

# SMD

Southern Management  
and Development, L.P.

## Southgate

2848 - 3012 US 27 South  
Sebring, FL 33870

### ANCHORED BY

Publix Super Markets, Bealls Outlet  
and Dollar Tree

Two signalized intersections  
assure easy access

Average daily traffic count: 33,500

Gross leasable area:  
101,820 Sq. Ft. (MOL)

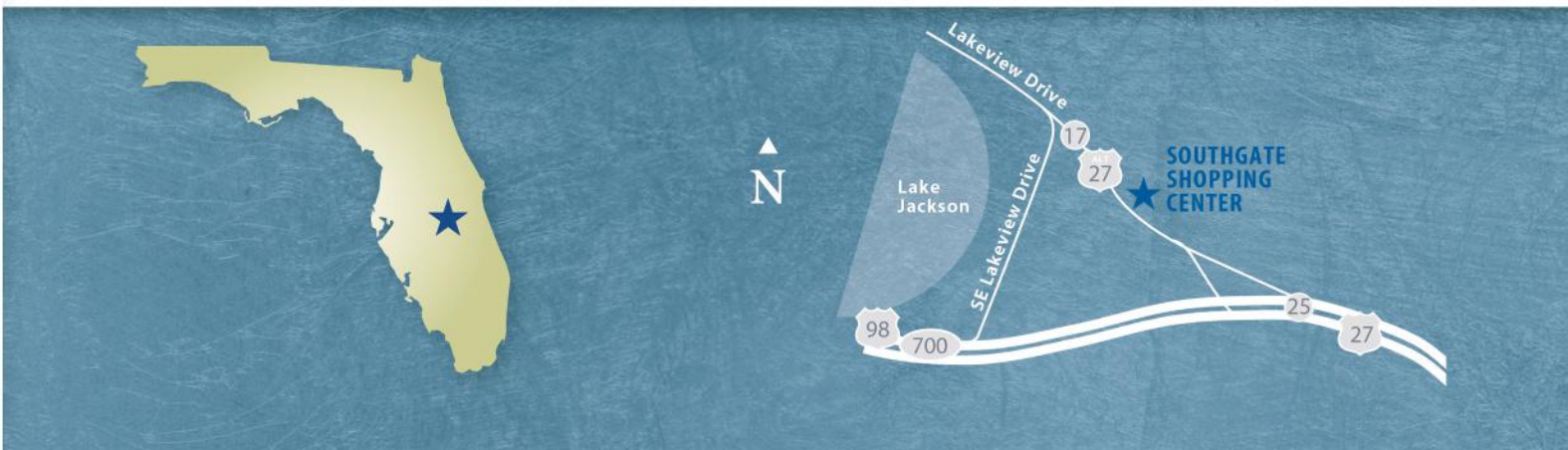
### CREATING VALUE

Southern Management and Development, L.P.



CONTACT A LICENSED AGENT

[smdproperty.com](http://smdproperty.com) | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



# Southgate

2848 - 3012 US 27 South  
Sebring, FL 33870



## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2026 Projection	2,899	22,034	41,670
2021 Estimate	2,819	21,182	39,915
2010 Census	2,727	19,759	36,837
2000 Census	2,425	17,050	29,480
<b>Population by race</b>			
White	86.42%	77.83%	81.53%
Black   African American	4.47%	11.45%	9.03%
Hispanic   Other	110.00%	110.75%	109.44%
2021 Estimate			
Average HH Income	\$50,264.00	\$54,929.00	\$61,048.00
2021 Estimate			
Median HH Income	\$27,741.02	\$35,267.77	\$40,442.84
2021 Estimate			
Median Age	67.78	51.88	56.73

## LEGEND

### 2848 US 27 S | 103-119

UNIT	TENANT	SQ.FT.
103	Bealls Outlet	25,852
107	Publix Super Markets	44,207
109	Publix Liquors	1,400
111	Nail Salon	1,035
113	Barber Shop	601
115	Hair Salon	835

### 3012 US 27 S | 101-115

UNIT	TENANT	SQ.FT.
101	Dollar Tree	10,325
105	Chinese Restaurant	1,168
107	Boost Mobile	975
109	Hungry Howie's Pizza	1,190

111	<b>Available</b>	1,624
113	Insurance	1,033
115	SunTrust Bank	3,042
117	<b>Available</b>	5,487