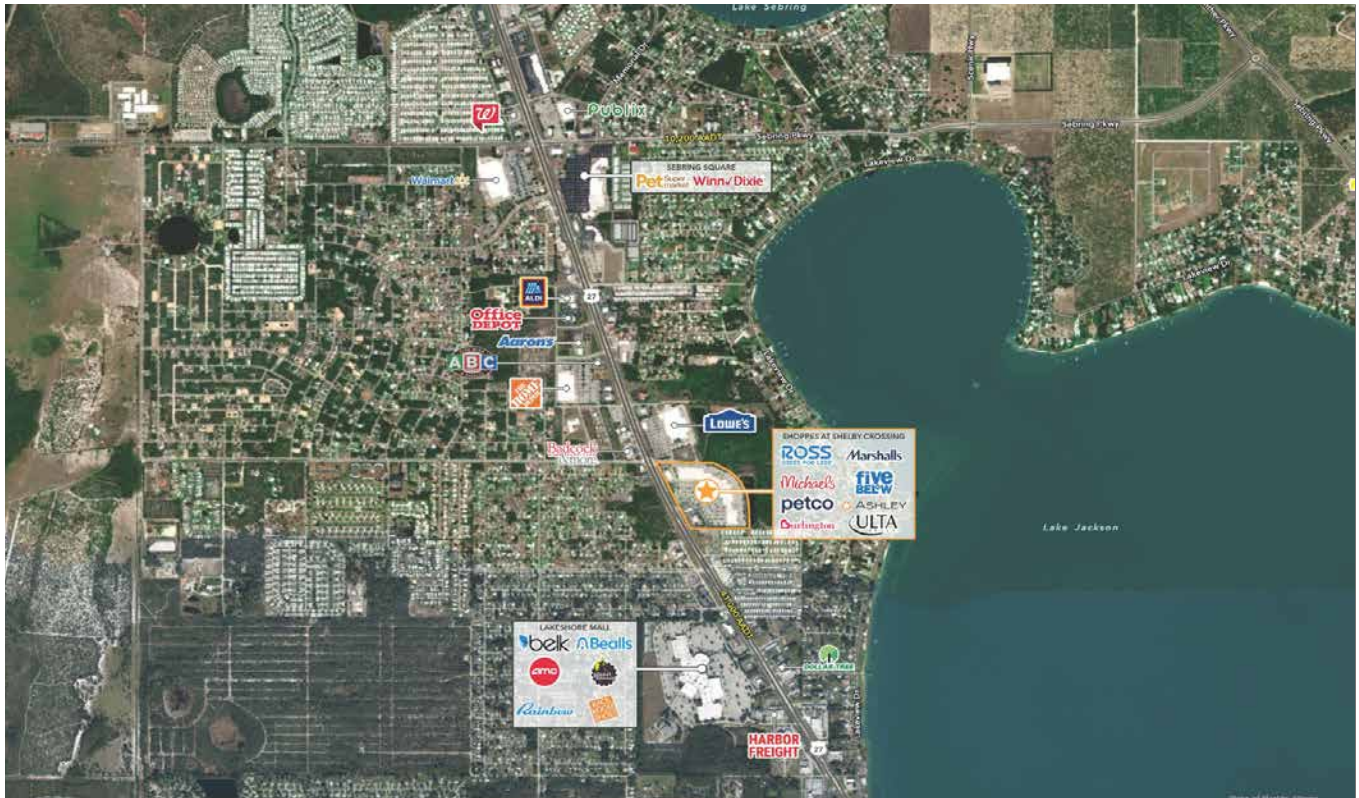


SHOPS AT SHELBY CROSSING

1696-1768 US HIGHWAY 27 NORTH, SEBRING, FL



▶ PROPERTY DETAILS

Total Square Footage: 235,920

▶ PROPERTY DESCRIPTION

Dominant power center in the trade area with strong national tenant lineup serving all of Highland County. Excellent visibility and access.

Anchors include Marshalls, Ross, Michaels, Petco, Ulta, Five Below and Ashley Furniture.

Traffic counts (AADT): US Hwy 27 - 44,000.

▶ DEMOGRAPHICS

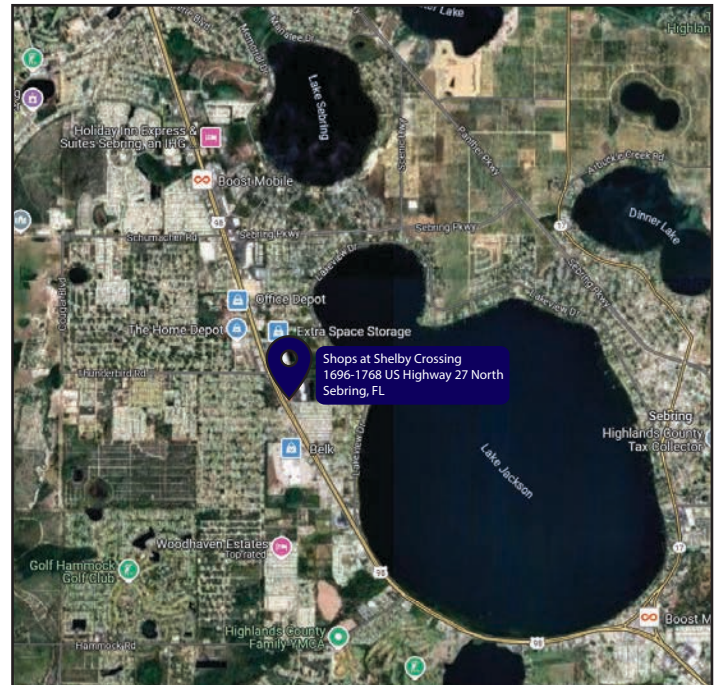
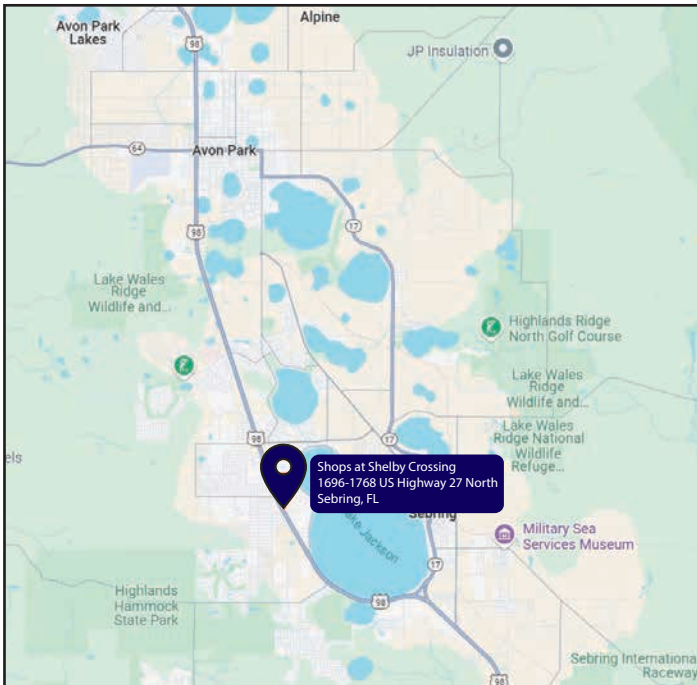
| | 3 Miles | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|
| Total Population | 27,731 | 48,876 | 76,393 |
| Average Household Income | \$62,738 | \$61,751 | \$60,315 |
| 2024 Households | 12,576 | 21,954 | 33,500 |

▶ TENANTS



SHOPS AT SHELBY CROSSING

1696-1768 US HIGHWAY 27 NORTH, SEBRING, FL



Shops at Shelby Crossing
1696-1768 US Highway 27 North
Sebring, FL

Shops at Shelby Crossing
1696-1768 US Highway 27 North
Sebring, FL



| Suite | Tenant Name | Space Size | Suite | Tenant Name | Space Size | Suite | Tenant Name | Space Size |
|-----------|---------------------|------------|----------|-------------------|------------|--------|------------------|------------|
| Unit A | Starbucks | 1,877 SF | Unit I | Bath & Body Works | 3,573 SF | Unit O | Top Nails | 1,573 SF |
| Unit C | Panera Bread | 3,710 SF | Unit J | Famous Footwear | 6,972 SF | Unit P | Great Clips | 1,417 SF |
| Unit B | Mattress Firm | 4,923 SF | Unit K | Marshalls | 28,634 SF | Unit Q | Sally Beauty | 1,573 SF |
| Unit D | Available | 23,403 SF | Unit L | Burlington | 30,937 SF | Unit R | Petco | 17,296 SF |
| Unit E | Ross Dress for Less | 29,940 SF | Unit M-1 | Five Below | 10,000 SF | Unit S | Ashley Furniture | 20,352 SF |
| Unit F | Michaels | 21,386 SF | M-2 | Hibbett Sports | 5,520 SF | Pad 1 | Olive Garden | 7,441 SF |
| Unit G, H | Ulta | 13,415 SF | Unit N | Optical Outlets | 2,160 SF | Pad 2 | Taco Bell | 39,204 SF |