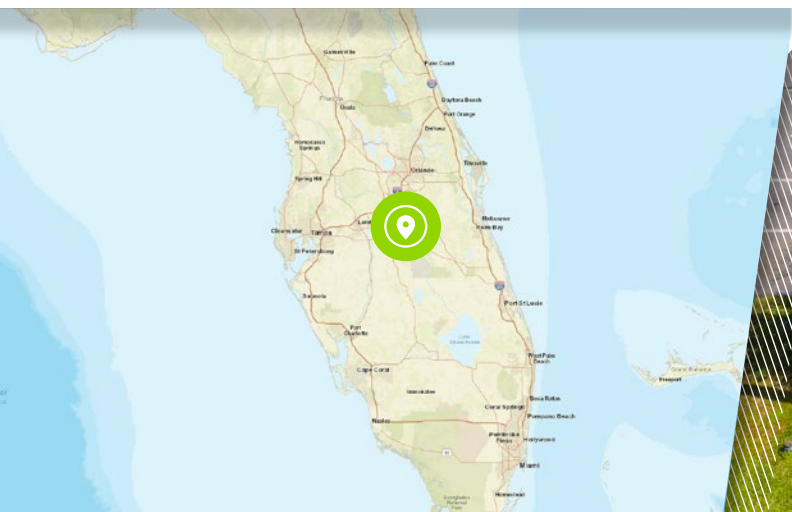


## ACROSS 495,972 SF LAKESHORE MALL

**9,040 SF | Absolute NNN Asset | Sebring, FL**

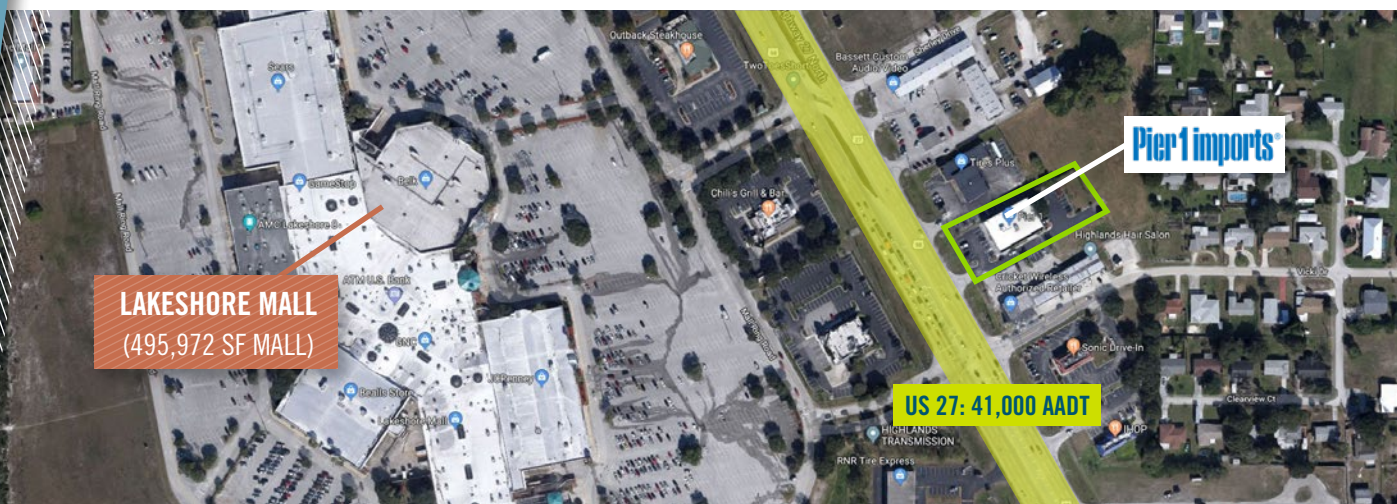
**9,040 SF | Absolute NNN Asset | Sebring, FL**

**Pier1 imports®**



**760 US Highway 27 North  
Sebring, FL 33870**

# Offering Memorandum







Visit Us at [FranklinSt.com](http://FranklinSt.com)

**Pier 1 imports®**

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### FINANCIALS

LEASE ABSTRACT  
ABOUT FRANKLIN STREET





## OFFERING HIGHLIGHTS



760 US Highway 27 North  
Sebring, FL 33870

PRICE: \$1,260,000

CAP RATE: 8.38%

NET OPERATING INCOME: \$105,690

RENTABLE AREA (SF): 9,040

LAND AREA: 0.86 ACRES

YEAR BUILT: 1995

ZONING: B3

PARCEL NUMBER: C-26-34-28-010-00B0-0061

GUARANTY: CORPORATE

LEASE TYPE: ABSOLUTE NNN

LANDLORD RESPONSIBILITIES: NONE

OCCUPANCY: 100%

TERM REMAINING: 5 YEARS, WITH 5-YEAR OPTIONS

RENT INCREASE: 3.67%

LEASE COMMENCEMENT: DECEMBER 23RD, 2002

LEASE EXPIRATION: FEBRUARY 28TH, 2023



**41,000 VPD**

Travel daily along  
US 27



### SURROUNDING RETAILERS

Nearby retailers include: Outback Steakhouse, Belk, Bealls, AMC Theaters, Chili's Grill & Bar, IHOP, KFC, Sonic, Rainbow Shops, JC Penney, Cody's, and Cricket Wireless, among many others.



# SURROUNDING RETAIL

LAKESHORE MALL (495,972 SF MALL)

JCPenney belk GNC  
GameStop  
sears BEALLS AMC  
THEATRES



US 27: 41,000 AADT

SUBJECT SITE



ST FranklinStreet





## INVESTMENT HIGHLIGHTS

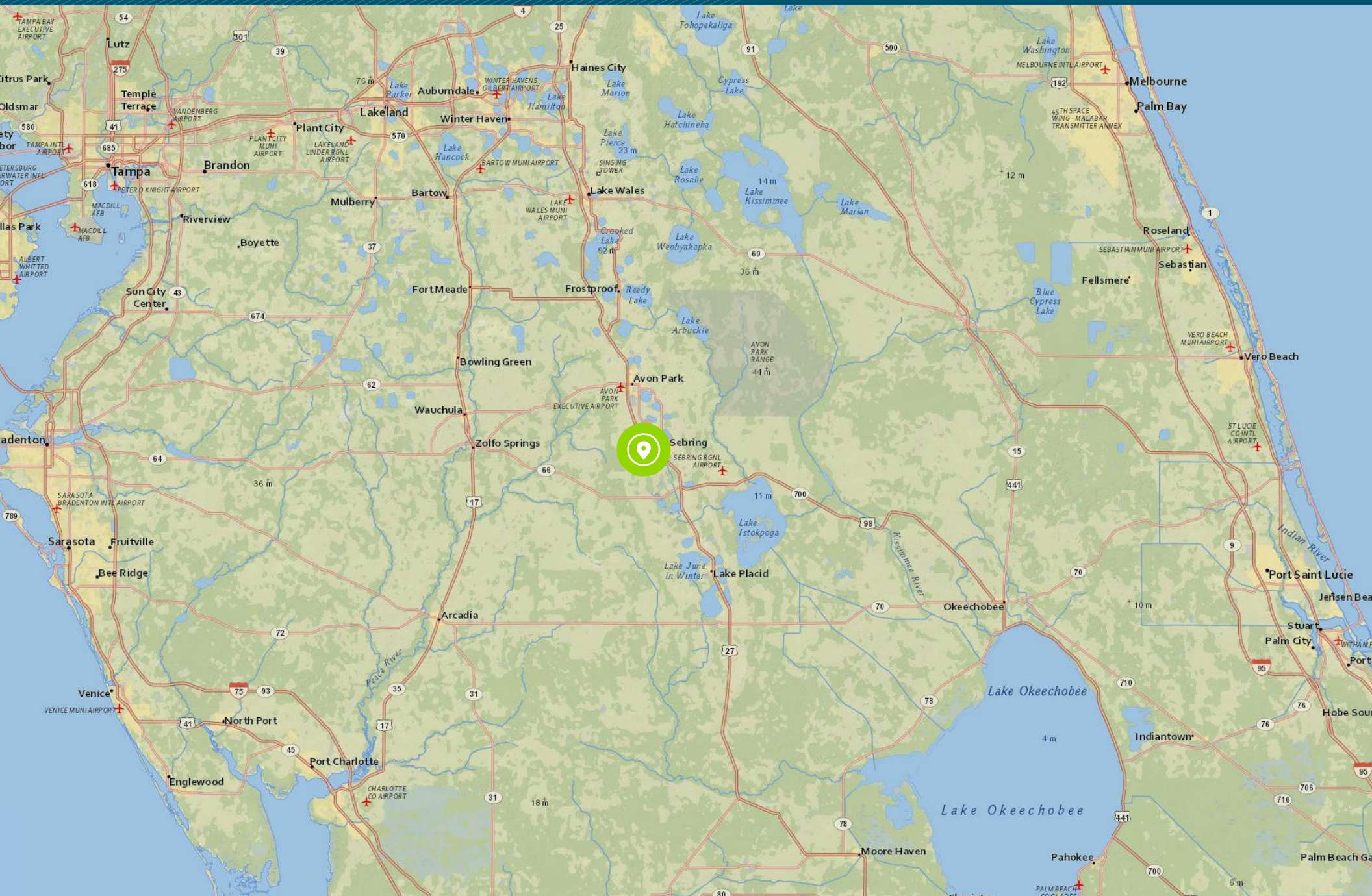
- 9,040 Square foot single-tenant, absolute NNN retail located directly on US Highway 27 North
- Sitting across the street from Lakeshore Mall, 495,972 square feet of retail space
- Surrounding immediate area boasts many national & notable tenants including Chili's, Outback Steakhouse, Home Depot, Lowe's, and the 65+ tenants in Lakeshore Mall; 5 of which are anchored
- Located just west of the iconic Lake Jackson, known for its clear water, beach-like sandy shores, and the popular public boat ramp on the lake's west side

## INVESTMENT SUMMARY

Franklin Street is pleased to present Pier 1 Imports on US Highway 27 North; a 9,040 square foot, single tenant, absolute NNN leased building located across the street from the Lakeshore Mall. Directly on one of Florida's most famous highways, US 27, Pier 1 Imports is situated just west of Lake Jackson. The surrounding area boasts many national credit & notable tenants including Chili's, Outback Steakhouse, Home Depot, Lowe's, and many more in Lakeshore Mall, which occupies nearly 495,972 SF of 65+ retail stores; 5 of which are anchored tenants. The property provides an investor with a rare opportunity to purchase a stabilized property along one of Sebring's most trafficked thoroughfares. With below market rents, the property provides great upside opportunity.

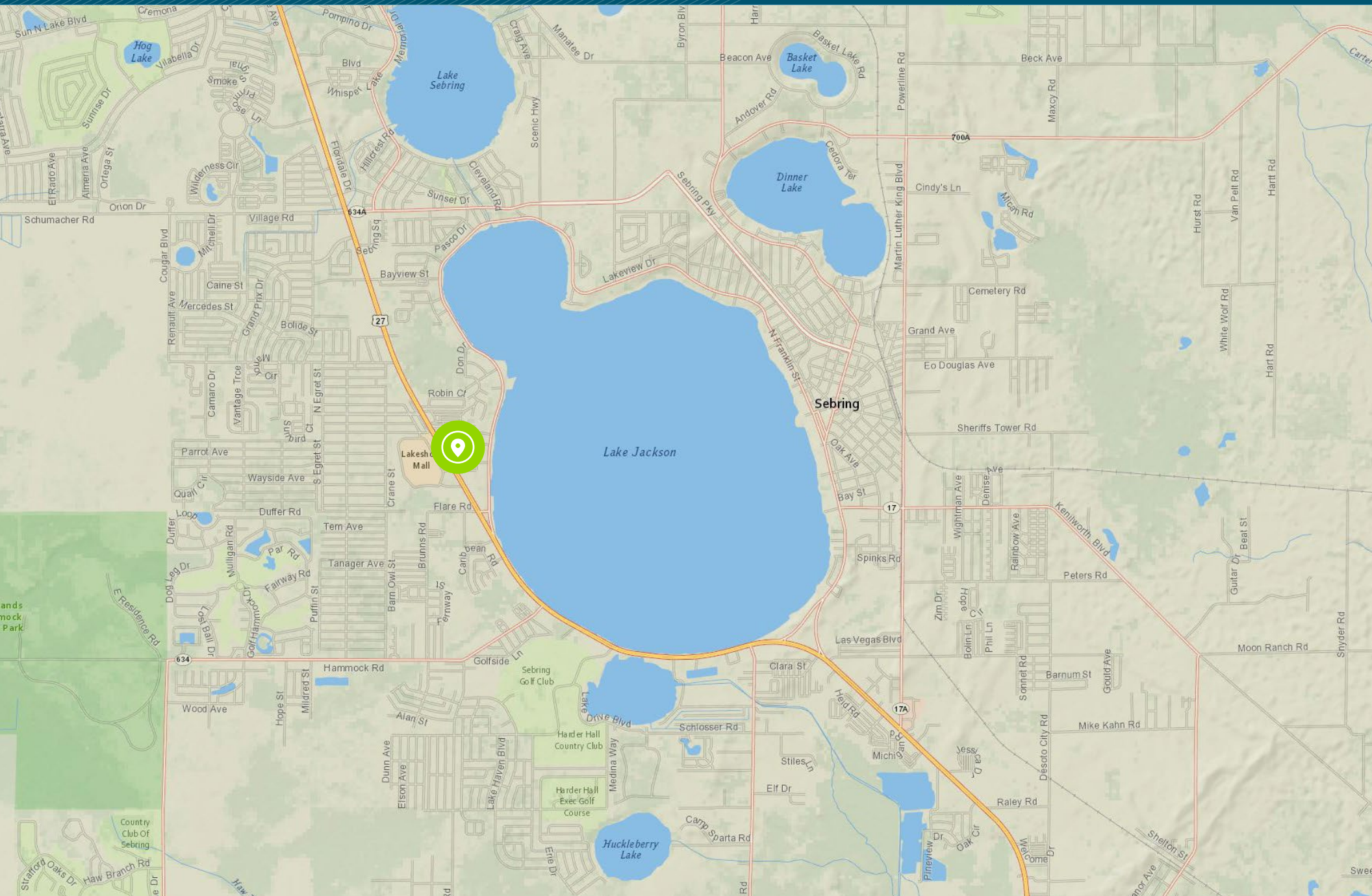


# REGIONAL MAP





# LOCAL MAP





# NEARBY RETAILER MAP





# RETAILER MAP





## AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>			
Estimated Population (2018)	3,540	25,108	46,489
Projected Population (2023)	3,701	26,465	49,010
Census Population (2010)	3,438	24,288	44,742
<b>HOUSEHOLDS</b>			
Estimated Households (2018)	1,796	11,684	21,289
Projected Households (2023)	1,795	11,805	21,503
Census Households (2010)	1,713	11,075	20,085
<b>HOUSEHOLD INCOMES</b>			
Estimated Average Household Income (2018)	\$28,774	\$26,560	\$24,811
Estimated Median Household Income (2018)	\$31,637	\$30,215	\$28,201
Estimated Per Capita Income(2018)	\$19,128	\$19,061	\$18,832







## LOCATION OVERVIEW

### SEBRING, FL

Sebring's natural environment is unsurpassed by other Central/South Florida cities. Situated amongst more than 84 lakes, friendly neighborhoods, world-class recreation facilities, and a stable business community. It is geographically centered in Highlands County and is home to Sebring's remarkable city parks such as Sebring's golf course, Veterans Beach on Lake Jackson, Circle Park, and the beautiful City Pier. The City of Sebring was incorporated in 1913, and has expanded into a growing, vibrant municipality, with a residential population exceeding 10,500. The City of Sebring is rich in amenities, a competitive business environment and beautifully landscaped streets. You will find an urban environment intermixed with a nature-like lifestyle, achieved through thoughtful comprehensive planning and the vision and support of the City Council, staff and volunteer organizations.



PIER 1 IMPORTS | SEBRING, FL | OFFERING MEMORANDUM



## LEASE ABSTRACT

Base Rent	Lease Years	Per SF	Annual Rent
Primary Term	15 to 20	\$11.69	\$105,690

Option Rent	Lease Years	Per SF	Annual Rent
Option 1	21 to 25	\$12.12	\$109,577.60

Rent Increase: 3.67%

**TENANT:** PIER 1 IMPORTS  
**STOCK SYMBOL:** NYSE: PIR  
**OWNERSHIP:** PUBLIC  
**TENANT/GUARANTEE:** CORPORATE  
**# OF LOCATIONS:** 1,000+  
**# OF EMPLOYEES:** 20,000  
**WEBSITE:** WWW.TDBANK.COM

### Lease Type

Absolute NNN

### Demised Premises

9,040 SF

### Lease Commencement

December 23rd, 2002

### Lease Expiration

February 28th, 2023

### Term Remaining

5 Years

### Options

One (1), Five (5) Years

### Increase

3.67%

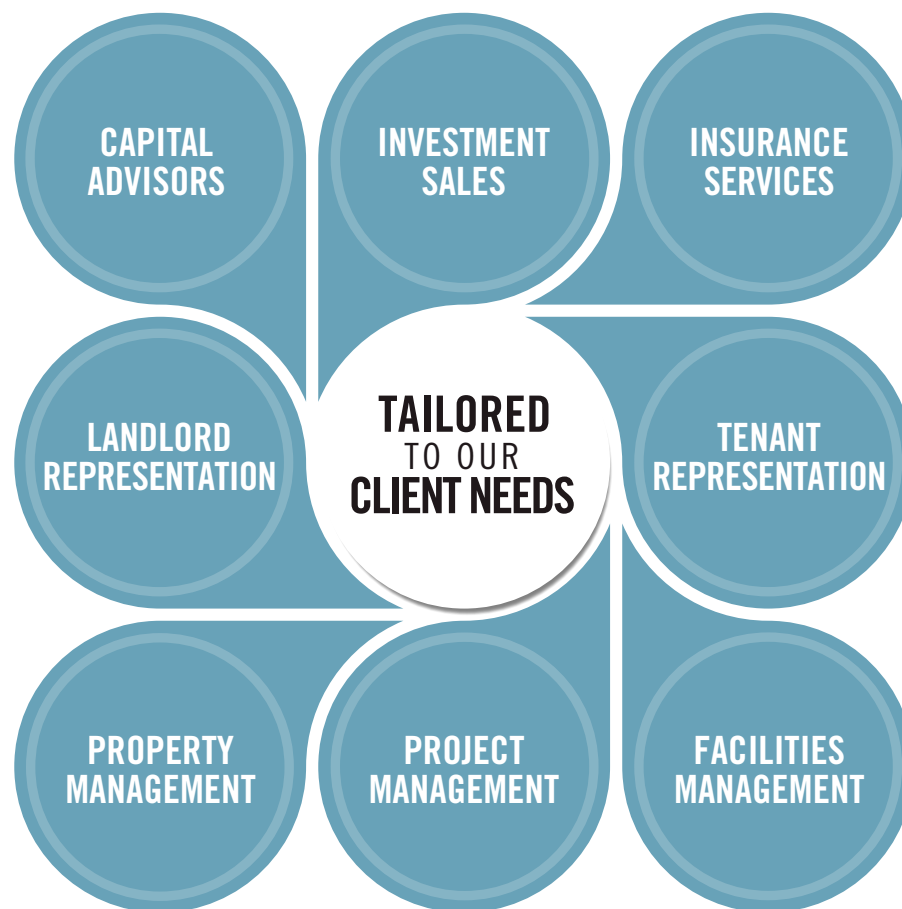
### ABOUT PIER 1 IMPORTS

Pier 1 Imports, established in 1962 in San Mateo, California, is dedicated to offering customers unique home furnishings and decor. The merchandise is a constantly evolving assortment based on customers' lifestyles and relevant home trends. Pier 1 is a socially conscious company that conducts business with personal and professional integrity. The Pier 1 team consists of committed, caring associates whose first priority is responding to the needs of customers. Pier 1 Imports is a publicly owned company that is traded on the New York Stock Exchange under the trading symbol PIR. The fiscal year begins in March and extends through February. There are more than 1,000 stores across the North America and employ approximately 20,000 people worldwide. The merchandise assortment varies from home accessories to full-sized, upholstered furniture and eclectic wall decor. All merchandise is carefully selected in order to offer customers exclusive, one-of-a-kind products of extraordinary quality at a great value.

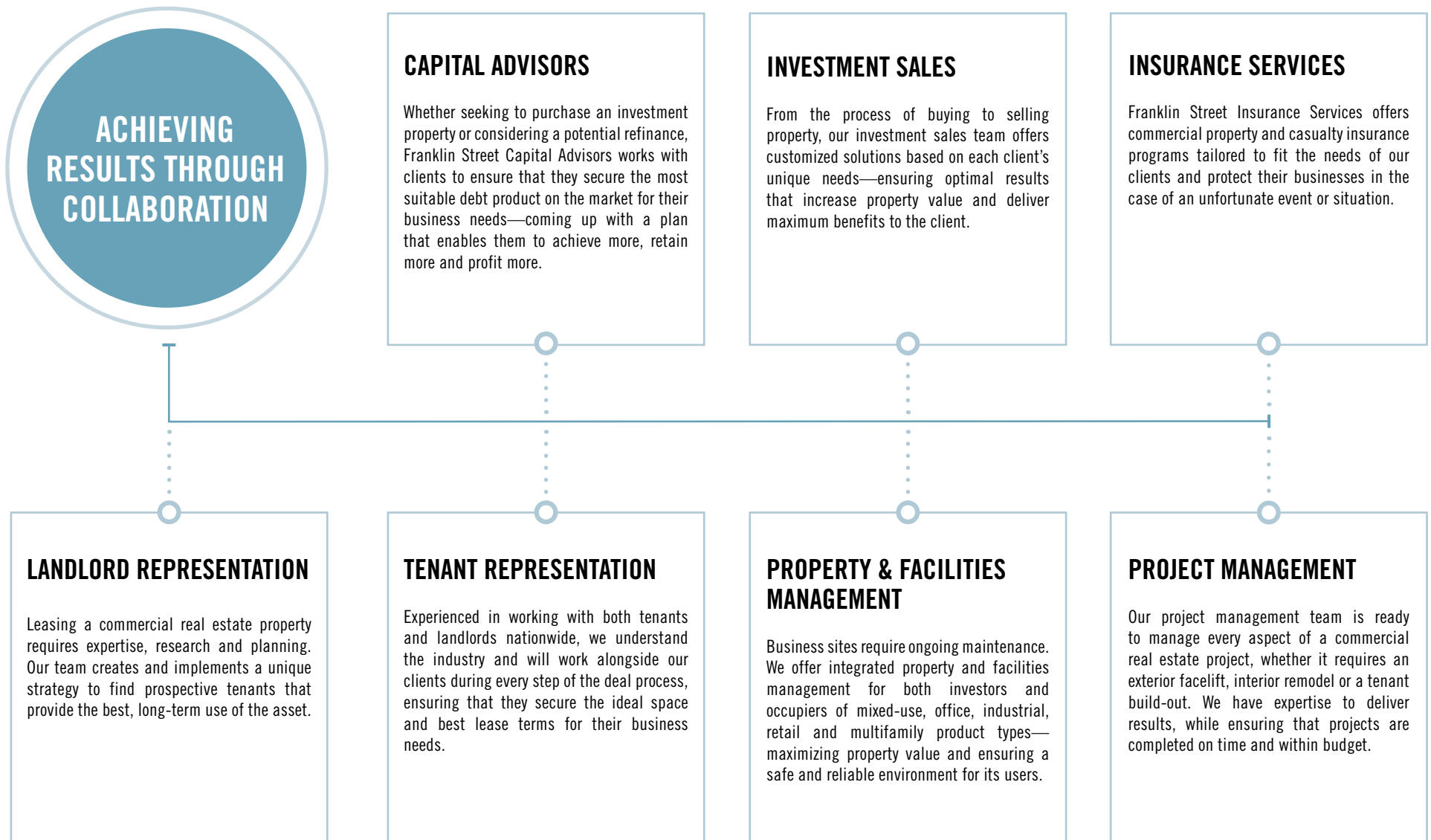


Franklin Street is prepared to support and surpass your financial and real estate objectives with our Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management & our Property and Facilities Management teams. Nationwide, our southeast based firm is maximizing client success through our collaborative platform — an industry leader, creating tailored solutions for your Commercial Real Estate needs.

**COLLABORATION  
INTEGRITY  
HARD WORK  
ACCOUNTABILITY**









## OUR LOCATIONS



### FT. LAUDERDALE

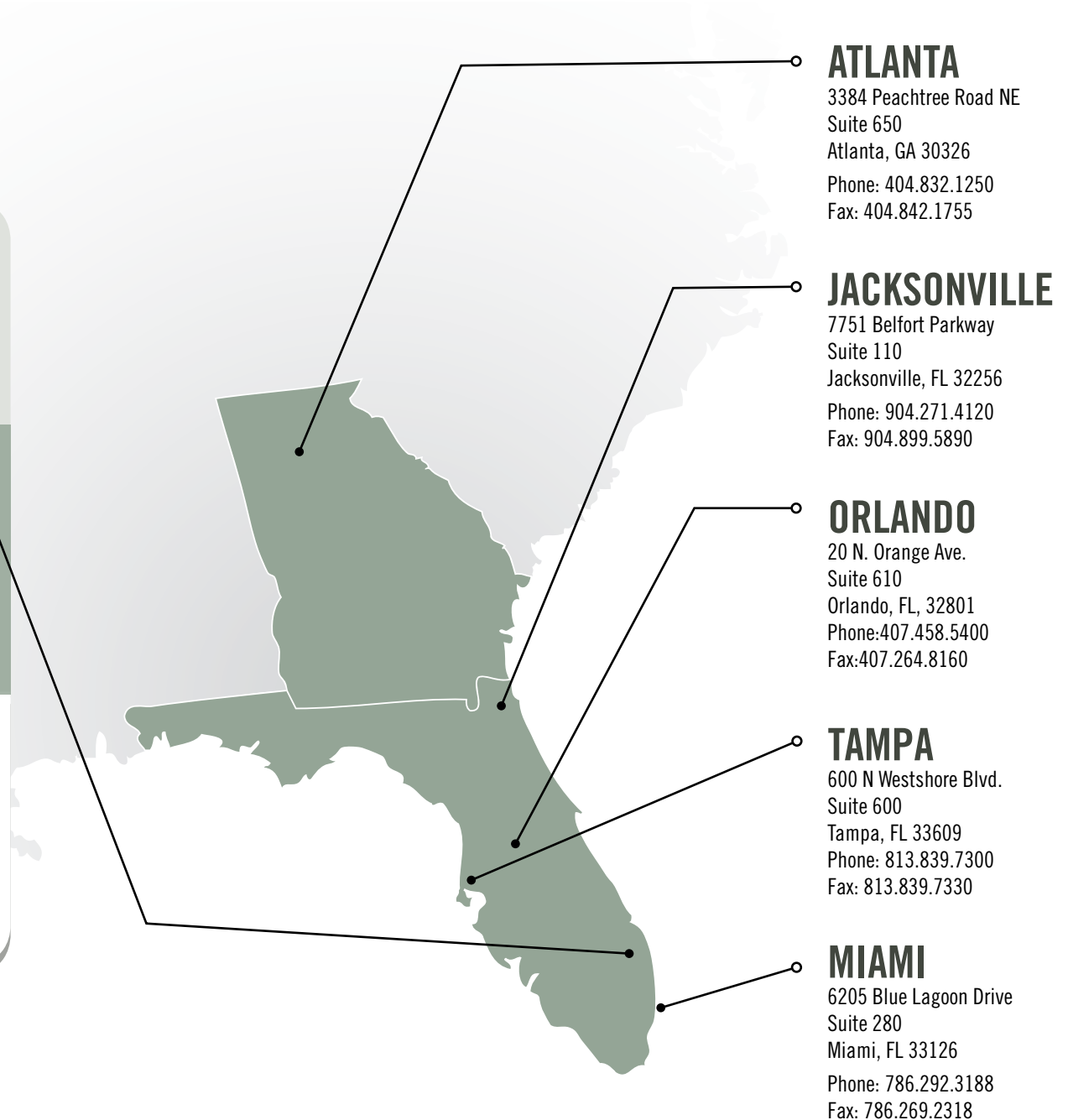
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