

600 US-27 N SEBRING, FLORIDA



Investment HIGHLIGHTS



Triple net (NNN) lease with 2.5 years of initial term remaining, **providing an investor with flexibility** to reposition the property or add-value by negotiating a new lease.



This location **benefits from Annual Rent based on 5%** of the Gross Annual Sales.



IHOP has been operating at this location since 1994, and has exercised five option periods so far, **showing a strong commitment to the site.**



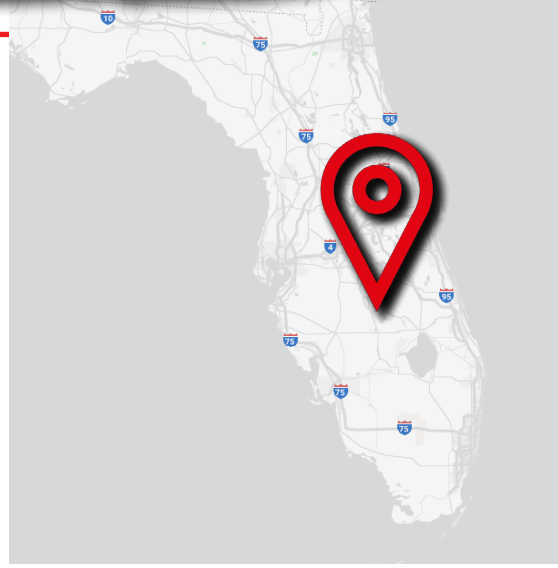
Largest IHOP franchisee with over 150 restaurants throughout Florida and Southern Georgia.



Positioned directly across the street and **shares a traffic light with the 400,000 square-foot Lakeshore Mall** on 73-acres.



The property **benefits from 115+ feet of frontage** on US-27 (39,000+ VPD).



PRICING

\$1,100,000

*Motivated Seller
Responding to All Offers*

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