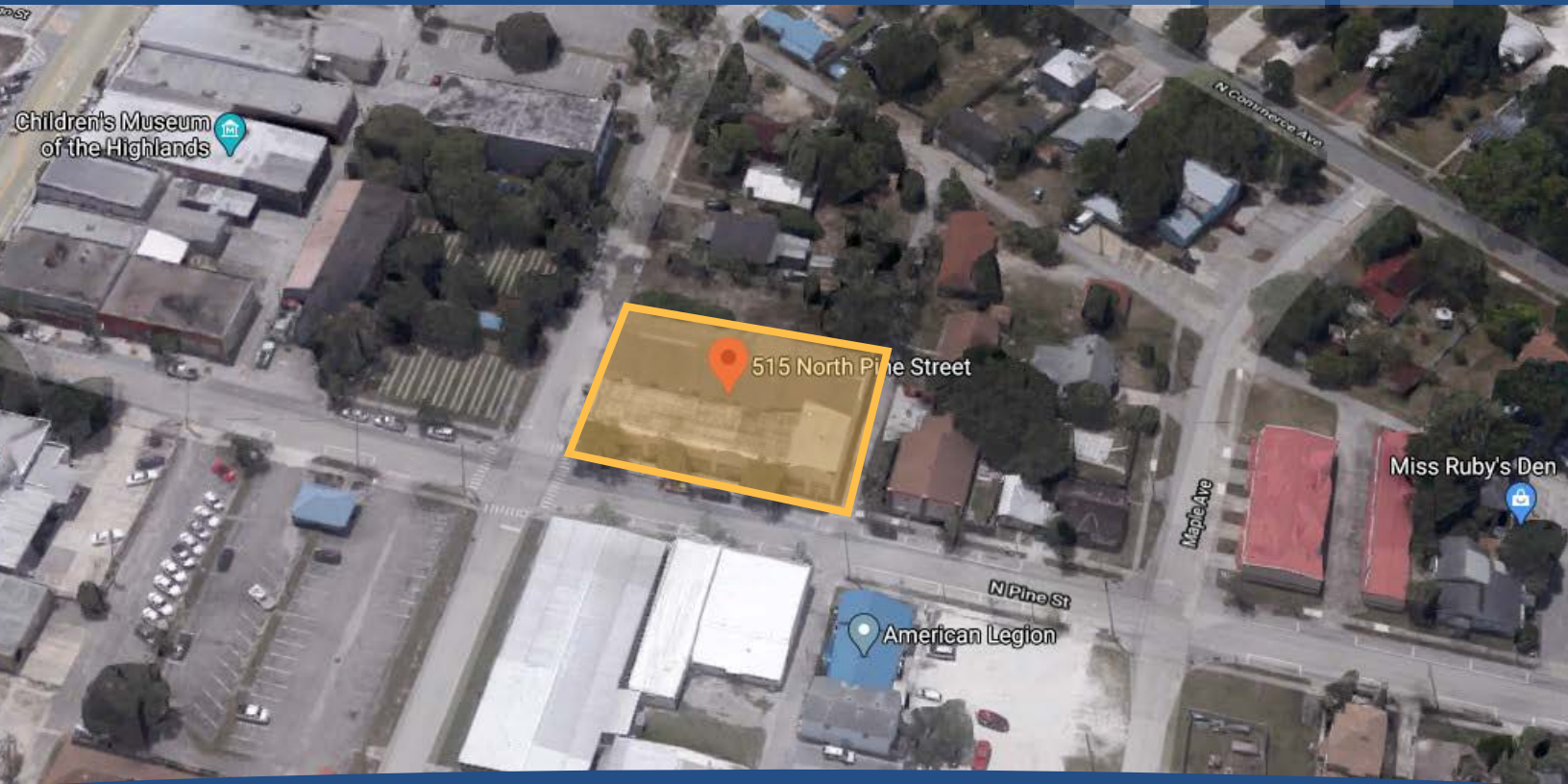


REDEVELOPMENT SITE FOR SALE

# 515 N PINE STREET SEBRING, FL 33870



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**MARK ALLEN, CCIM**

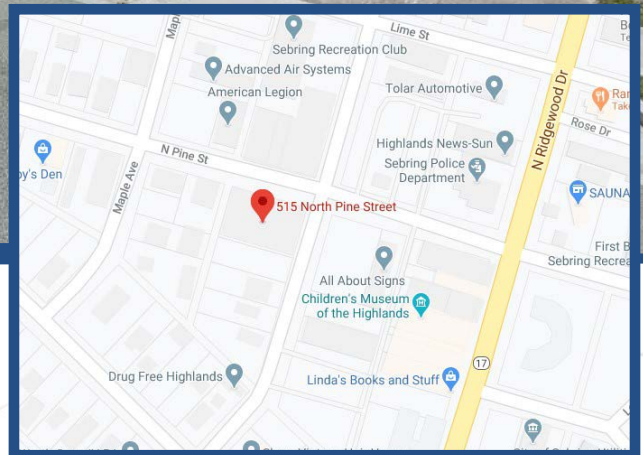
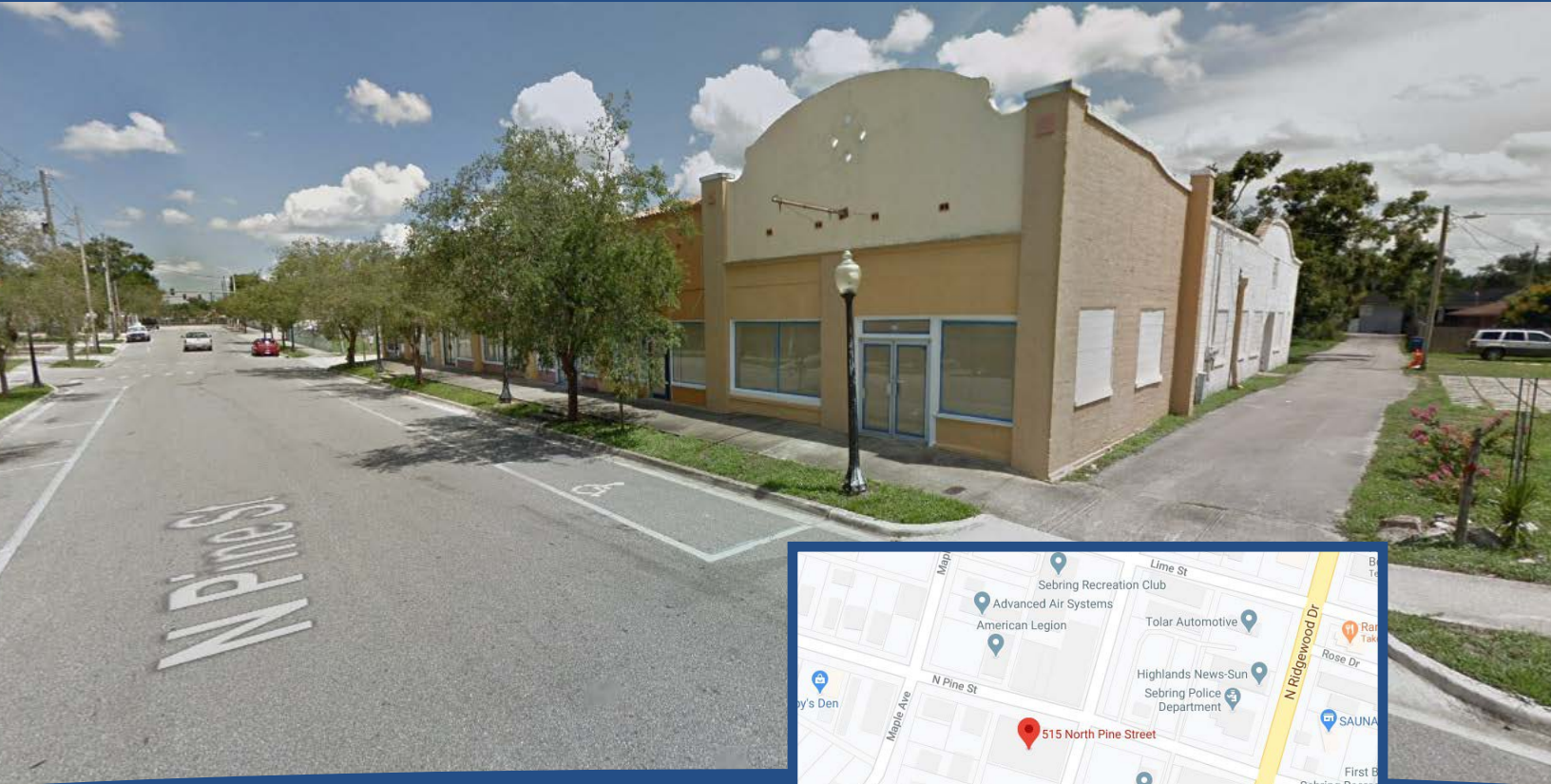
*Broker, CIPS, RESS, e-PRO, REALTOR®*

**407-737-9797**

Mark@OrlandoCommercialRealEstate.com  
www.OrlandoCommercialRealEstate.com

# FOR SALE

515 N Pine Street  
Sebring, FL 33870



## PROPERTY DETAILS

**Price:** \$175,000.00

**Property Type:** Retail / Office

**Zoning:** C-1

**Current Building Size:** 13,920 SF

**Lot Size:** 0.34 +/- Acres

## HIGHLIGHTS

- 150' of frontage on N Pine St
- Redevelopment site
- Corner lot
- Short distance to Sebring Pkwy & M.L.K JR Blvd

## PROPERTY OVERVIEW

Don't miss out on this amazing opportunity for a redevelopment site. This property is currently zoned for retail/office space. With 150' +/- frontage on N Pine St, this property is located in the perfect area. The current building has roughly 13,920 SF so the buyer would need to contact the County for their setbacks and approved building size. This would be a great investment property for someone to rebuild a small retail plaza!

**CONTACT US TO SCHEDULE  
YOUR PRIVATE SHOWING!**



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**FOR SALE**

515 N Pine Street  
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**EXTERIOR PHOTOS**



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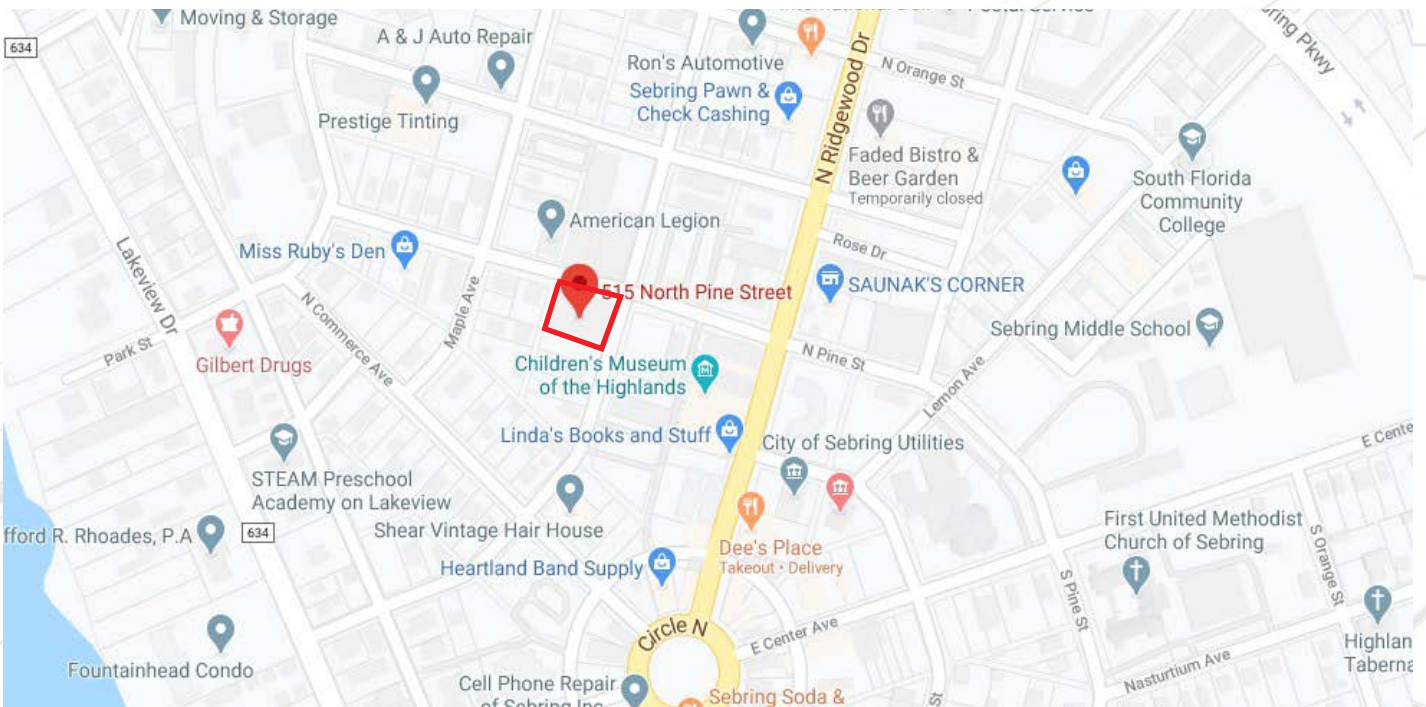
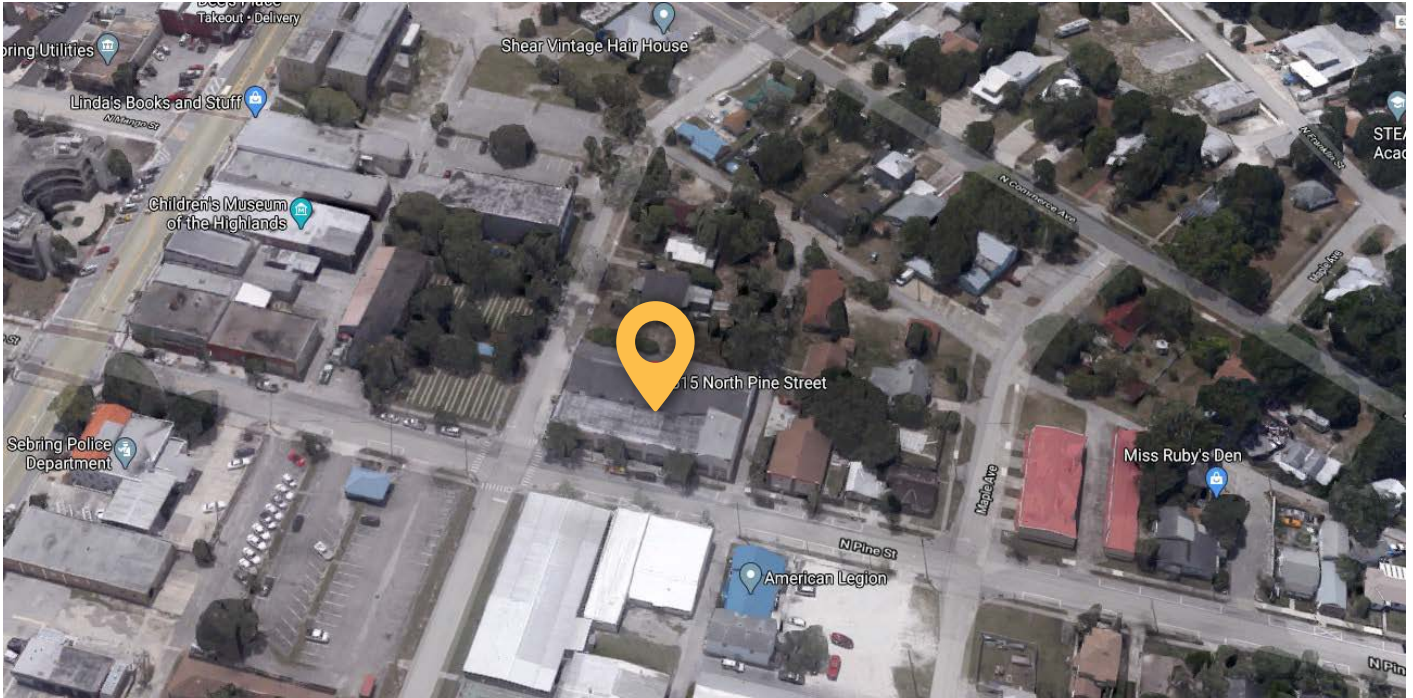
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**MAP OVERVIEWS**



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# FOR SALE

515 N Pine Street  
Sebring, FL 33870



## DEMOGRAPHICS & INCOME PROFILE

5 MILE RADIUS

Summary	Census 2010	2019	2024			
Population	40,346	42,515	43,761			
Households	18,301	19,285	19,851			
Families	11,558	12,047	12,349			
Average Household Size	2.15	2.16	2.16			
Owner Occupied Housing Units	13,909	13,400	13,968			
Renter Occupied Housing Units	4,392	5,885	5,884			
Median Age	55.1	58.0	59.7			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.58%	1.37%	0.77%			
Households	0.58%	1.31%	0.75%			
Families	0.50%	1.26%	0.68%			
Owner HHS	0.83%	1.60%	0.92%			
Median Household Income	1.94%	2.37%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	2,935	15.2%	2,694	13.6%		
\$15,000 - \$24,999	3,915	20.3%	3,641	18.3%		
\$25,000 - \$34,999	2,969	15.4%	2,870	14.5%		
\$35,000 - \$49,999	2,963	15.4%	3,079	15.5%		
\$50,000 - \$74,999	3,328	17.3%	3,634	18.3%		
\$75,000 - \$99,999	1,592	8.3%	1,870	9.4%		
\$100,000 - \$149,999	1,022	5.3%	1,300	6.5%		
\$150,000 - \$199,999	257	1.3%	374	1.9%		
\$200,000+	304	1.6%	389	2.0%		
Median Household Income	\$34,212		\$37,659			
Average Household Income	\$48,680		\$55,261			
Per Capita Income	\$22,163		\$25,150			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,795	4.4%	1,703	4.0%	1,695	3.9%
5 - 9	1,751	4.3%	1,723	4.1%	1,701	3.9%
10 - 14	1,848	4.6%	1,721	4.0%	1,800	4.1%
15 - 19	1,946	4.8%	1,644	3.9%	1,729	4.0%
20 - 24	1,616	4.0%	1,777	4.2%	1,510	3.5%
25 - 34	3,268	8.1%	3,746	8.8%	3,679	8.4%
35 - 44	3,395	8.4%	3,355	7.9%	3,649	8.3%
45 - 54	4,526	11.2%	3,949	9.3%	3,807	8.7%
55 - 64	5,320	13.2%	5,997	14.1%	5,921	13.5%
65 - 74	7,395	18.3%	8,118	19.1%	8,268	18.9%
75 - 84	5,362	13.3%	6,078	14.3%	7,128	16.3%
85+	2,122	5.3%	2,703	6.4%	2,874	6.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,808	83.8%	34,561	81.3%	34,940	79.8%
Black Alone	3,406	8.4%	4,035	9.5%	4,352	9.9%
American Indian Alone	204	0.5%	260	0.6%	295	0.7%
Asian Alone	542	1.3%	561	1.3%	591	1.4%
Pacific Islander Alone	16	0.0%	20	0.0%	24	0.1%
Some Other Race Alone	1,556	3.9%	2,015	4.7%	2,323	5.3%
Two or More Races	815	2.0%	1,062	2.5%	1,237	2.8%
Hispanic Origin (Any Race)	5,428	13.5%	7,021	16.5%	8,150	18.6%



# OUR BROKERAGE

Our mission is to exceed our client's expectations and deliver a superior experience throughout the entire real estate process. We operate every day with **integrity** and **professionalism**; we expect the same from our clients!

Our broker, Mark Allen, has been in the real estate industry for over 30 years. We've worked with clients throughout Central Florida, the state of Florida, nationally, and globally.



## MARK ALLEN, CCIM

Broker / Owner

Active in Central Florida  
real estate since 1987

Licensed Florida Real Estate Broker  
Licensed Community Association Manager  
Licensed General Contractor



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## Professional Memberships

CFCAR Central Florida Commercial Association of REALTORS®  
BBF Business Brokers of Florida  
ORRA Orlando Regional REALTORS® Association  
FAR Florida Association of REALTORS®  
NAR National Association of REALTORS®

## Designations

CCIM Certified Commercial Investment Member  
CIPS Certified International Property Specialist  
e-PRO Internet & Real Estate e-Commerce  
RESS Real Estate Short Sale Specialist

## Awards

Multi-Million Dollar Producer | Central Florida Commercial Association of REALTORS® & Orlando Business Journal  
Top Commercial Production Award | Central Florida Commercial Association of REALTORS®

## Our Team

We strive to provide the best service to each of our clients. Every member of our team brings to the table a specific skillset that makes Commercial Real Estate Professionals, INC. the best in their market.

### GEORGE BORBELY

Licensed Sales Associate  
& Director of Marketing

### AMANDA ADAMS

Operations Manager &  
Transaction Coordinator

### LISA REYNOLDS

Customer Relations  
& Research Specialist



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