



# PROPERTY FOR SALE

## AVON PARK WALMART OUTPARCELS

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## EXECUTIVE SUMMARY

# 0 US HIGHWAY 27 N AVON PARK, FL 33825

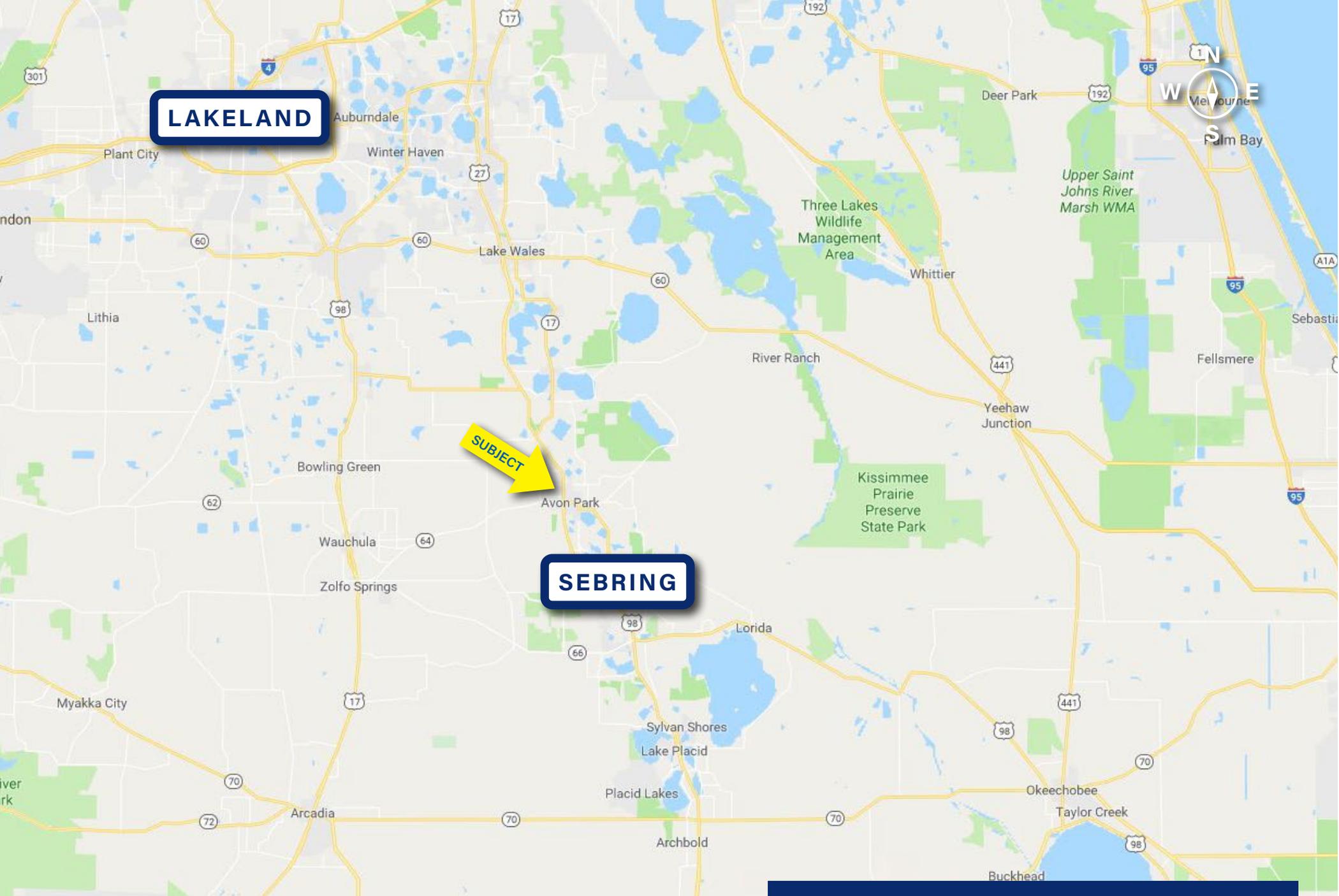
These retail outparcels are located directly in front of the Walmart in Avon Park. Retention is included off-site for lots 6-9, and water and sewer are already in place with capacity for most of the lots. The sites vary in size, have site-specific restrictions, and all benefit from cross-access. Nearby economic drivers include the Avon Park Air Force Range as well as the South Florida State College.

<b>Site Address:</b>	0 US Highway 27 N, Avon Park, FL 33825
<b>County:</b>	Highlands
<b>PIN (Property Identification Number):</b>	A16332801100000070; A16332801100000040; A16332801100000010
<b>Lot Sizes:</b>	1.01 to 1.44 ± acres
<b>Current Property Use:</b>	Vacant Commercial; Orchard Groves, Citrus
<b>Utilities:</b>	Water & Sewer - City of Avon Park
<b>Zoning:</b>	C-2
<b>Use Restrictions:</b>	See page 20
<b>Traffic Count:</b>	33,500 cars/day on US Highway 27
<b>Asking Prices:</b>	\$350,000 to \$630,000



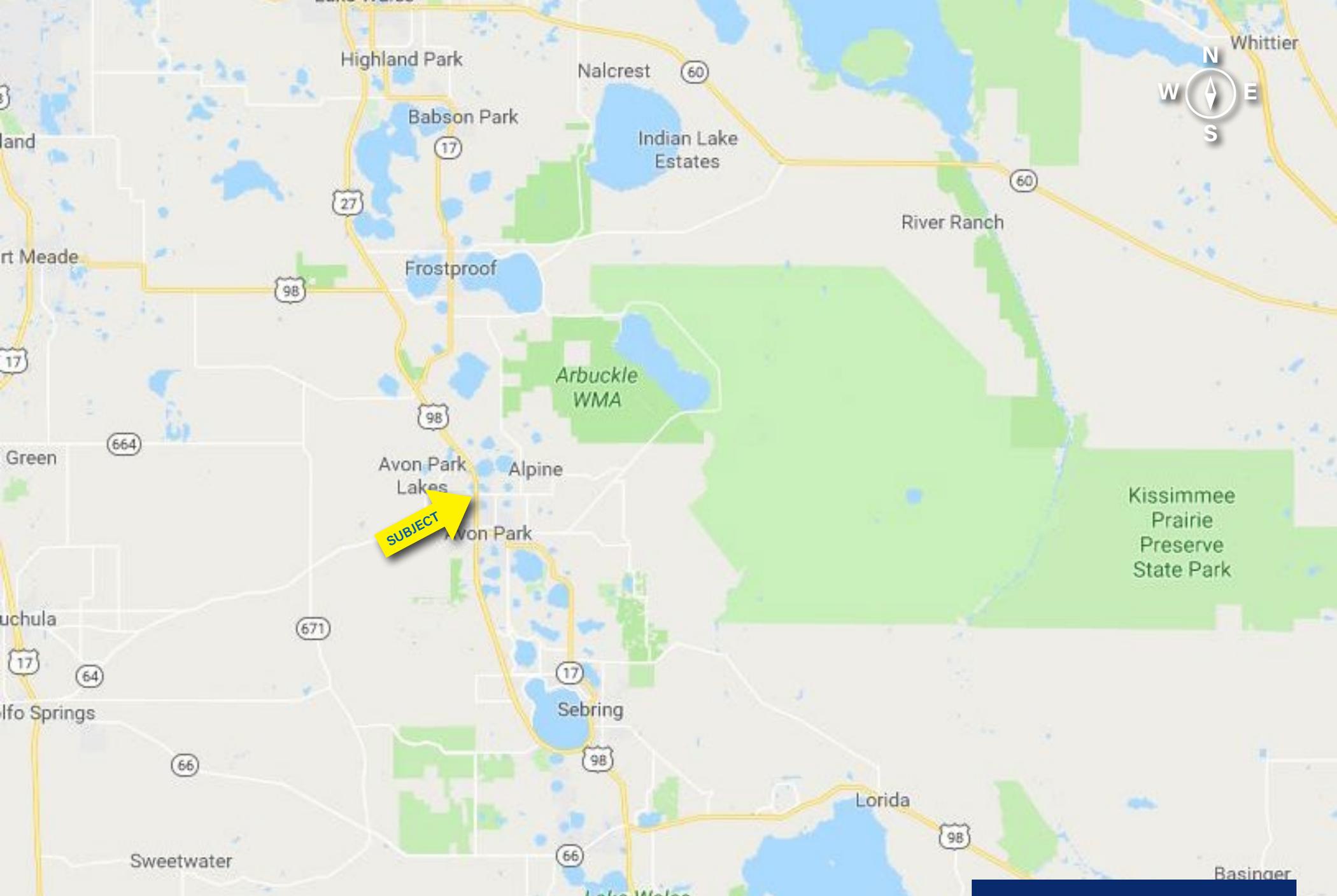
<b>LOT #</b>	<b>SF</b>	<b>ACRES</b>	<b>PRICE</b>	<b>\$/AC</b>	<b>\$/SF</b>
1	62,291	1.430	\$470,000	\$328,671	\$7.55
2	43,996	1.010	\$350,000	\$346,535	\$7.96
6	52,509	1.435	\$630,000	\$439,024	\$11.99
7	48,090	1.104	\$510,000	\$461,956	\$10.60

**PRICING SCHEDULE**



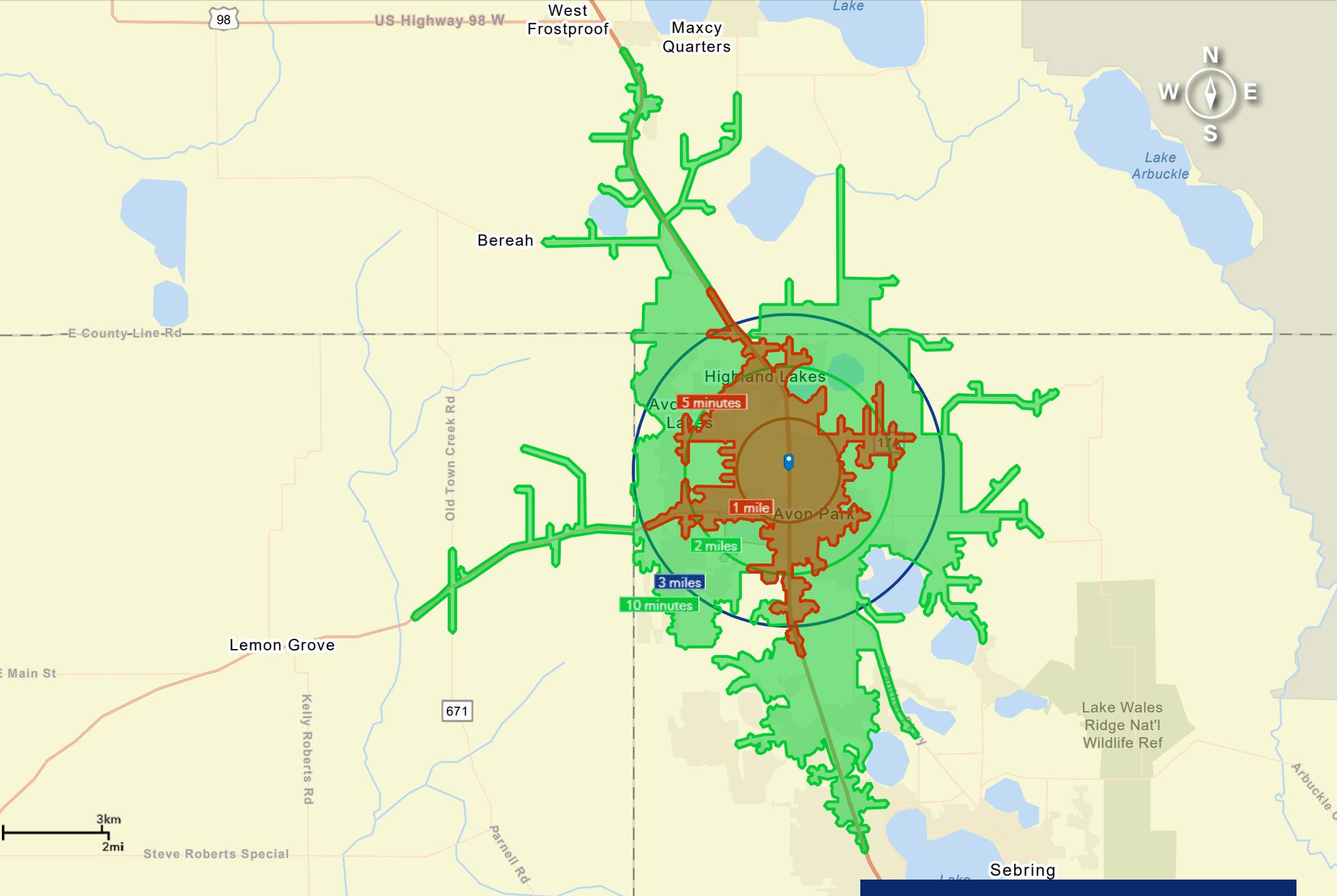
Located in the Sebring MSA, between Lake Wales and Sebring.

## 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	4,040	13,471	19,232	12,105	26,780	107,727	21,733,419	333,934,112
Households	1,463	5,080	7,344	4,647	10,545	46,275	8,514,543	126,470,675
Families	969	3,408	5,027	3,115	7,246	30,116	5,499,508	82,824,624
Average Household Size	2.65	2.59	2.57	2.54	2.49	2.29	2.50	2.58
Owner Occupied Housing Units	897	3,363	5,188	3,102	7,822	35,811	5,633,437	81,906,775
Renter Occupied Housing Units	566	1,717	2,156	1,545	2,723	10,464	2,881,106	44,563,900
Median Age	39.3	41.9	44.3	42.6	48.2	55.5	42.8	38.8
<b><i>Income</i></b>								
Median Household Income	\$35,697	\$38,619	\$42,159	\$38,381	\$45,828	\$46,354	\$58,462	\$64,730
Average Household Income	\$47,392	\$51,629	\$54,983	\$50,836	\$58,565	\$60,366	\$83,820	\$92,435
Per Capita Income	\$17,152	\$19,393	\$20,974	\$19,129	\$23,120	\$25,955	\$32,917	\$35,106
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>								
Population	0.61%	0.67%	0.72%	0.66%	0.70%	0.72%	1.31%	0.71%
Households	0.58%	0.66%	0.71%	0.67%	0.67%	0.70%	1.27%	0.71%
Families	0.53%	0.60%	0.66%	0.60%	0.62%	0.64%	1.22%	0.64%
Owner HHs	0.83%	0.98%	1.00%	0.97%	0.93%	0.95%	1.45%	0.91%
Median Household Income	1.80%	1.87%	2.41%	1.96%	2.03%	1.99%	2.38%	2.41%

The Median Age within 2 miles is 41.9 compared to Highlands County at 55.5. Household sizes are also bigger at 2.59 on average compared to Highlands County at 2.29.

# 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

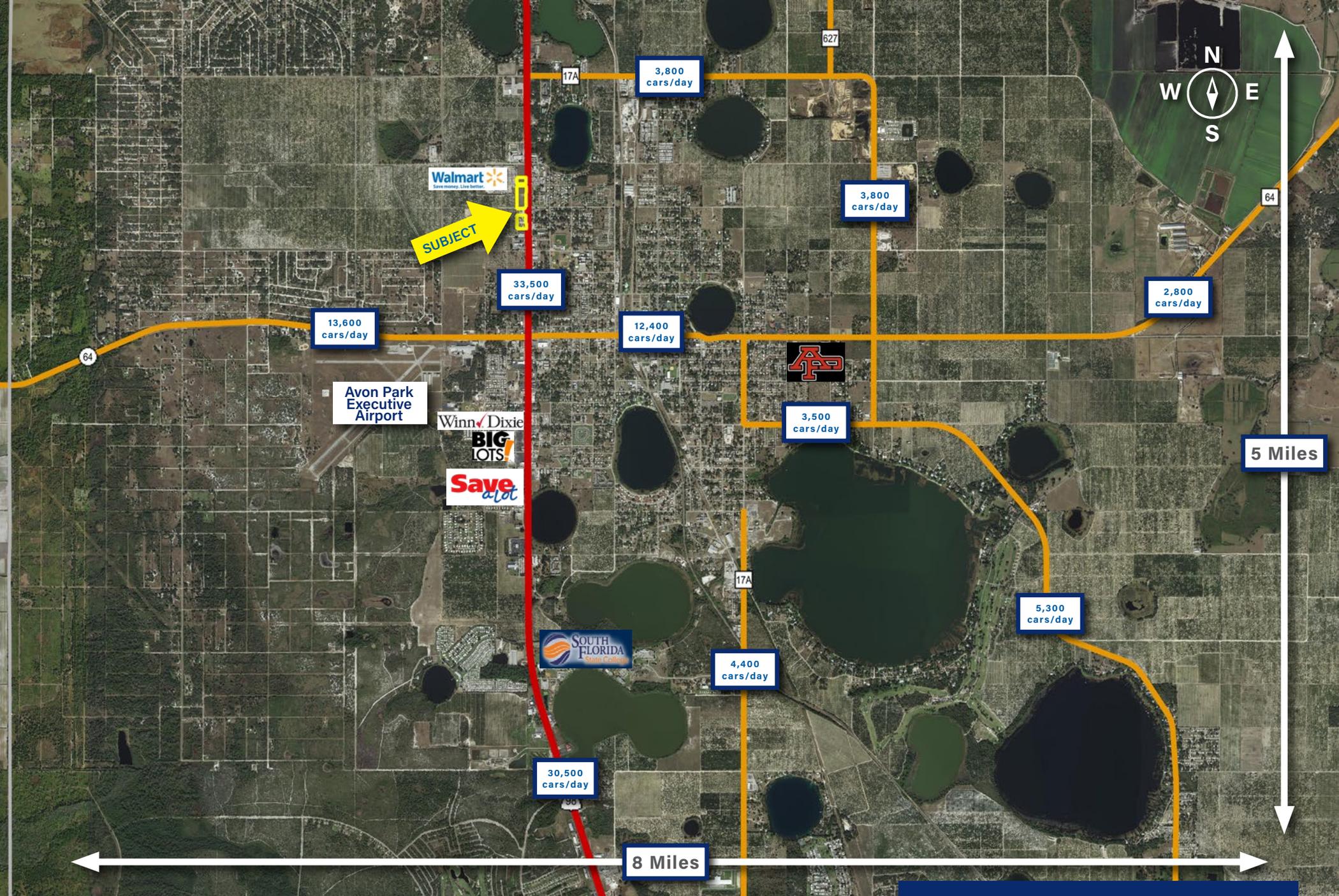
Income Bracket	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Highlands	FL	US
<\$15,000	18.20%	17.60%	15.70%	17.30%	13.50%	13.70%	9.90%	9.80%
\$15,000 - \$24,999	16.50%	15.70%	14.20%	16.30%	12.30%	12.50%	9.00%	8.20%
\$25,000 - \$34,999	14.40%	11.40%	11.30%	11.40%	9.90%	9.20%	9.50%	8.40%
\$35,000 - \$49,999	15.20%	17.00%	15.70%	16.80%	18.10%	17.90%	13.50%	11.90%
\$50,000 - \$74,999	22.70%	20.60%	22.00%	21.50%	22.70%	21.80%	18.70%	17.30%
\$75,000 - \$99,999	5.50%	5.90%	7.20%	5.70%	8.70%	10.40%	12.90%	12.80%
\$100,000 - \$149,999	4.60%	8.50%	10.60%	7.90%	11.00%	9.20%	14.10%	15.80%
\$150,000 - \$199,999	1.60%	1.80%	1.70%	1.50%	1.80%	3.00%	5.60%	7.20%
\$200,000+	1.30%	1.50%	1.60%	1.50%	1.90%	2.30%	6.80%	8.50%

## Population by Age

Age Group	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Highlands	FL	US
0 - 4	6.60%	6.10%	5.80%	6.00%	5.20%	4.40%	5.10%	5.90%
5 - 9	6.60%	6.20%	5.90%	6.00%	5.40%	4.50%	5.30%	6.10%
10 - 14	6.00%	6.00%	5.80%	5.90%	5.30%	4.60%	5.50%	6.20%
15 - 19	6.30%	5.90%	5.70%	5.80%	5.10%	4.20%	5.50%	6.30%
20 - 24	6.00%	5.90%	5.50%	5.80%	5.10%	4.30%	5.90%	6.50%
25 - 34	13.70%	12.80%	12.10%	12.80%	11.30%	9.60%	13.30%	14.00%
35 - 44	10.70%	10.20%	10.00%	10.20%	9.50%	8.50%	11.90%	12.80%
45 - 54	10.60%	10.30%	10.20%	10.30%	9.70%	9.30%	12.00%	12.10%
55 - 64	11.30%	12.30%	12.80%	12.00%	12.60%	14.10%	13.60%	13.00%
65 - 74	10.40%	12.20%	13.40%	12.50%	15.40%	18.00%	12.20%	10.20%
75 - 84	8.00%	8.80%	9.50%	9.20%	11.30%	13.30%	6.90%	5.00%
85+	3.80%	3.40%	3.40%	3.60%	3.90%	5.20%	2.80%	2.00%

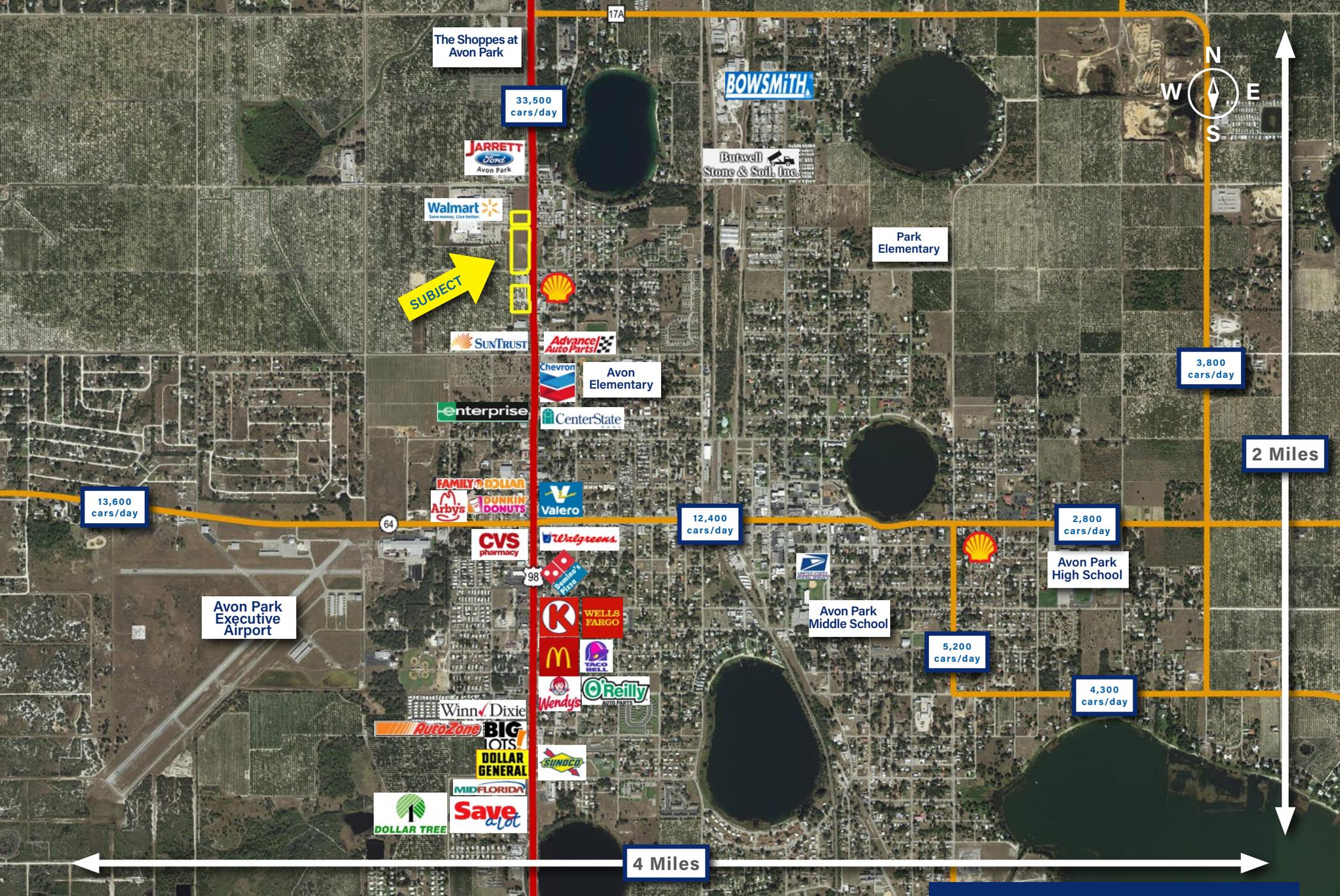
## Race and Ethnicity

Race/Ethnicity	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Highlands	FL	US
White Alone	62.80%	61.00%	63.30%	62.30%	67.30%	77.90%	72.30%	69.20%
Black Alone	14.90%	20.00%	19.40%	17.90%	16.70%	10.20%	16.40%	13.00%
American Indian Alone	0.70%	0.50%	0.50%	0.50%	0.50%	0.60%	0.40%	1.00%
Asian Alone	0.50%	1.90%	2.10%	2.10%	2.40%	1.40%	2.90%	5.90%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	15.70%	11.90%	10.50%	12.30%	9.20%	7.00%	4.70%	7.10%
Two or More Races	5.30%	4.80%	4.20%	4.90%	3.90%	2.80%	3.20%	3.60%
Hispanic Origin (Any Race)	41.00%	34.60%	32.20%	36.00%	29.90%	22.20%	27.40%	18.90%



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

**MARKET AREA MAP**



The trade area is dense with commercial uses. Most of Avon Park's commercial activity is located along this strip.

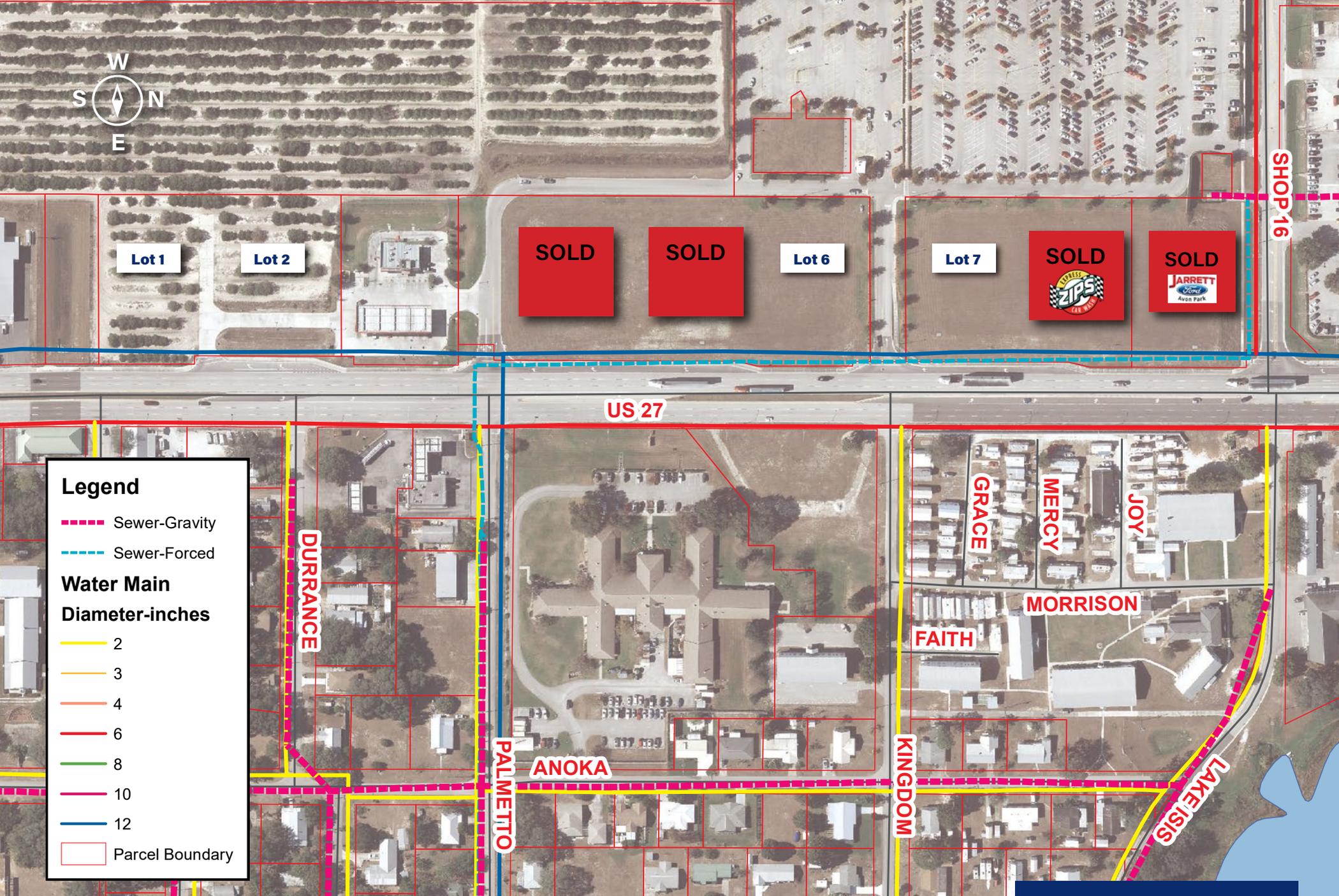


**SOLD**

33,500 cars/day

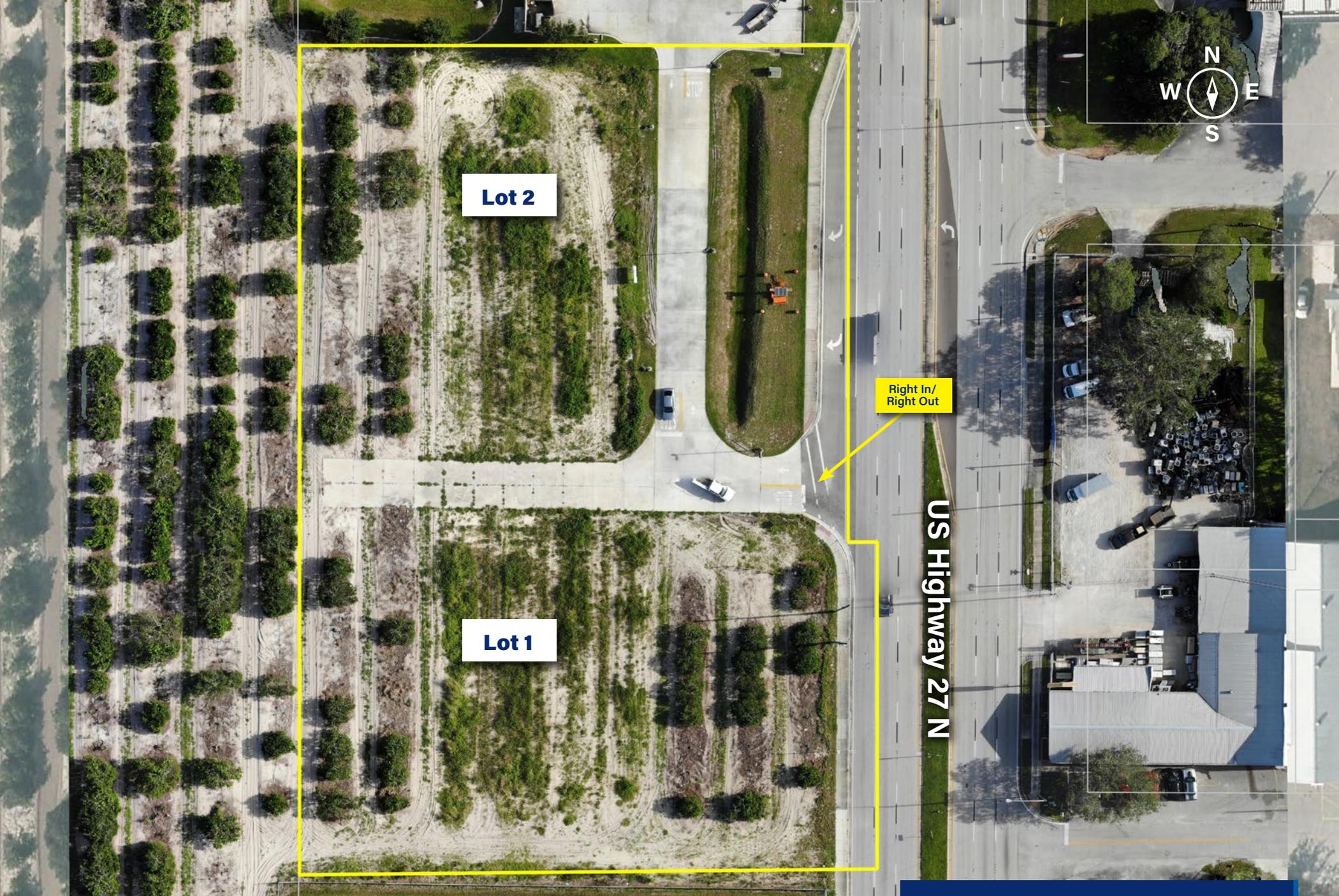
Excellent location for restaurant, speciality retail, auto parts, financial, medical, and health services.

**NEIGHBORHOOD AERIAL**



**UTILITY MAP**

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



**Lot 2**

**Lot 1**

**Right In/  
Right Out**

**US Highway 27 N**



**ACCESS - LOTS 1,2**



Lot 6

SOLD

SOLD

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



**SOLD**  
JARRETT  
Ford  
Aven Park

**SOLD**  
EXPRESS  
ZIPS  
CAR WASH



**Lot 7**

US Highway 27 N

Right In/  
Right Out

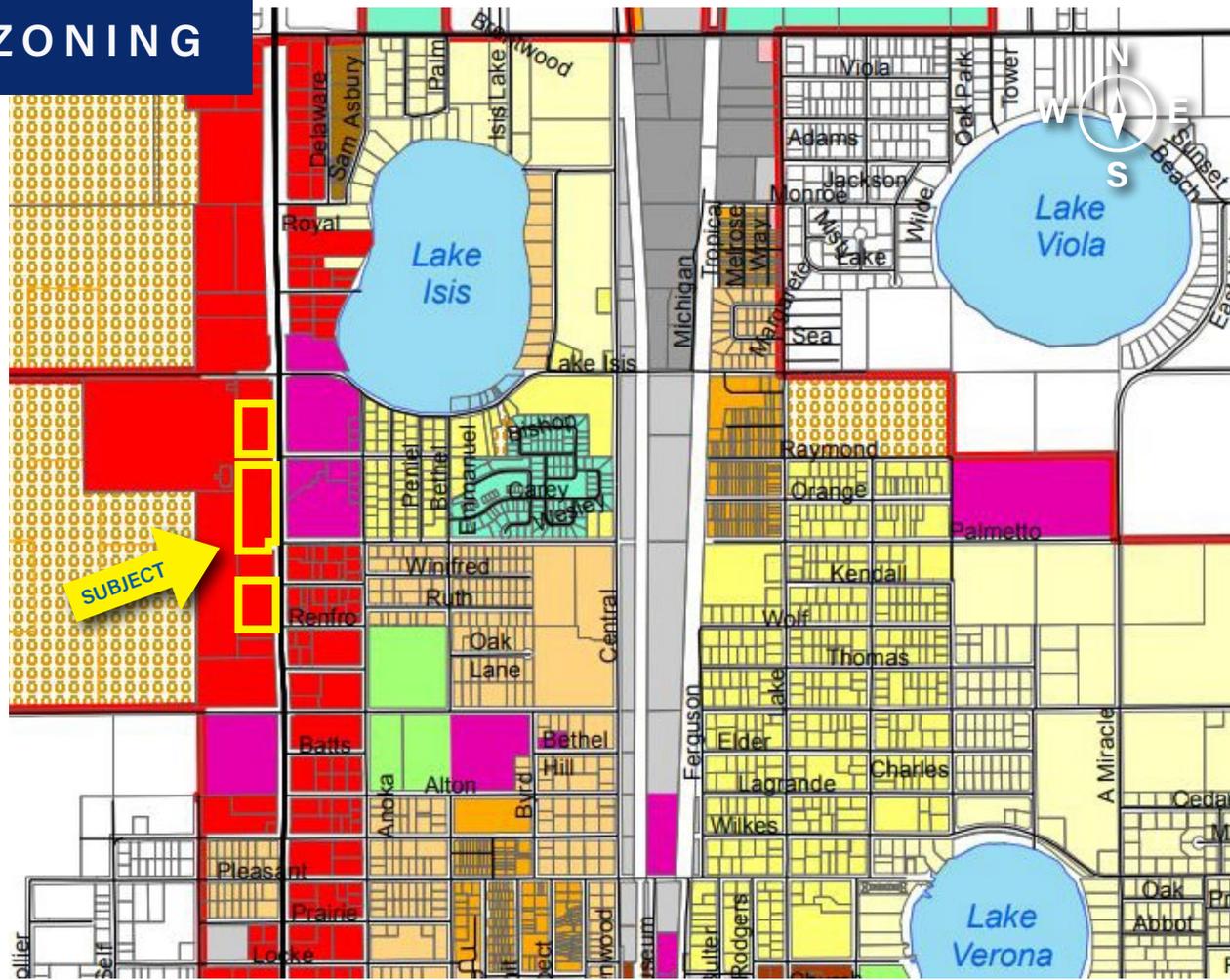
**ACCESS - LOT 7**

# Aerial view looking south





# 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

6 and 7

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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