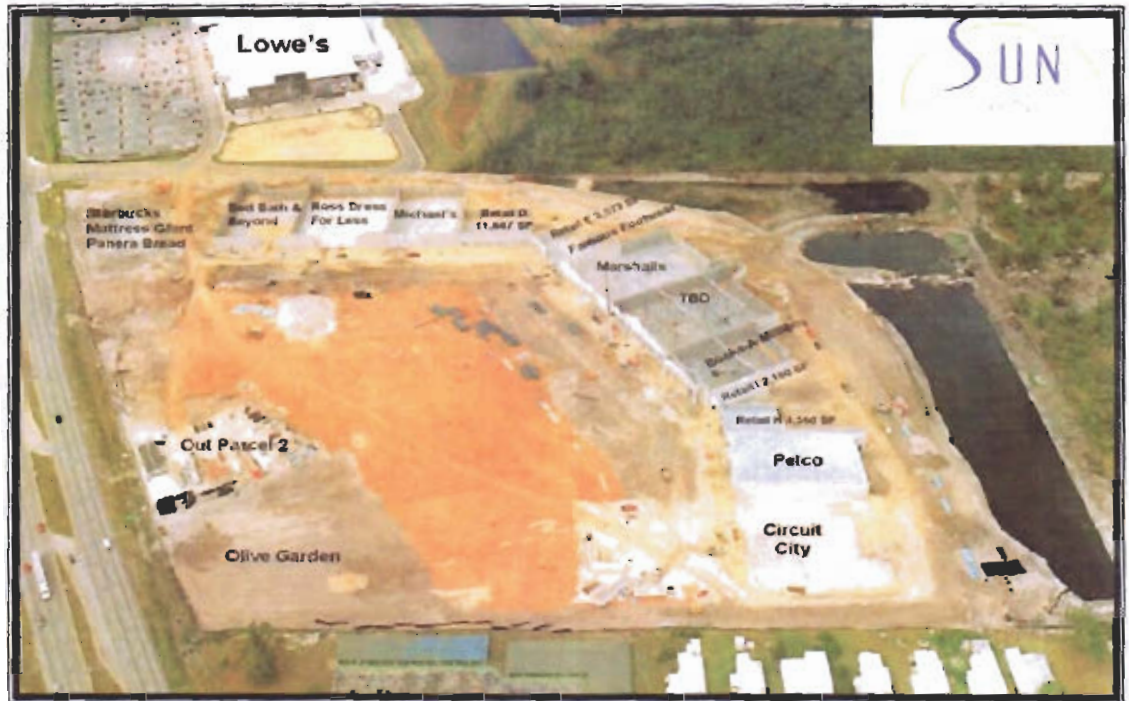


**The Shops at Shelby Crossing  
Sebring, FL**

# AVAILABLE FOR LEASE

1660 SF The Shops at Shelby Crossing  
25+4 Outparcel Available



## Grand Opening October 2007

- Spaces from 2,160SF up to 30,937SF.
- Located at the signalized intersection of US Hwy 27N and Thunderbird Road in Sebring, FL.
- Join Co-Tenants: Bed Bath & Beyond, Ross, Michael's, Famous Footwear, Petco, Circuit City, Marshall's, Panera Bread, Starbucks, Books-A-Million, Mattress Giant and Olive Garden.

AREA NEIGHBORS - Lowe's, Home Depot, Wal-Mart, Office Depot, Office Max, Bealls, K-Mart and more.



# The Shops at Shelby Crossing Sebring, FL



Daily Traffic Counts:  
US Hwy 27N 42,500



## DEMOGRAPHICS

POPULATION	3-MILE RANGE	5-MILE RANGE	7-MILE RANGE
HOUSEHOLD	20,801	39,777	50,842
AVG. HOUSEHOLD INCOME	9,790	17,992	22,311
	\$49,984	\$46,990	\$45,316