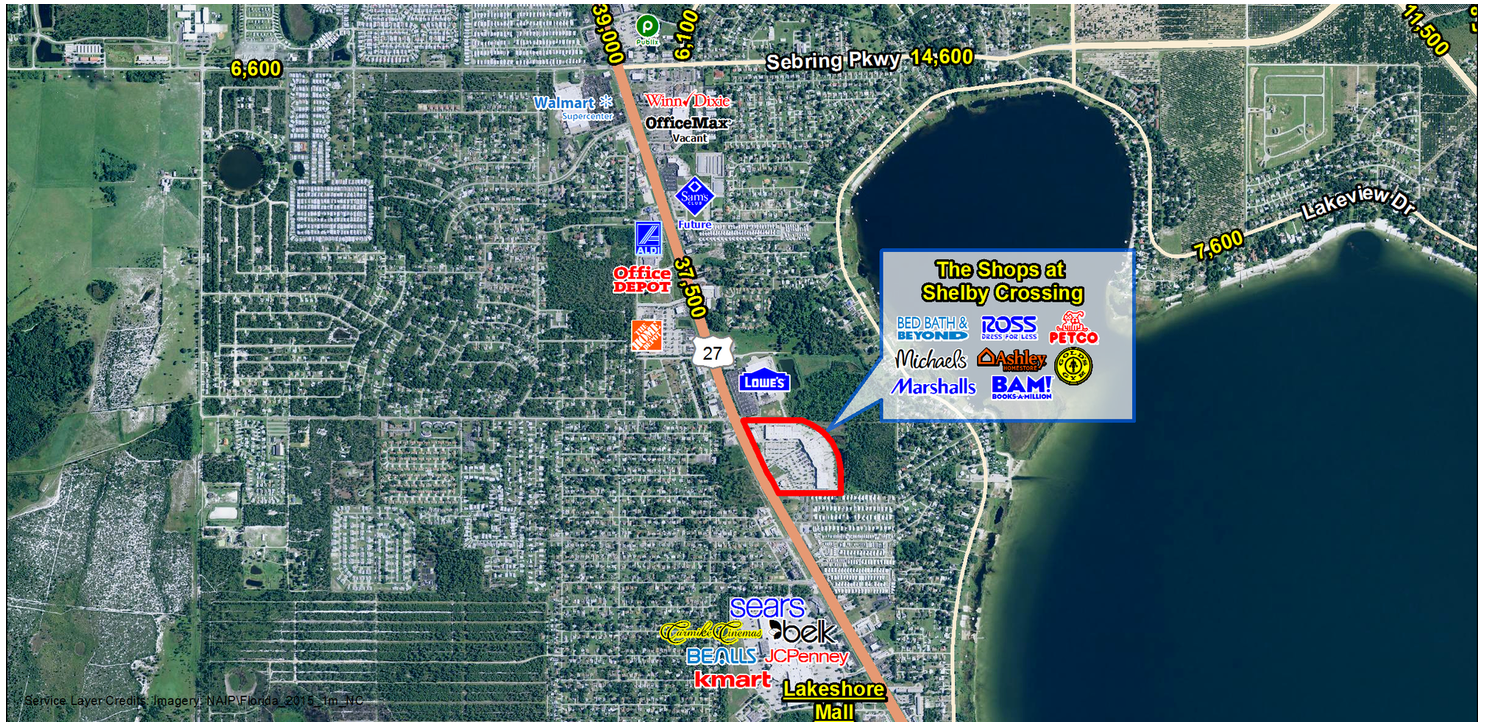


THE SHOPS AT SHELBY CROSSING

1855 US Highway 27, Sebring, FL 33870

EXECUTIVE SUMMARY



LOCATION OVERVIEW

US Highway 27

PROPERTY HIGHLIGHTS

- Top power center with strong national tenant lineup serving all of Highlands County
- Anchors include Marshalls, Ross, Bed Bath & Beyond, Michaels, Petco, Ulta, Books-A-Million, Gold's Gym and Ashley Furniture
- Excellent visibility and access
- Traffic Counts (AADT): US Hwy 27 - 37,500
- GLA: 226,909 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	4,855	25,320	44,529
Daytime Population	5,790	26,871	47,722
Households	2,330	11,581	20,066
Average HH Income (\$)	51,908	52,998	51,511



EXCLUSIVE AGENT(S)

GAVIN WALSH • gavin.walsh@tscg.com • 407.788.0543

Owned and Operated By:

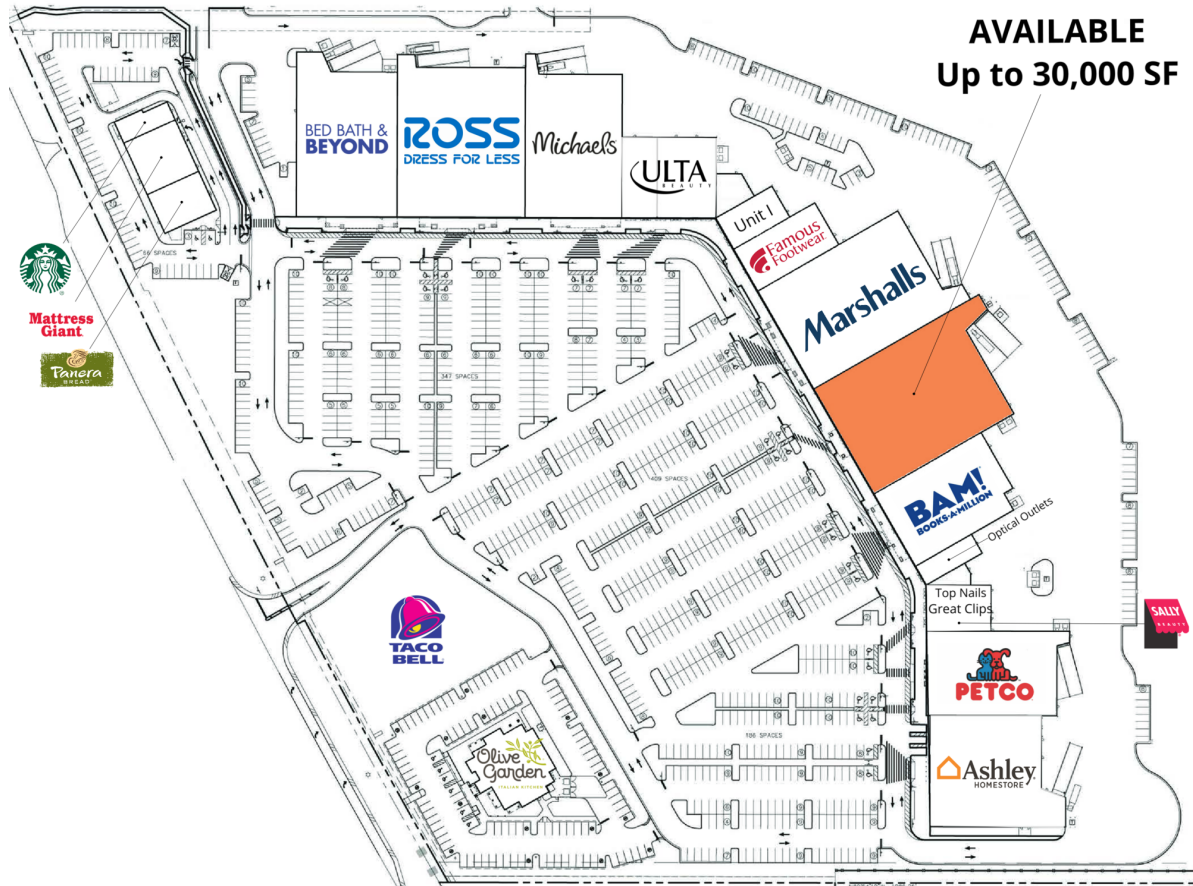
American Finance Trust



THE SHOPS AT SHELBY CROSSING

1855 US Highway 27, Sebring, FL 33870

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Unit A	Starbucks	1,877 SF	Unit I	Bath & Body Works	3,573 SF	Unit P	Great Clips	1,417 SF
Unit C	Panera Bread	3,710 SF	Unit J	Famous Footwear	6,972 SF	Unit Q	Sally Beauty	1,573 SF
Unit B	Mattress Giant	4,923 SF	Unit K	Marshalls	28,634 SF	Unit R	Petco	17,296 SF
Unit D	Bed Bath & Beyond	23,403 SF	Unit L	Available	30,937 SF	Unit S	Ashley Furniture Homestore	20,352 SF
Unit E	Ross Dress for Less	29,940 SF	Unit M	Books-A-Million	15,520 SF	Pad 1	Olive Garden	7,441 SF
Unit F	Michaels	21,386 SF	Unit N	Optical Outlets	2,160 SF	Pad 2	Taco Bell	39,204 SF
Unit G, H	Ulta	13,415 SF	Unit O	Top Nails	1,573 SF			

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