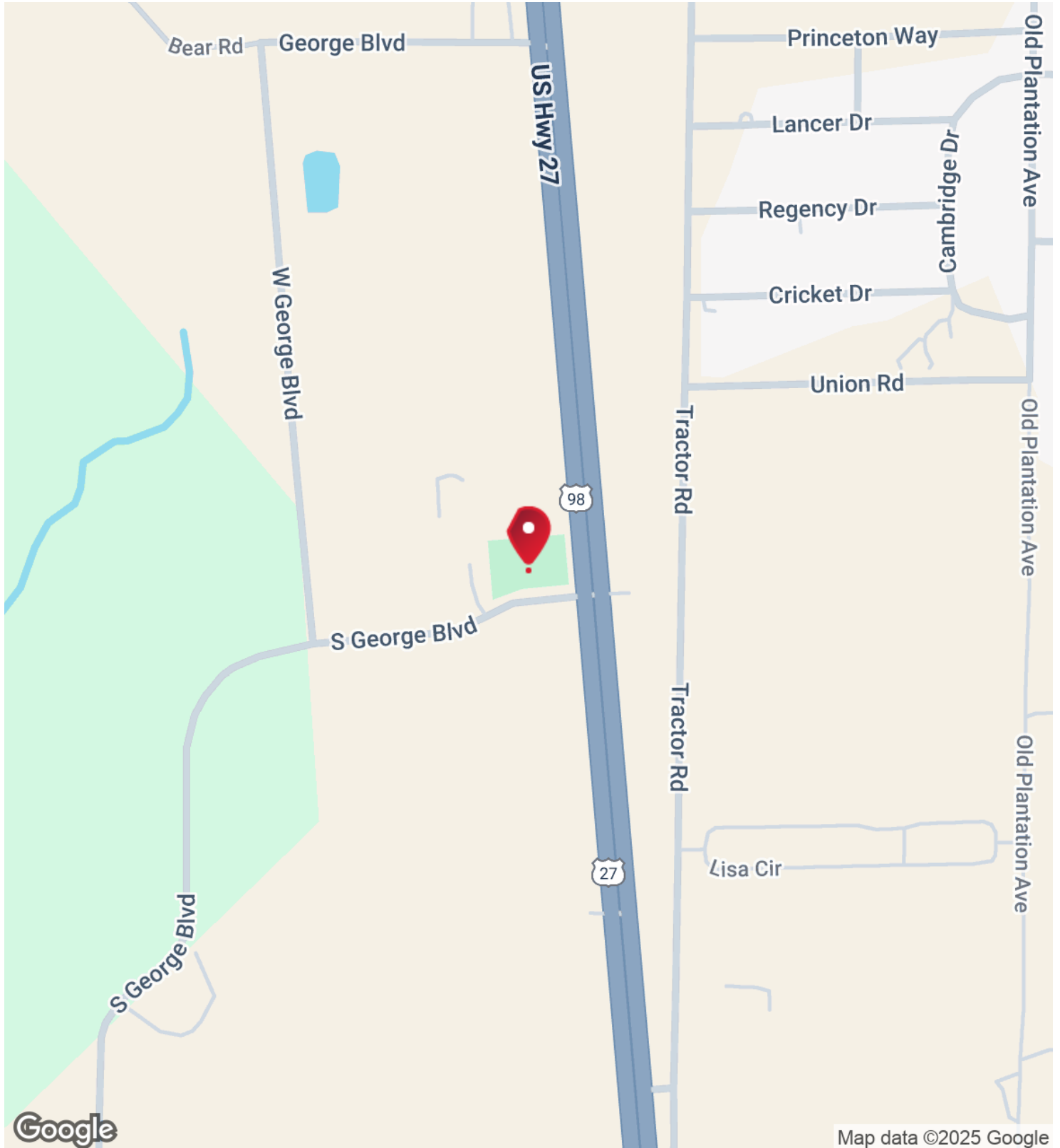
REGIONAL MAP



FOR SALE & LEASE
RETAIL PROPERTY

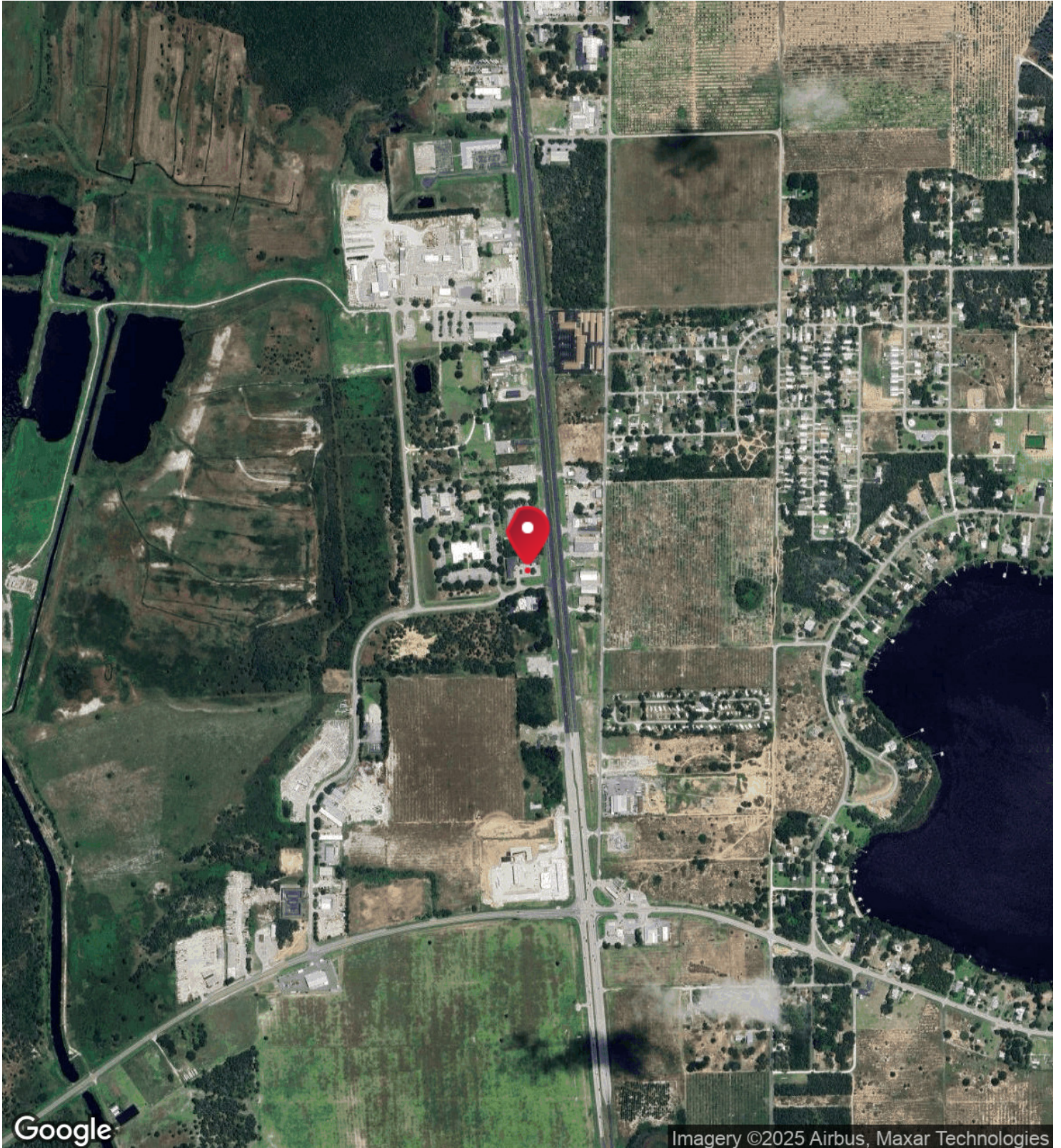
ROSI SHEPARD - RE/MAX COMMERCIAL
Each office independently owned and operated

LOCATION MAP



FOR SALE & LEASE
RETAIL PROPERTY

AERIAL MAP



FOR SALE & LEASE
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL
Each office independently owned and operated

3

FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

RENT ROLL

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$4,000,000
Price per SF	\$182
Price per Unit	\$571,429
GRM	19.42
CAP Rate	5.17%
Cash-on-Cash Return (yr 1)	5.17%
Total Return (yr 1)	\$206,861

OPERATING DATA

Gross Scheduled Income	\$206,000
Operating Expenses	\$52,616
Net Operating Income	\$206,861
Pre-Tax Cash Flow	\$206,861

FINANCING DATA

Down Payment	\$4,000,000
--------------	-------------

RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT
-	SOS	1,000 SF	\$20.40	\$20,400
-	Bread For Life	3,500 SF	\$16.28	\$56,980
-	TCMA	6,000 SF	\$19.09	\$114,540
-	AirBnB	3,000 SF	\$8.97	\$26,925
TOTALS		13,500 SF	\$64.74	\$218,845
AVERAGES		3,375 SF	\$16.19	\$54,711



FOR SALE & LEASE
RETAIL PROPERTY

P. 15

4

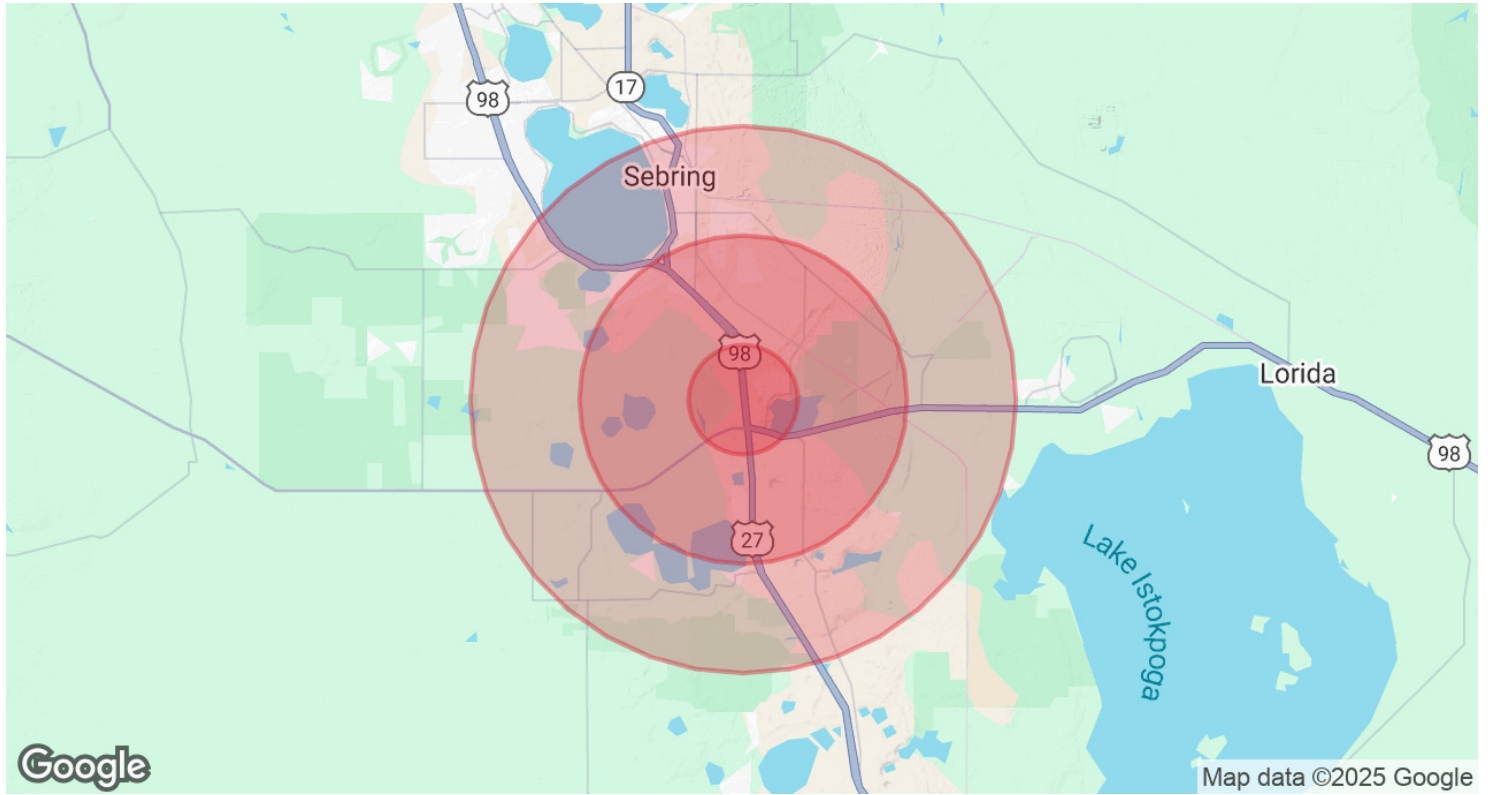
DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO 1

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	722	7,497	24,258
Average Age	51	55	50
Average Age (Male)	51	54	49
Average Age (Female)	50	55	50

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	308	3,562	10,686
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$57,694	\$53,800	\$61,614
Average House Value	\$160,754	\$161,717	\$209,169

Demographics data derived from AlphaMap

FOR SALE & LEASE
RETAIL PROPERTY

P. 17

ADVISOR BIO 1



ROSI SHEPARD

Commercial Advisor

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

FL #3320083

PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough RoofScapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at MCRTC, past director for MCRTC, and past president of the Junior League of Martin County. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi’s business philosophy is founded on integrity, expertise, and service, resulting in lasting client relationships and a thriving referral network. She leverages her technical background, land management experience, and hands-on operational skills to provide unparalleled value to her real estate and business clients.

Rosi Shepard - RE/MAX Commercial
729 SW Federal Hwy
Stuart, FL 34994

FOR SALE & LEASE
RETAIL PROPERTY

P. 18