

Sebring Commercial Space

4850 Sun N Lake Blvd, Sebring, Florida 33872

Vinh Dawkins
863-315-4595
vinh@saundersrealestate.com



16,800 ±
Cars/Day



Sun N Lakes Blvd

TABLE OF CONTENTS



Table of Contents

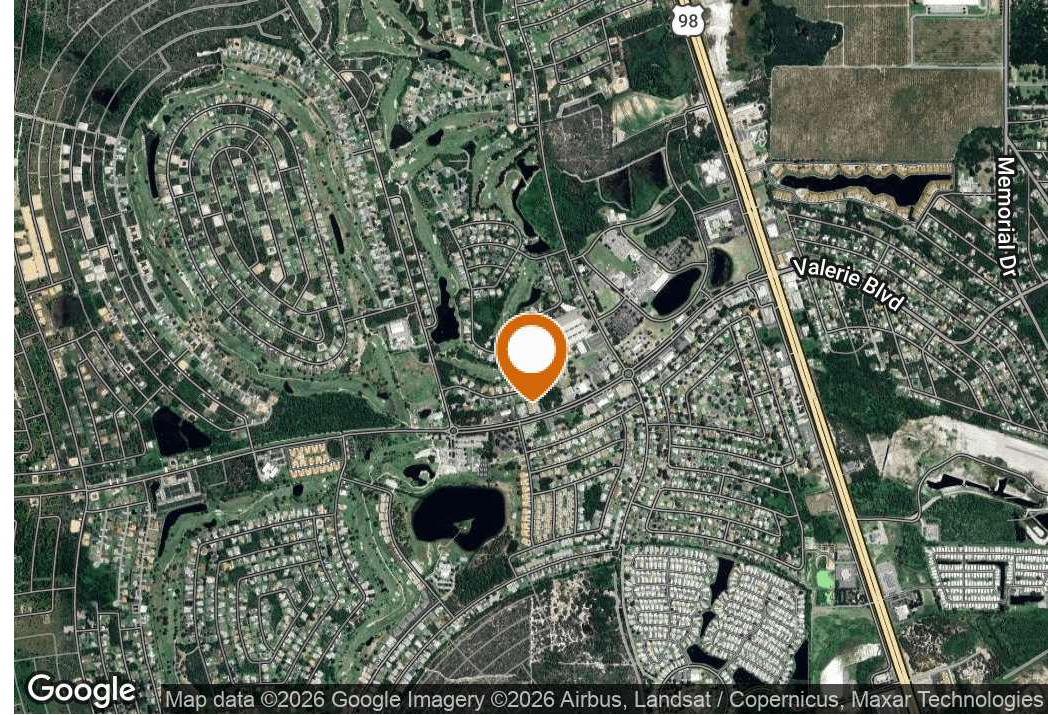
Aerial Photo	2
Property Information	4
Property Summary	5
Floor Plan	6
Location Information	7
Regional Map	8
Location Map	9
Benchmark Demographics	10
Maps And Photos	11
Retailer Map	12
Additional Photos	13
Agent And Company Info	14
Advisor Biography	15



SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$10/SF/YR (NNN)
Unit Size:	2,575 SF
OpEx:	± \$4.50/SF
Parking Ratio:	4.4/1,000 SF
Zoning:	Commercial (B2)
Use:	Office / Retail
Reception:	1x
Exam Rooms / Offices:	4x
Restrooms:	2x
Signage:	Monument & Building
Year Built:	2005
PIN:	C04342815032500210
Traffic Count:	16,800 ± Cars/Day (Sun N Lake Blvd)

Property Overview

Located on Sun N Lake Blvd, just west of US Hwy 27/98 (±44,500 VPD), one 2,575 SF corner unit is currently available for lease. The space sits on the southwest end of the building and features ±930 SF of covered parking, along with monument and building signage facing Sun N Lake Blvd. The prior use was a dental office.

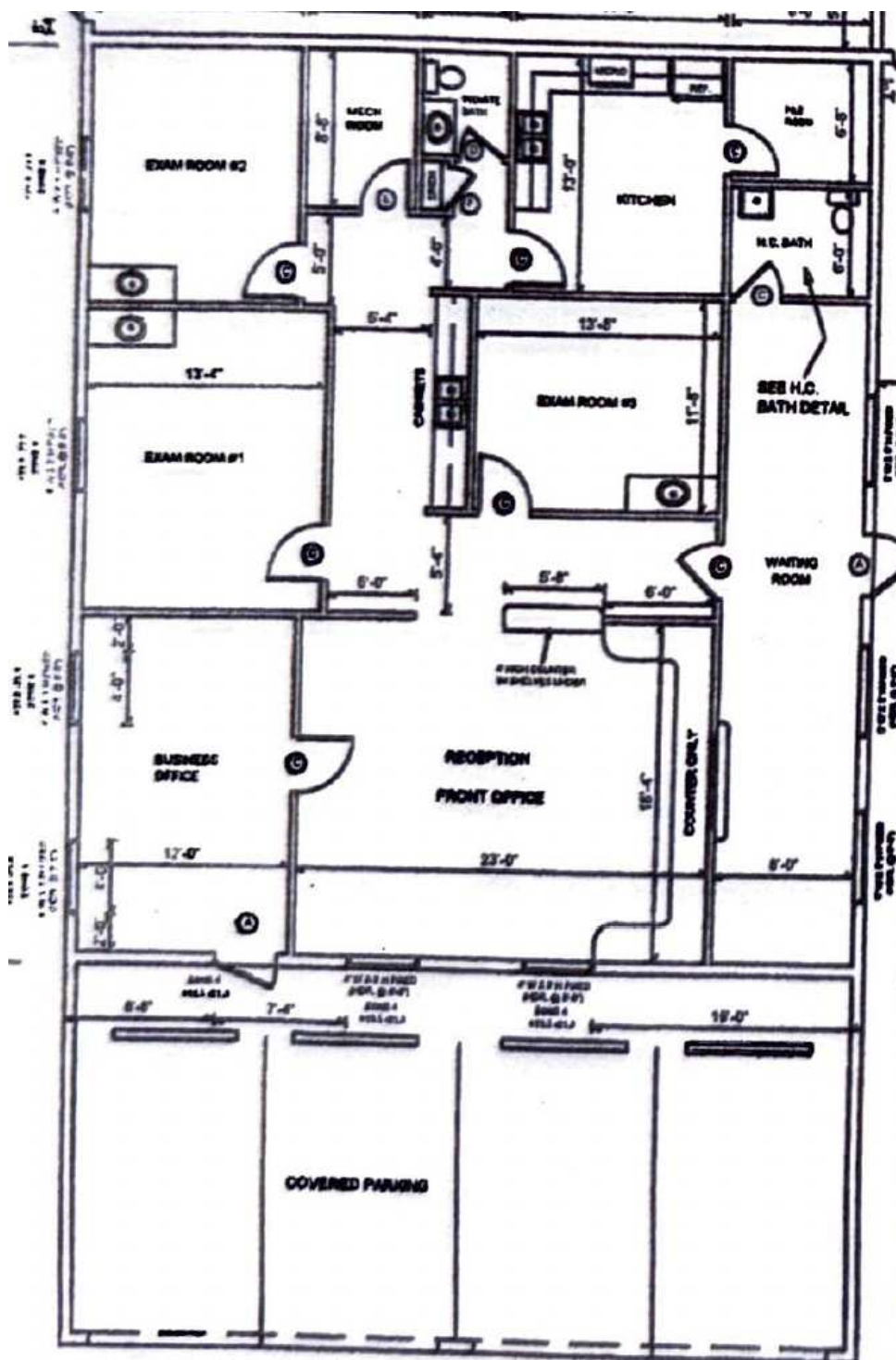
Floor plan on the following page (6).

For questions or to schedule a tour, contact Vinh at (863) 315-4595 or vinh@saundersrealestate.com

Property Highlights

- Built in 2005
- 2,575 SF (Heated) & 930 SF Covered Parking
- Close proximity to U.S. Highway 27/98

FLOOR PLAN



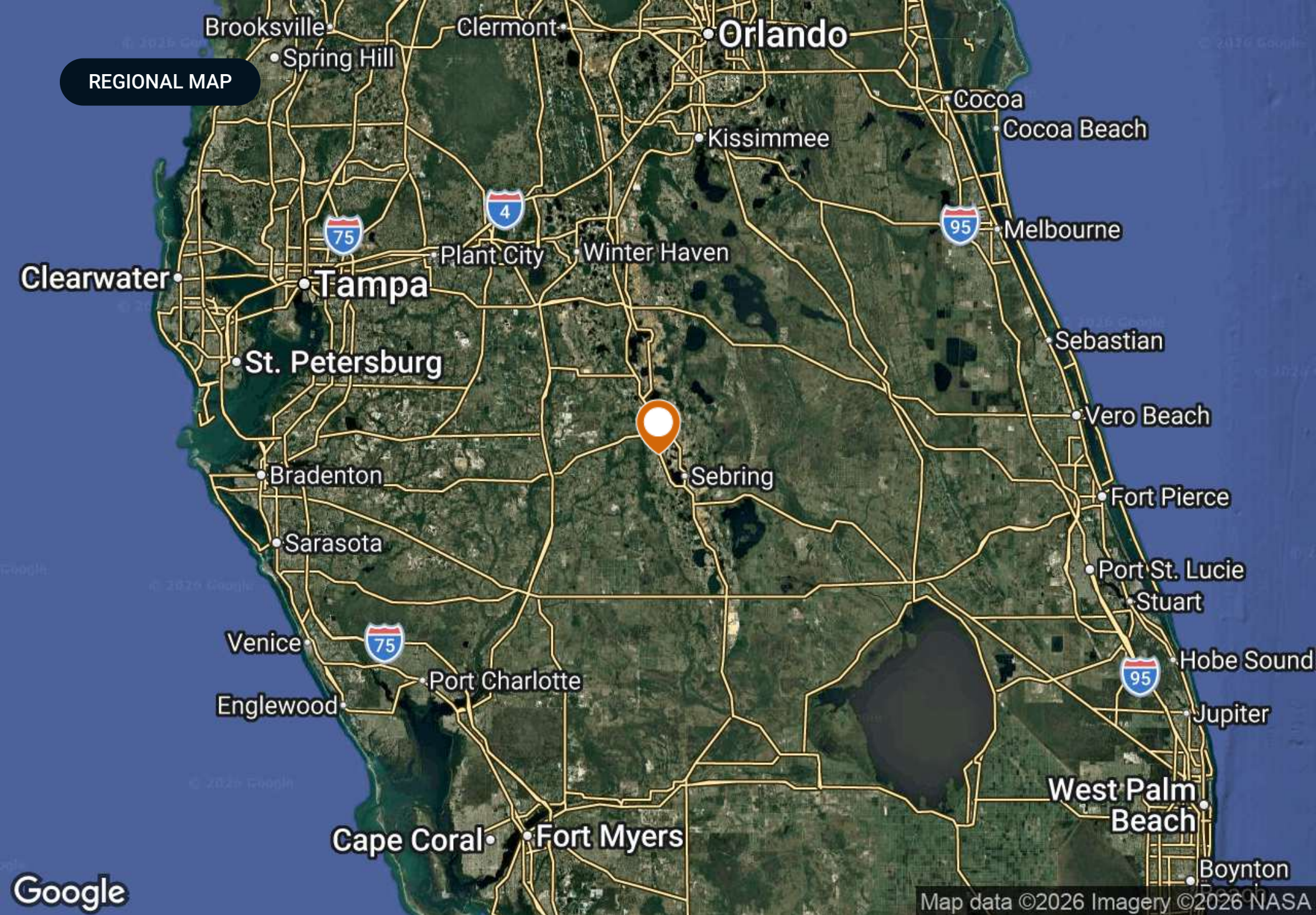


16,800 ±
Cars/Day

Lakes Blvd



SECTION 2
Location Information

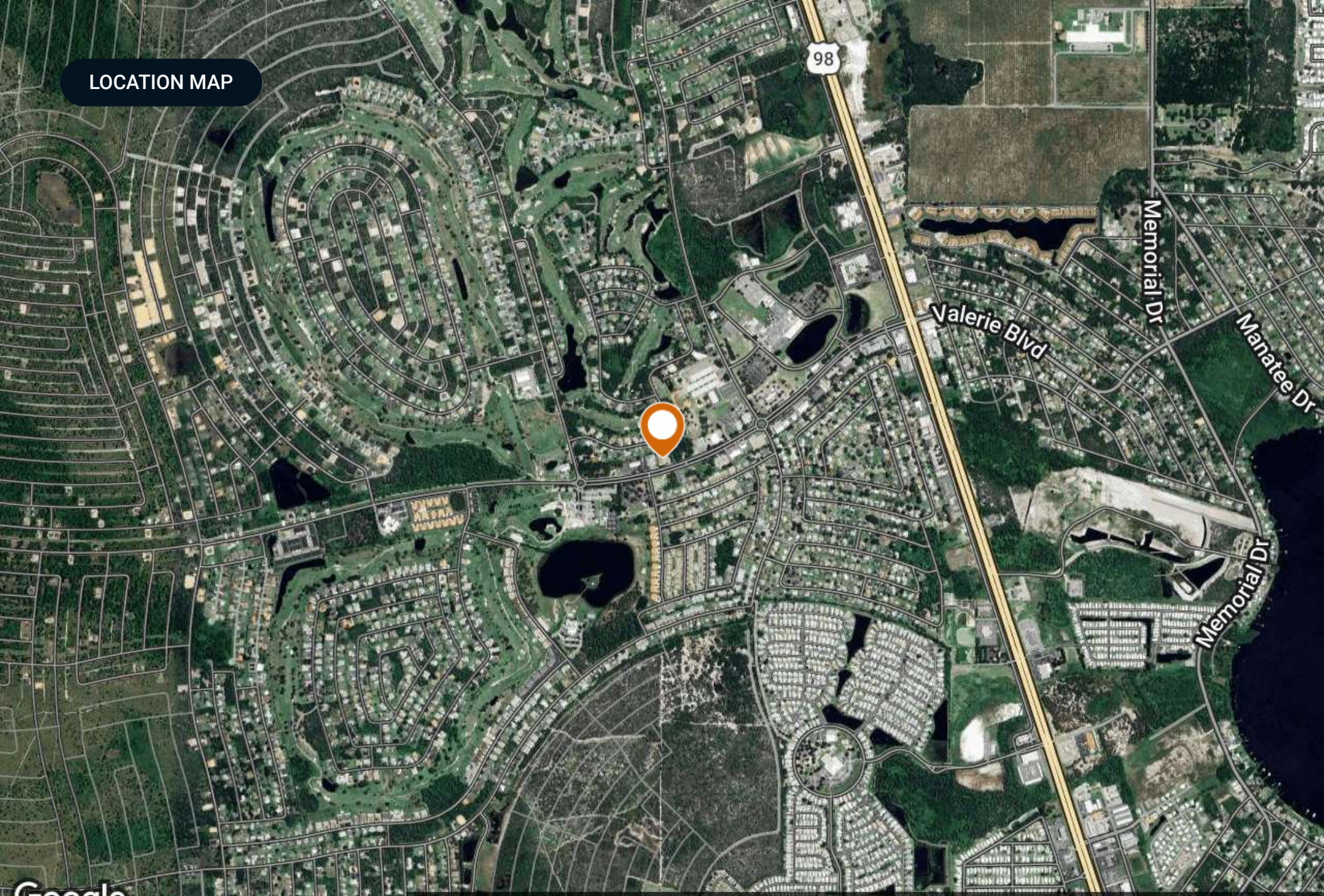


REGIONAL MAP

Google

Map data ©2026 Imagery ©2026 NASA

LOCATION MAP

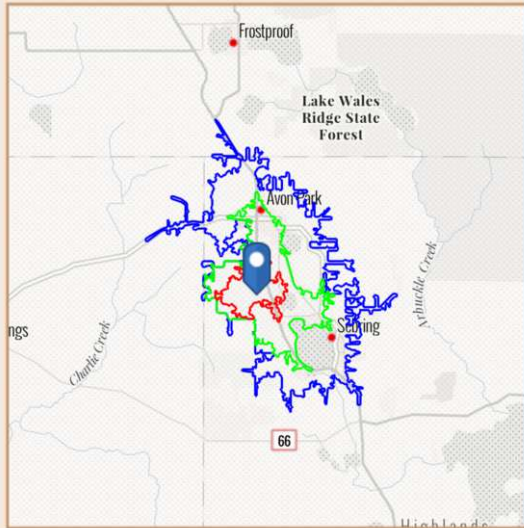


BENCHMARK DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

4850 Sun N Lake Blvd, Sebring, Florida, 33872

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Highlands County	CBSAs Sebring, FL Metropolitan Area	States Florida	USA
0 - 4	3.74%	4.22%	4.26%	4.12%	4.12%	4.69%	5.39%
5 - 9	4.05%	4.52%	4.47%	4.39%	4.39%	5.03%	5.75%
10 - 14	5.10%	4.90%	4.98%	4.87%	4.87%	5.34%	5.98%
15 - 19	4.43%	5.04%	5.13%	5.03%	5.03%	5.84%	6.47%
20 - 34	11.37%	12.87%	13.52%	13.03%	13.03%	18.43%	20.33%
35 - 54	17.68%	18.57%	18.94%	18.74%	18.74%	24.41%	25.20%
55 - 74	30.58%	29.78%	29.22%	30.34%	30.34%	25.55%	22.82%
75+	22.97%	20.11%	19.48%	19.49%	19.49%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	5.3%	11.5%	14.3%	13.5%	13.5%	8.0%	8.3%
\$15,000-\$24,999	4.3%	6.9%	8.1%	8.4%	8.4%	5.8%	5.9%
\$25,000-\$34,999	5.4%	7.8%	8.0%	7.6%	7.6%	6.7%	6.3%
\$35,000-\$49,999	14.6%	17.0%	15.8%	16.3%	16.3%	10.5%	9.8%
\$50,000-\$74,999	31.9%	25.8%	23.1%	21.8%	21.8%	16.9%	15.6%
\$75,000-\$99,999	11.1%	10.8%	10.5%	10.6%	10.6%	12.9%	12.5%
\$100,000-\$149,999	15.0%	10.5%	10.5%	11.9%	11.9%	18.4%	17.8%
\$150,000-\$199,999	8.2%	5.3%	5.0%	5.4%	5.4%	8.7%	9.8%
\$200,000+	4.1%	4.4%	4.6%	4.5%	4.5%	12.1%	14.0%
KEY FACTS							
Population	7,155	28,718	55,829	103,847	103,847	23,027,836	339,887,819
Daytime Population	9,154	31,350	59,008	102,733	102,733	22,846,618	338,218,372
Employees	2,162	9,957	19,463	35,651	35,651	10,832,721	167,630,539
Households	3,059	13,105	24,960	46,731	46,731	9,263,074	132,422,916
Average HH Size	2.29	2.18	2.20	2.19	2.19	2.43	2.50
Median Age	58.8	54.9	53.7	54.8	54.8	43.6	39.6
HOUSING FACTS							
Median Home Value	231,073	180,248	196,065	221,234	221,234	416,969	370,578
Owner Occupied %	79.2%	76.2%	75.0%	78.2%	78.2%	67.2%	64.2%
Renter Occupied %	20.8%	23.8%	24.9%	21.8%	21.8%	32.8%	35.8%
Total Housing Units	3,867	16,549	31,187	60,195	60,195	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$65,738	\$56,390	\$53,952	\$54,812	\$54,812	\$78,205	\$81,624
Per Capita Income	\$37,136	\$33,174	\$32,007	\$32,958	\$32,958	\$44,891	\$45,360
Median Net Worth	\$324,379	\$245,150	\$197,067	\$226,140	\$226,140	\$253,219	\$228,144



SECTION 3

Maps And Photos

RETAILER MAP

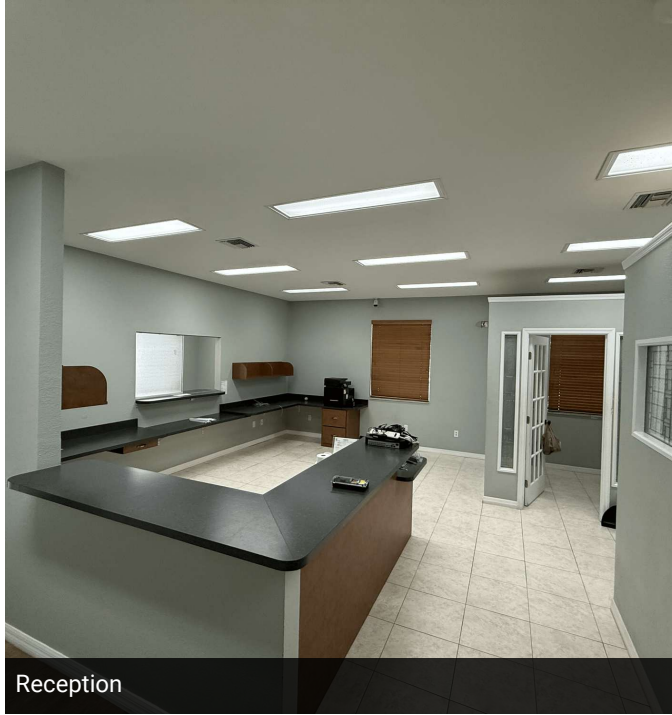


Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

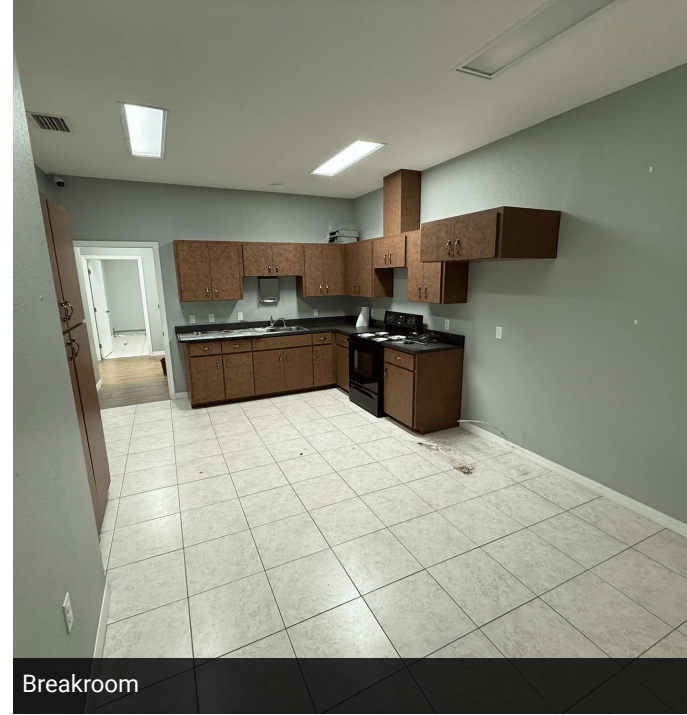
ADDITIONAL PHOTOS



Waiting Room



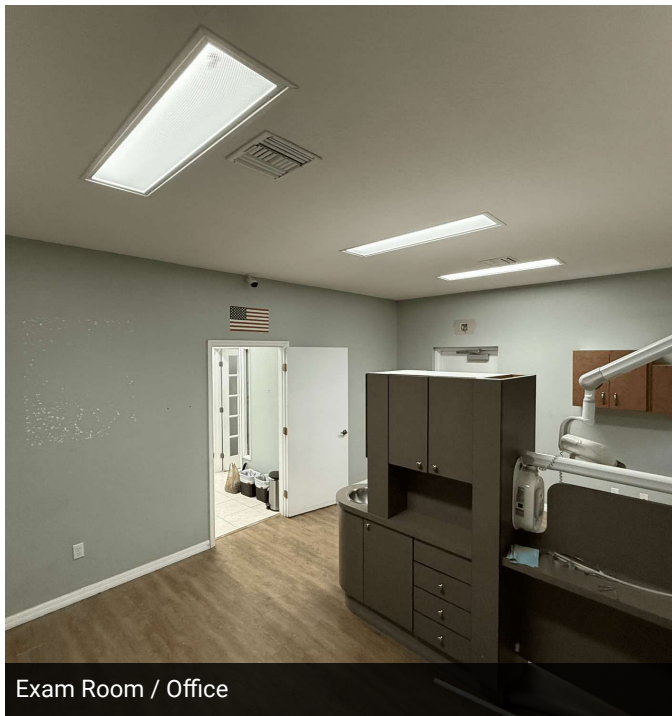
Reception



Breakroom



Exam Room / Office



Exam Room / Office



Restroom



SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Advisor

vinh@saundersrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

Professional Background

Vinh Dawkins is an Advisor at Saunders Real Estate.

Vinh has closed over \$28 million in sales volume since entering brokerage, including more than \$18 million in his first full year (2025). He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

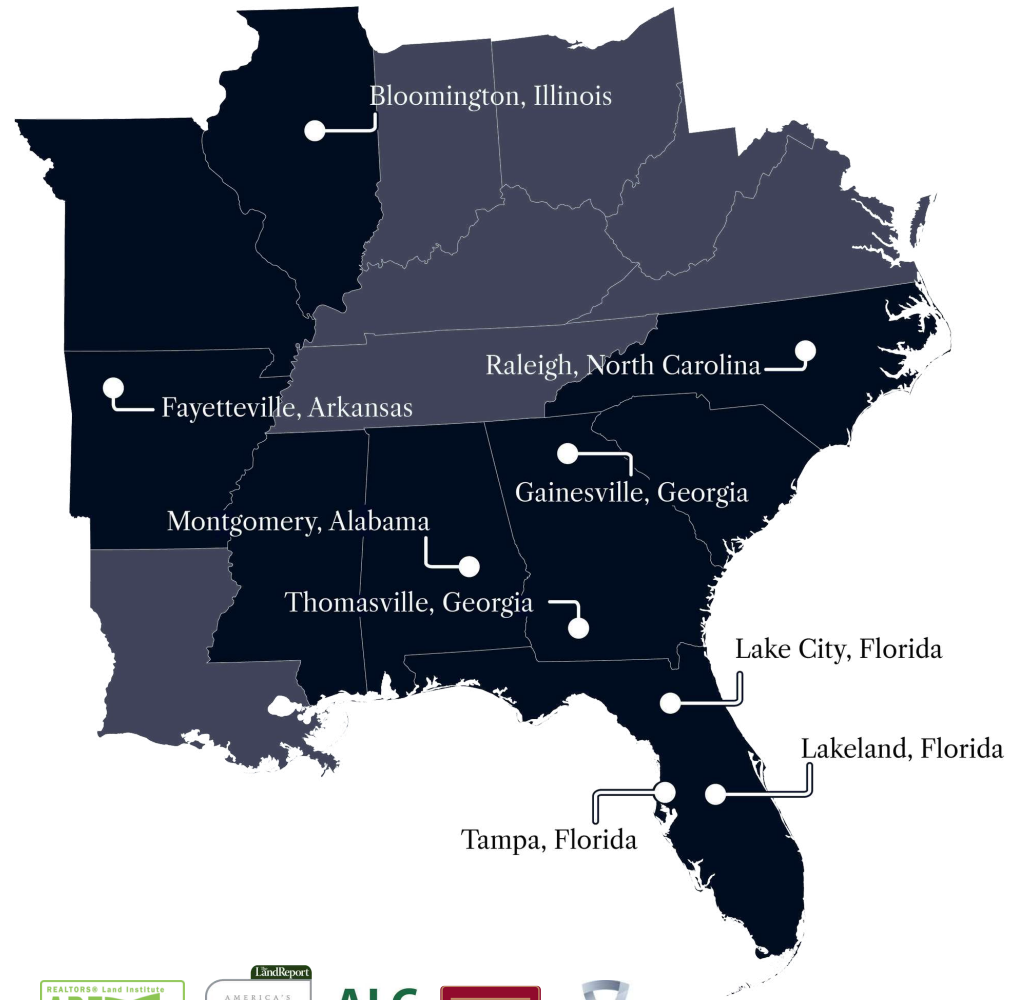
- Industrial
- Retail

Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.