SHOPS AT SHELBY CROSSING

1696-1768 US HIGHWAY 27 NORTH, SEBRING, FL



PROPERTY DETAILS

Total Square Footage: 235,920

PROPERTY DESCRIPTION

Dominant community 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

ROSS DRESS FOR LESS
Marshalls
Michaels
five BELOW
petco
ASHLEY FURNITURE INDUSTRIES, INC.
Burlington
ULTA BEAUTY

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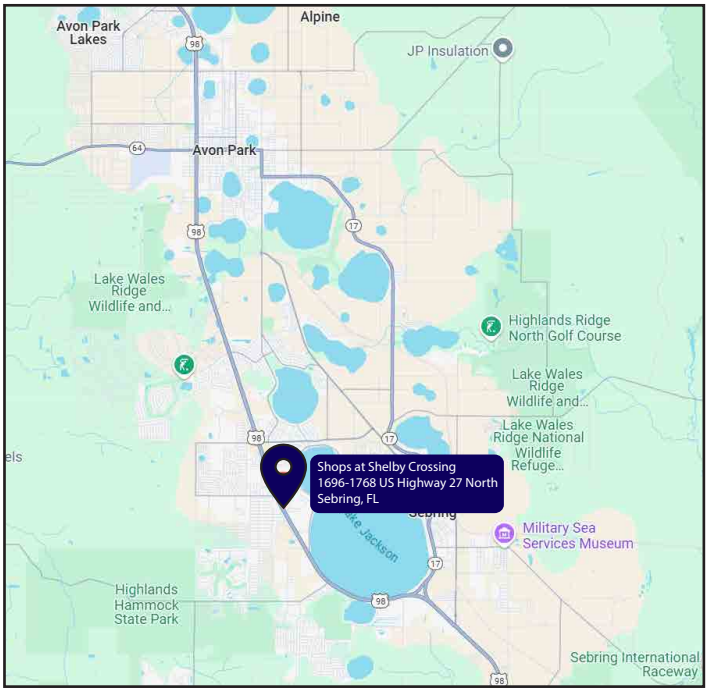

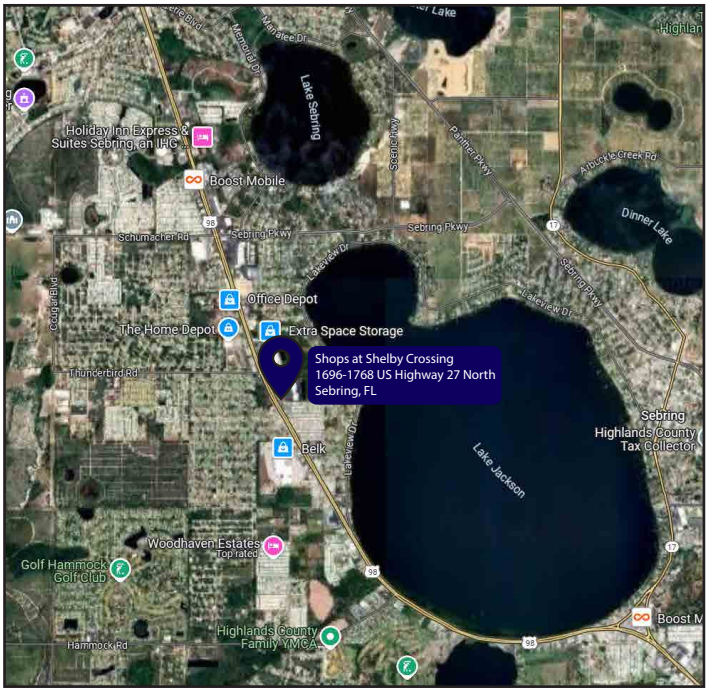



TENANT ROSTER		
SUITE	TENANT	SIZE
Unit A	Starbucks	1,877 SF
Unit B	Mattress Firm	4,923 SF
Unit C	Panera Bread	3,710 SF
Unit D	Boot Barn	23,402 SF
Unit E	Ross Dress for Less	29,940 SF
Unit F	Michaels	21,386 SF
Unit G/H	Ulta Beauty	13,424 SF

TENANT ROSTER		
SUITE	TENANT	SIZE
Unit I	Bath & Body Works	3,573 SF
Unit J	Famous Footwear	6,972 SF
Unit K	Marshalls	28,634 SF
Unit L	Burlington	25,000 SF
Unit M-1	Five Below	9,486 SF
Unit M-2	Hibbett Sports	5,848 SF
Unit N	Optical Outlets	2,160 SF

TENANT ROSTER		
SUITE	TENANT	SIZE
Unit O	Top Nails	1,573 SF
Unit P	Great Clips	1,413 SF
Unit Q	Sally Beauty	1,573 SF
Unit R	Petco	17,296 SF
Unit S	Ashley Furniture	20,352 SF
Pad 1	Olive Garden	7,441 SF
Pad 2	Taco Bell	39,204 SF
TOTAL		229,983 SF