

LAKE SHORE MALL

FOR LEASE

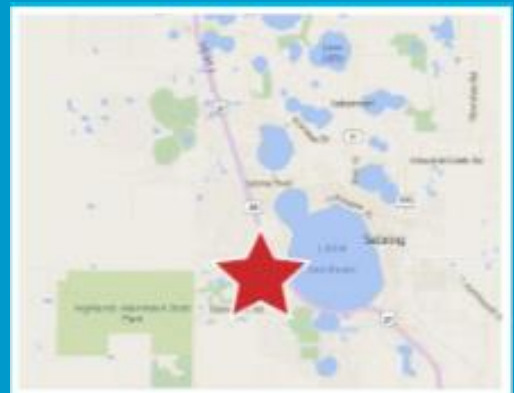
901 US HIGHWAY 27 NORTH
SEBRING, FLORIDA 33870



PROPERTY INFORMATION

- Anchors: **Belk, Bealls, JC Penney, AMC Cinema, Planet Fitness**
- Center GLA: **490,086**
- Opening Date: **1992**
- Site: **73 Acres**
- Parking: **2,255 surface spaces**
- Levels: **1**
- Total Stores: **70+**

New LED lighting, full repaint & new soft seating areas in 2018-2019. AMC completely renovated in 2019.



For More Information, Please Contact:

B.V. Belk Owner
704.532.0028
bvbelk@bvproperties.com

Jenny Cheek General Manager
863.471.3535
jenny.cheek@lakeshoremall.com

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AERIAL



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HIGHLIGHTS

- Lakeshore Mall is the only enclosed regional mall within 40 miles of Sebring, which is located on U.S. Highway 27, a major north/south corridor between Orlando and Miami.
- The property spans more than 100 acres and also includes Chili's Bar & Grill, Red Lobster, Outback Steakhouse and a U.S. Post Office.
- The center is currently undergoing renovations and upgrades including the landscaping, exterior entrances and signage, food court, restrooms and common area to offer an enhanced experience for the shoppers.
- Sebring boasts two outstanding medical facilities, Highlands Regional Medical Center and Florida Hospital Heartland Medical Center, which together employs approximately 2,000 employees.
- Continued growth has caused the expansion of three high schools, four middle schools and eight elementary schools within the past few years with over 12,000 elementary and high school students within two miles of the mall.
- Highlands County is home to South Florida State College which has a renowned nursing program and an enrollment of more than 9,000 students. It is considered the state's fastest growing college.
- Sebring gains national attention each year during the "12 Hours of Sebring Endurance Race". In addition to national ESPN coverage, more than 100,000 people attend one of the automotive world's oldest and most prestigious races.

DEMOGRAPHICS

Radius	25 -mile	35 -mile
Population	147,973	245,773
Households	57,577	92,668
Daytime Population	58,832	94,092
Average Household Income	\$45,878	\$47,159
Average Age	47.1 years	44.3 years



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Savor Every Day

FLOOR PLAN

New 25K SF Planet Fitness opening Q1 2019



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|----------------------------|---------------------------|------------------------|
| 4. Model Railroad | 20. The Lary Painter | 33A. Bath & Body Works |
| 5. Payless ShoeSource | 21. Mall Security | 35. Cindy's Nails |
| 7. Cindy's Hallmark | 21A. Flash Games & Comics | 37. Elegant Jewelers |
| 8. Cindy's Engraving | 22. USA Deli | 55. Tobacco & More |
| 9. Tint Massage | 23. Star Coffee | 56. Nick's for Men |
| 11. GNC | 26. Expert Nails | 57. Dollar & More |
| 12. Sunglass Plaza | 27A. Gamestop | 58 C&C Market |
| 14. Hibbett Sporting Goods | 30A. Mirra de Ear | Research |
| 15. Victoria World | 32. Rack Room Shoes | 60. Coat Detail |
| 18. China Max | 33. Rainbow | |

Tenant Listing