

PROPERTY FOR SALE

801 US 27 N, AVON PARK, FL 33825

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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Gary M. Ralston

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS
Managing Partner & Broker
gary.ralston@svn.com | 863.877.2828



David Hungerford, CCIM

Senior Advisor
david.hungerford@SVN.com
863.272.7156



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EXECUTIVE SUMMARY

0 US HIGHWAY 27 N AVON PARK, FL 33825

These retail outparcels are located directly in front of the Walmart in Avon Park. Retention is included off-site for lots 5-9, and water and sewer are already in place with capacity for most of the lots. The sites vary in size, have site-specific restrictions, and all benefit from cross-access. Nearby economic drivers include the Avon Park Air Force Range as well as the South Florida State College.

Site Address:	0 US Highway 27 N, Avon Park, FL 33825
County:	Highlands
PIN (Property Identification Number):	A16332801100000070; A16332801100000040; A16332801100000010
Lot Sizes:	1.01 to 1.44 +/- acres
Current Property Use:	Vacant Commercial; Orchard Groves, Citrus
Utilities:	Water & Sewer - City of Avon Park
Zoning:	C-2
Use Restrictions:	See page 20
Traffic Count:	29,500 cars/day on US Highway 27
Asking Prices:	\$350,000 to \$470,000



JARRETT
Ford
Avon Park

Walmart
Save money. Live better.

Sold

SOLD

Lot 7

Lot 6

Lot 5

QSR
Under
Contract

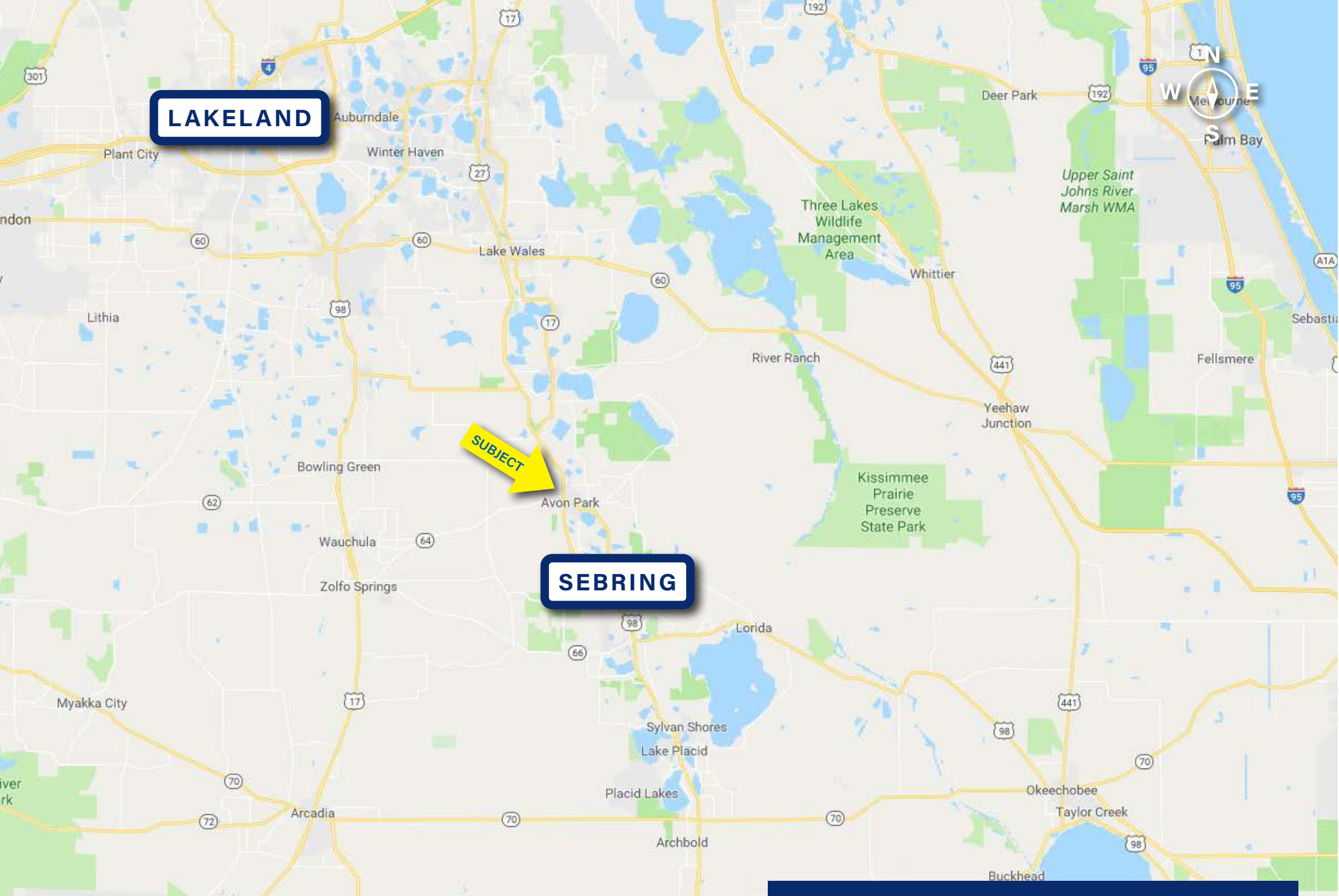
Lot 2

Lot 1



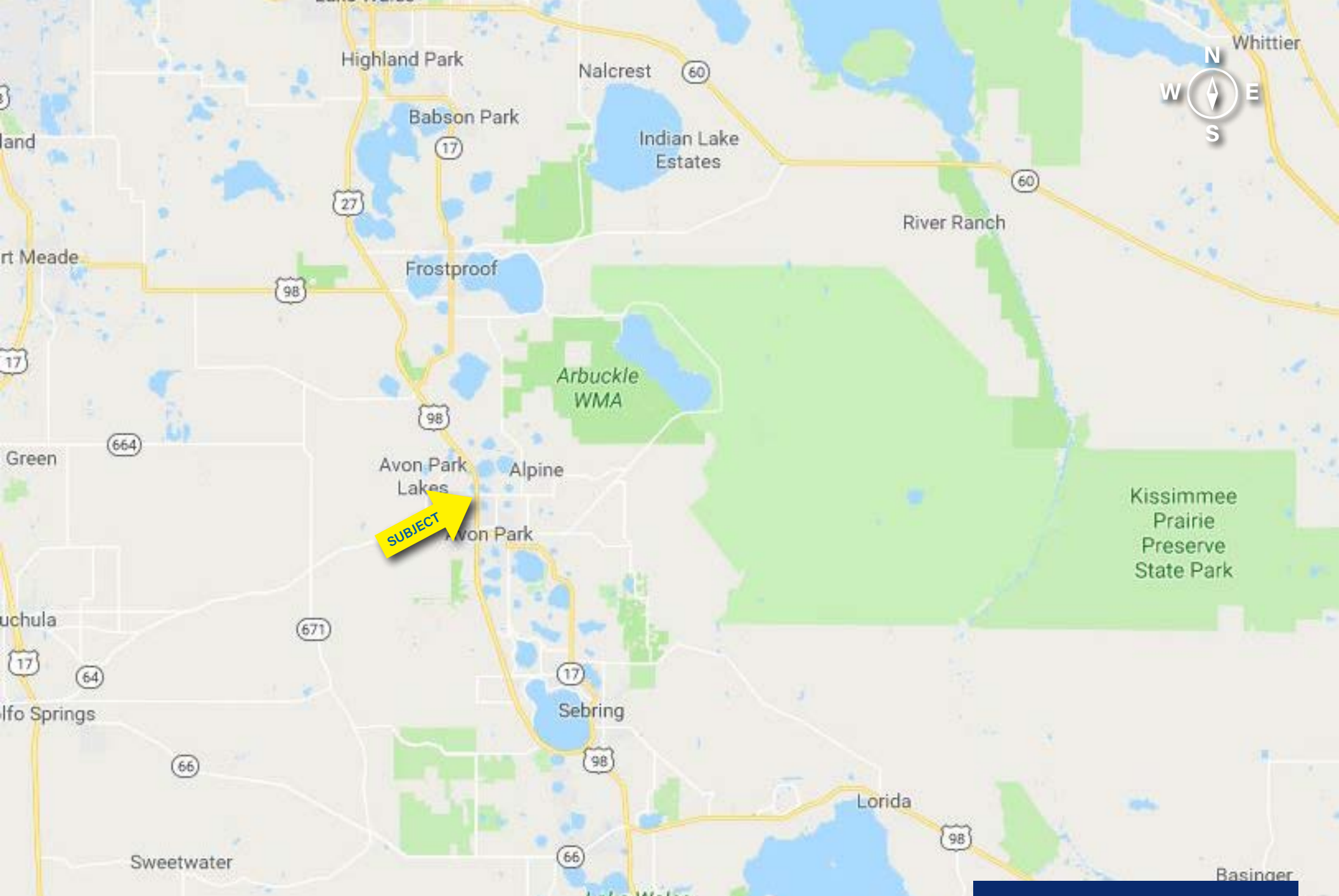
<u>Lot #</u>	<u>SF</u>	<u>Acres</u>	<u>Price</u>	<u>\$/AC</u>	<u>\$/SF</u>
1	62,291	1.430	470,000	328,671	\$7.55
2	43,996	1.010	350,000	346,535	\$7.96
5	53,579	1.230	410,000	333,333	\$7.65
6	62,509	1.435	430,000	299,652	\$6.88
7	48,090	1.104	430,000	389,493	\$8.94

PRICING SCHEDULE



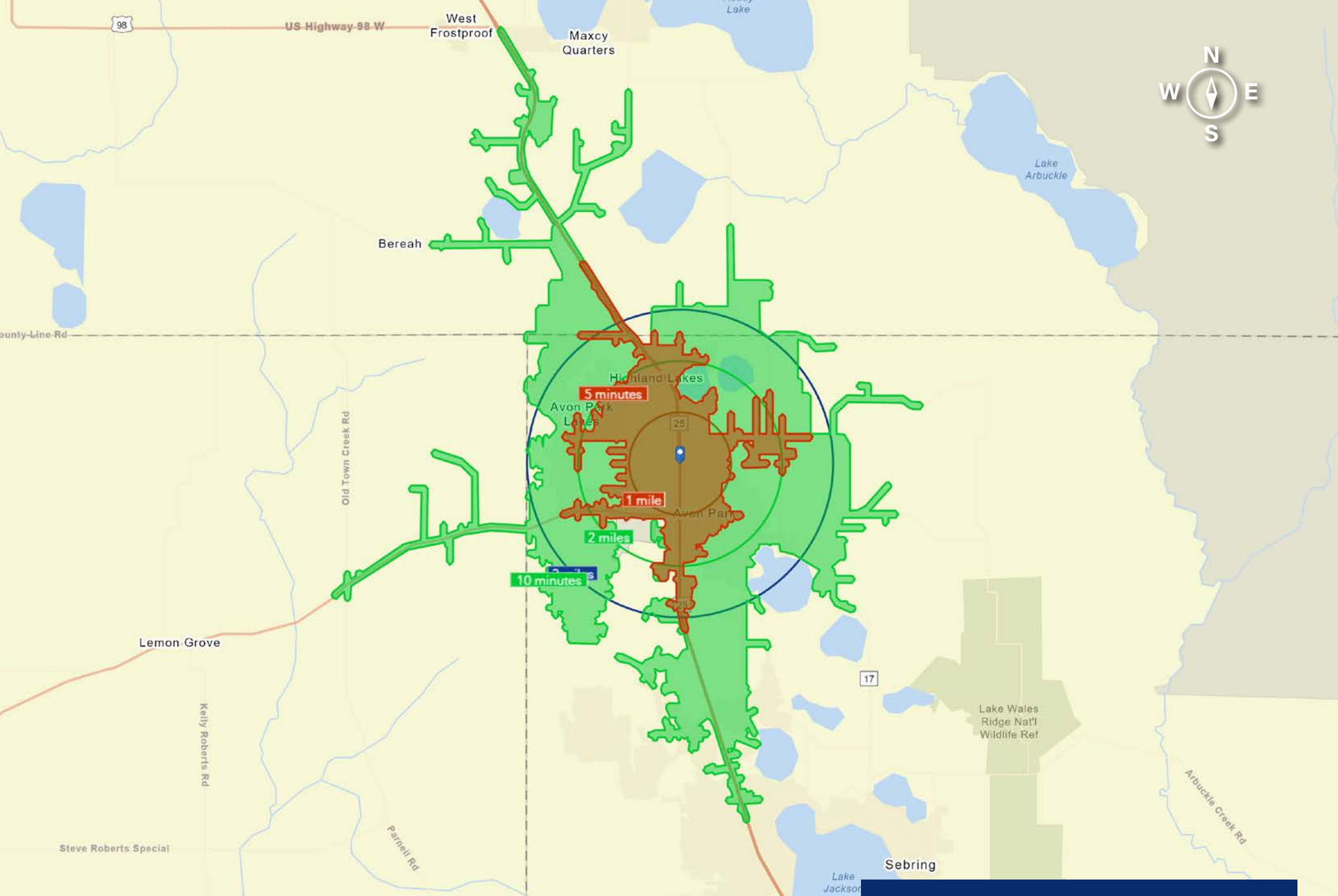
Located in the Sebring MSA, between Lake Wales and Sebring.

REGIONAL LOCATION MAP



Located on US 98 with quick access to US 17 and SR 60.

LOCATION MAP



1, 2, 3 mile radius
 5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Highlands	FL	US
Population	3,649	12,844	18,830	10,010	24,588	105,069	21,239,528	332,417,793
Households	1,359	4,898	7,223	3,867	9,571	45,305	8,299,404	125,168,557
Families	900	3,291	4,954	2,593	6,582	29,538	5,366,533	82,295,074
Average Household Size	2.57	2.56	2.56	2.52	2.52	2.28	2.51	2.59
Owner Occupied Housing Units	715	2,883	4,547	2,340	6,328	32,115	5,375,035	79,459,278
Renter Occupied Housing Units	644	2,015	2,676	1,527	3,244	13,190	2,924,369	45,709,279
Median Age	39.5	42.2	43.9	44.0	46.4	54.9	42.5	38.5
<i>Income</i>								
Median Household Income	31,479	32,482	34,624	32,489	35,648	36,366	54,238	60,548
Average Household Income	49,941	47,391	49,795	47,948	50,199	51,164	78,335	87,398
Per Capita Income	18,309	17,972	19,052	18,307	19,652	22,085	30,703	33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	0.51%	0.59%	0.67%	0.56%	0.65%	0.65%	1.37%	0.77%
Households	0.48%	0.62%	0.69%	0.60%	0.64%	0.65%	1.31%	0.75%
Families	0.40%	0.55%	0.64%	0.52%	0.58%	0.58%	1.26%	0.68%
Owner HHs	0.91%	1.11%	1.12%	1.11%	1.01%	0.94%	1.60%	0.92%
Median Household Income	2.95%	2.79%	2.78%	2.69%	2.36%	2.28%	2.37%	2.70%

The Median Age within 2 miles is 42.2 compared to Highlands County at 54.9. Household sizes are also bigger at 2.57 on average compared to Highlands County at 2.28.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Highlands FL US

The immediate area is ethnically diverse, providing for targeted retail uses.

Households by Income

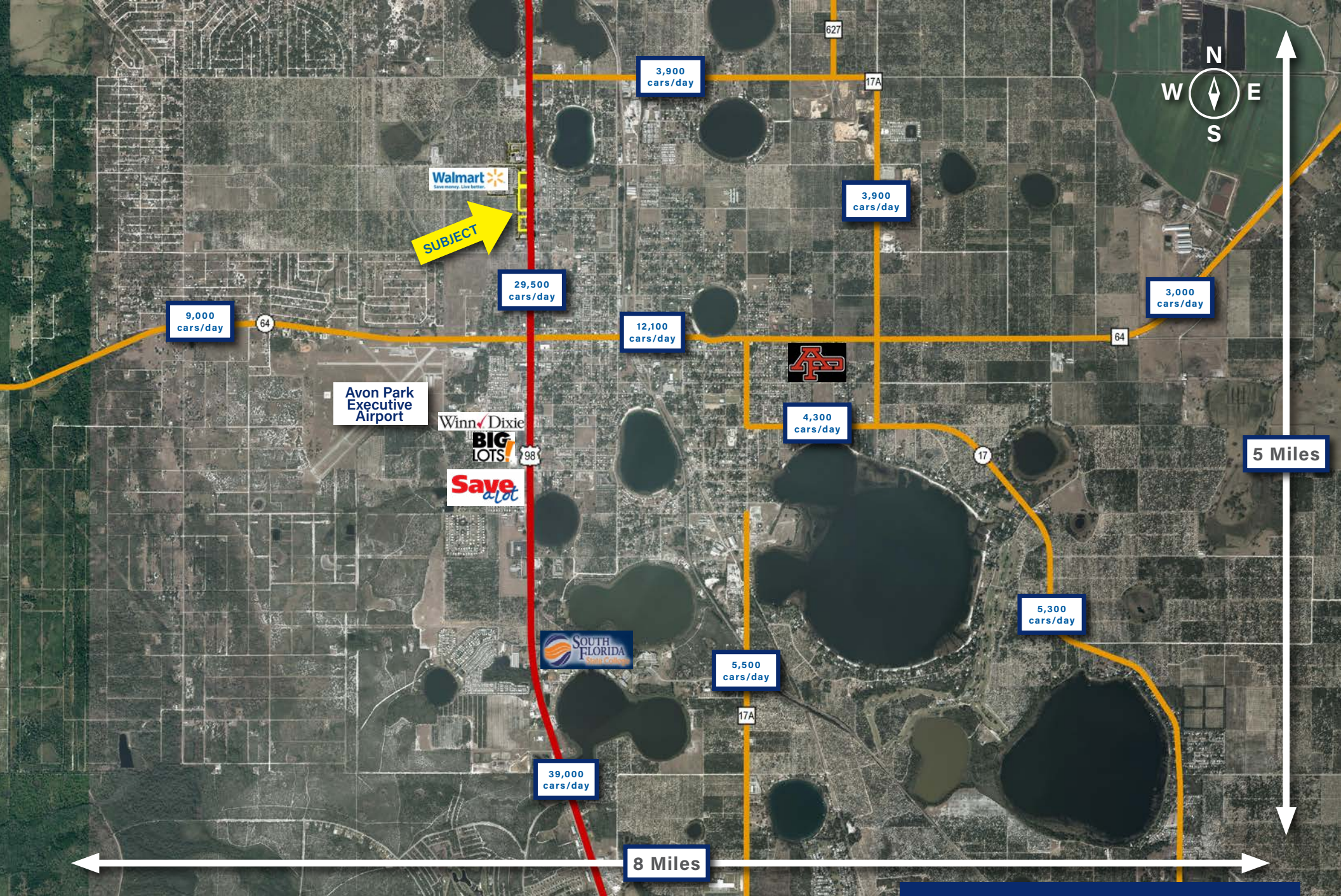
Income Range	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Highlands	FL	US
<\$15,000	19.30%	19.50%	17.50%	18.50%	16.10%	14.10%	11.10%	10.70%
\$15,000 - \$24,999	14.30%	16.00%	15.70%	15.70%	14.60%	19.50%	10.10%	9.00%
\$25,000 - \$34,999	14.00%	15.00%	15.60%	15.00%	16.10%	14.60%	10.10%	8.90%
\$35,000 - \$49,999	20.50%	16.40%	16.40%	17.20%	17.80%	14.70%	14.40%	12.40%
\$50,000 - \$74,999	18.40%	18.00%	18.30%	18.30%	18.70%	18.70%	18.50%	17.50%
\$75,000 - \$99,999	6.00%	6.90%	7.50%	7.20%	7.60%	8.10%	12.30%	12.60%
\$100,000 - \$149,999	5.40%	5.90%	6.60%	6.20%	6.60%	7.20%	12.80%	15.10%
\$150,000 - \$199,999	1.20%	1.30%	1.40%	1.20%	1.40%	1.60%	5.00%	6.50%
\$200,000+	0.80%	0.80%	1.10%	0.80%	1.20%	1.50%	5.70%	7.30%

Population by Age

Age Group	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Highlands	FL	US
0 - 4	6.70%	6.30%	5.90%	5.90%	5.50%	4.50%	5.20%	6.00%
5 - 9	6.50%	6.20%	6.00%	5.90%	5.60%	4.60%	5.40%	6.10%
10 - 14	6.00%	6.00%	5.80%	5.70%	5.50%	4.60%	5.60%	6.30%
15 - 19	6.40%	6.10%	5.90%	6.00%	5.50%	4.40%	5.60%	6.30%
20 - 24	6.30%	6.20%	5.90%	6.00%	5.50%	4.40%	6.10%	6.70%
25 - 34	13.30%	12.50%	11.80%	12.10%	11.20%	9.50%	13.30%	14.00%
35 - 44	10.50%	10.00%	9.90%	9.70%	9.40%	8.40%	11.70%	12.60%
45 - 54	10.70%	10.80%	10.80%	10.80%	10.20%	9.70%	12.50%	12.50%
55 - 64	11.60%	12.20%	12.90%	12.30%	12.90%	14.30%	13.70%	13.10%
65 - 74	10.50%	12.00%	13.20%	12.80%	15.20%	17.80%	11.70%	9.70%
75 - 84	7.60%	8.10%	8.70%	8.90%	10.10%	12.70%	6.50%	4.70%
85+	3.80%	3.40%	3.30%	3.70%	3.60%	5.10%	2.80%	2.00%

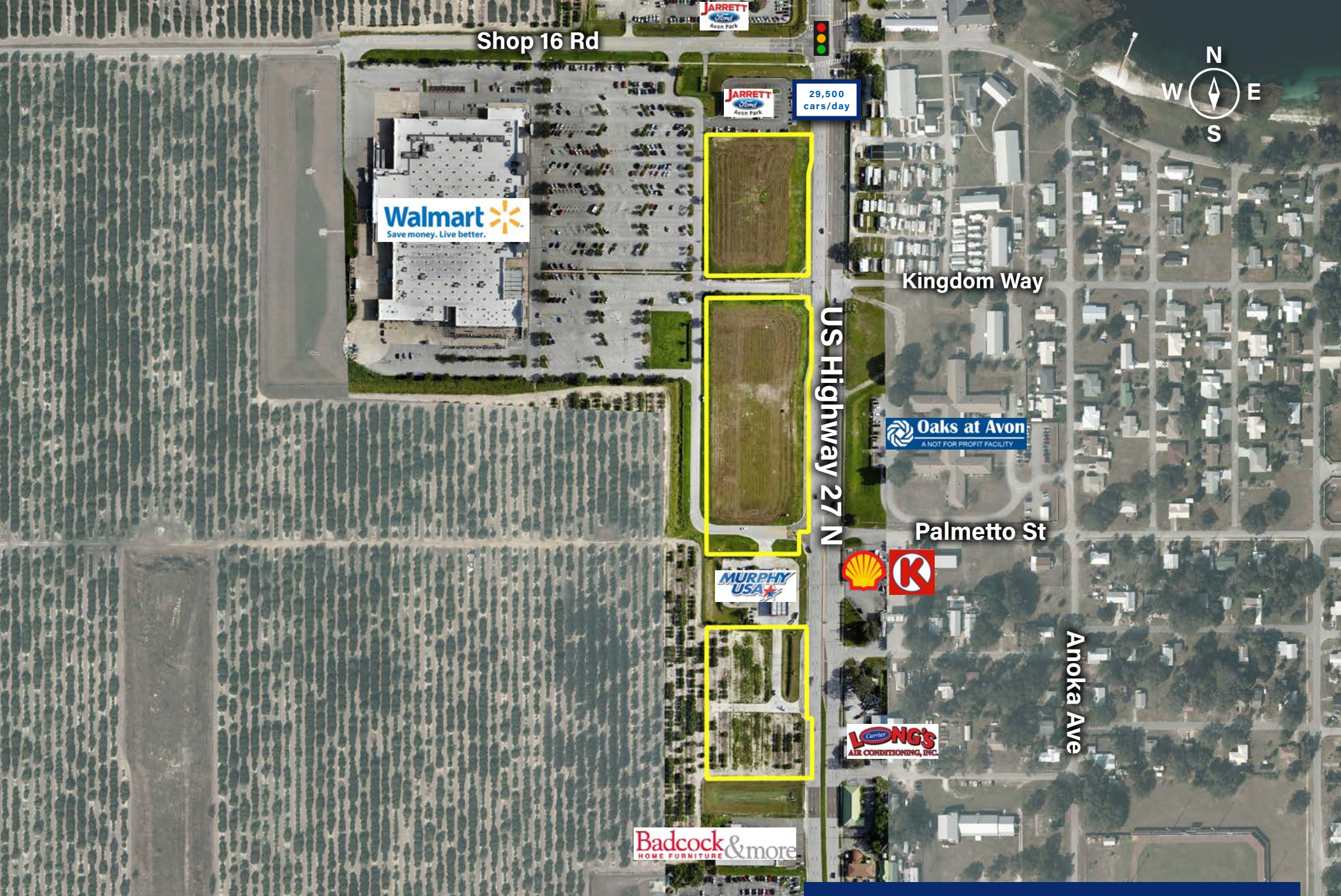
Race and Ethnicity

Race/Ethnicity	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Highlands	FL	US
White Alone	64.00%	62.60%	64.20%	64.60%	67.60%	78.40%	72.70%	69.60%
Black Alone	15.40%	19.10%	19.70%	16.90%	17.10%	10.40%	16.50%	12.90%
American Indian Alone	0.80%	0.50%	0.50%	0.50%	0.50%	0.60%	0.40%	1.00%
Asian Alone	0.60%	2.00%	2.00%	2.20%	2.20%	1.40%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	14.20%	11.10%	9.60%	11.00%	8.80%	6.60%	4.50%	7.00%
Two or More Races	5.00%	4.60%	4.00%	4.70%	3.80%	2.70%	3.10%	3.50%
Hispanic Origin (Any Race)	37.30%	32.60%	29.40%	33.20%	28.00%	20.80%	26.60%	18.60%



Subject property is located along US 27/98, a major commercial corridor in Avon Park.

MARKET AREA MAP



Shop 16 Rd

29,500 cars/day



Walmart
Save money. Live better.

JARRETT
Ford
Avon Park

Kingdom Way

Oaks at Avon
A NOT FOR PROFIT FACILITY

Palmetto St



MURPHY
USA

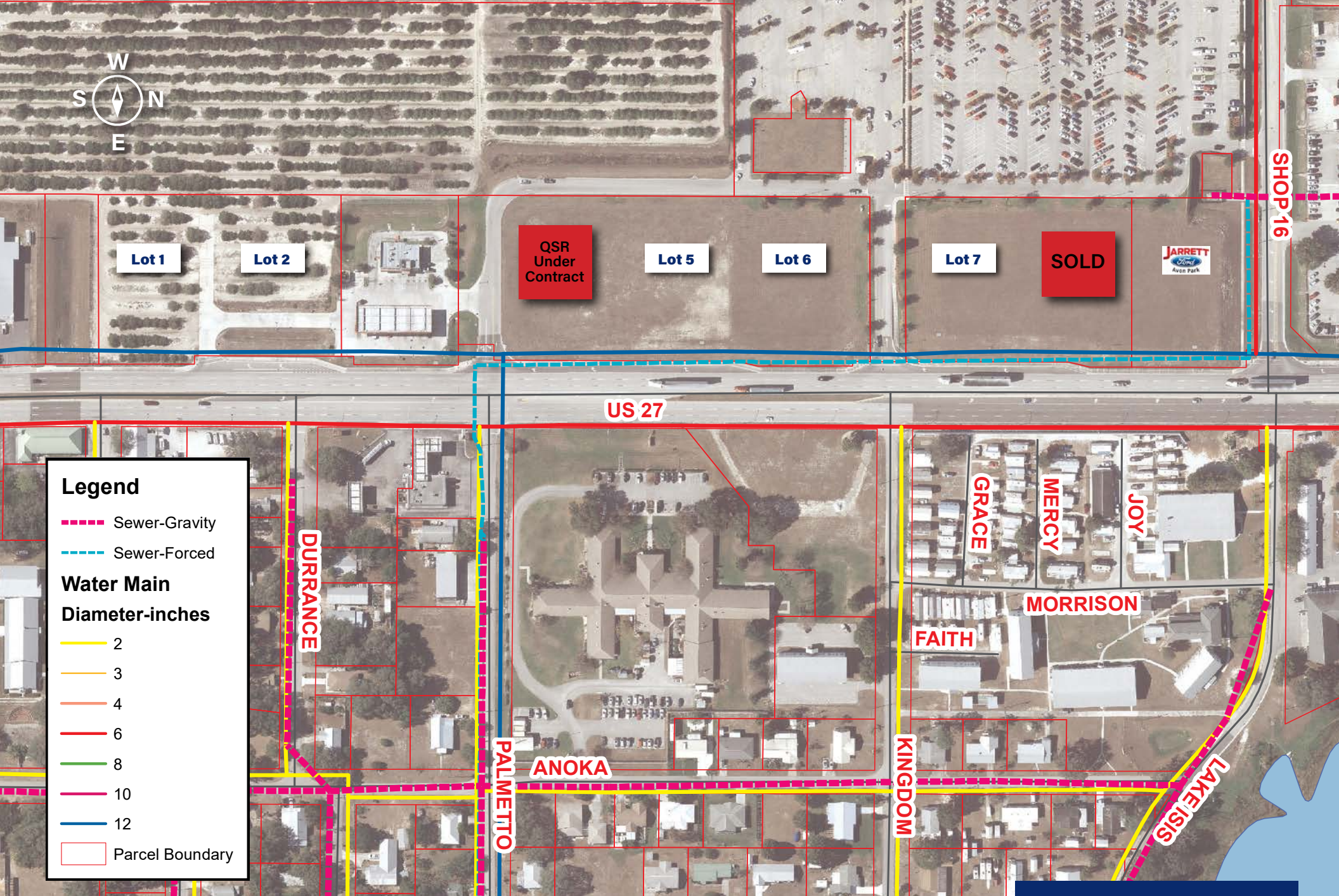
LONG'S
AIR CONDITIONING, INC.

Anoka Ave

Badcock & more
HOME FURNITURE

NEIGHBORHOOD AERIAL

Excellent location for restaurant, speciality retail, auto parts, financial, medical, and health services.



Water is available with capacity to all of the outparcels and sewer is currently available to most of the sites.

UTILITY MAP



Lot 2

Lot 1

**Right In/
Right Out**

US Highway 27 N

ACCESS - LOTS 1,2



Lot 6

Lot 5

**QSR
Under
Contract**

US Highway 27 N

**Right In/
Right Out**

**Right In/
Right Out
and Left In**



ACCESS - LOTS 4,5,6

Shop 16 Rd

Full Access to Signal



US Highway 27 N

SOLD

Lot 7

Right In/
Right Out

ACCESS - LOTS 7 & 8

Aerial view looking south



29,500
cars/day

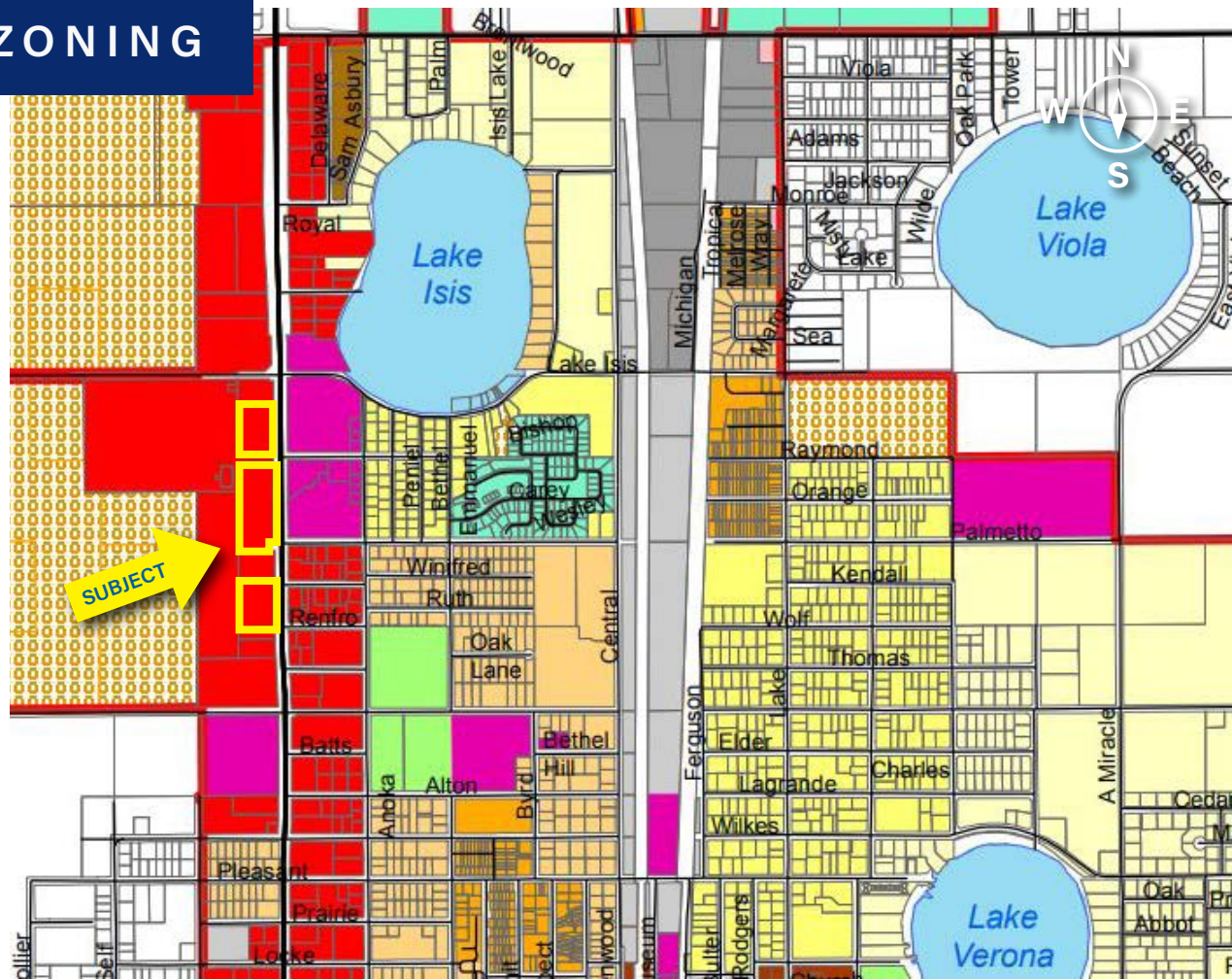
US Highway 27 N

Shop 16 Rd





ZONING



General Commercial (C-2)

To establish areas suitable for general retail, office and personal service activities, generally along US Highway 27; to designate those uses and activities that are appropriate for and compatible with such areas; and to establish standards and provisions necessary to ensure proper development in a community commercial environment. This district is intended for highway commercial uses.

-  C-2
-  PI
-  R-1
-  PR



USE RESTRICTIONS

Lot Numbers:

Restrictions:

1 and 2

Convenience, petroleum motor fuel

4 and 5

Grocery/supermarket/wholesale club (>10,000 SF), department store (>35,000 SF), pharmacy, gas station, package liquor sales

6, 7, and 8

Cafeteria, theatre, bowling alley, billiard parlor, night club, place of recreation or amusement, business serving more than 50% liquor gross sales to food gross sales ratio



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