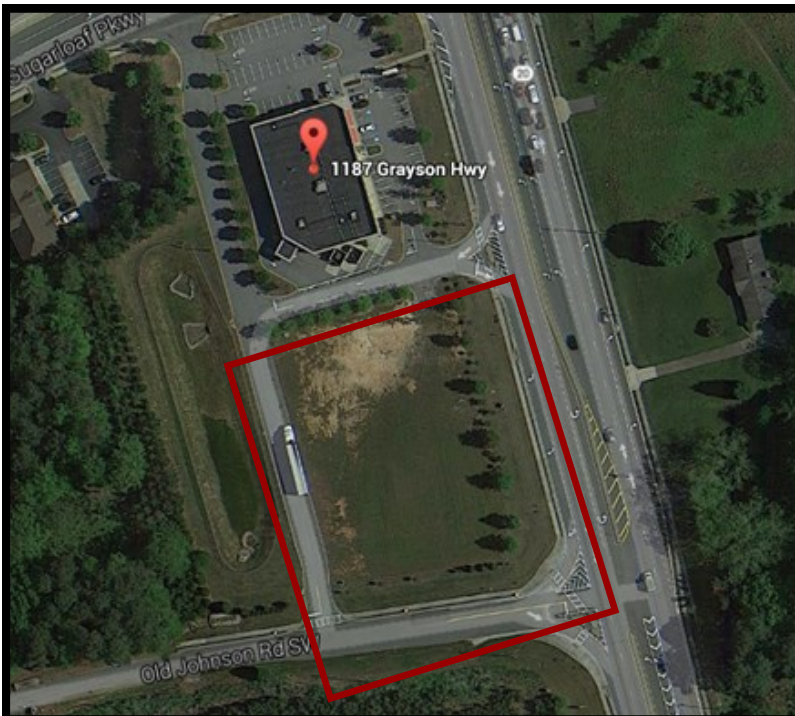


# Ground Lease

**1.33 Acres 323Ft of Frontage on Grayson Hwy.**



**SEBRING**  
REAL ESTATE SERVICES



## Property Highlights

- 1.33 Acres Pad Site Ready with Detention Pond and Utilities
- Easy Access
- Curbs Cut Along Grayson Hwy
- Easement Access with New CVS Health to Sugarloaf Parkway
- High Growth Area
- Neighboring Tenants: Kroger, CVS, Ingles, Chase Bank

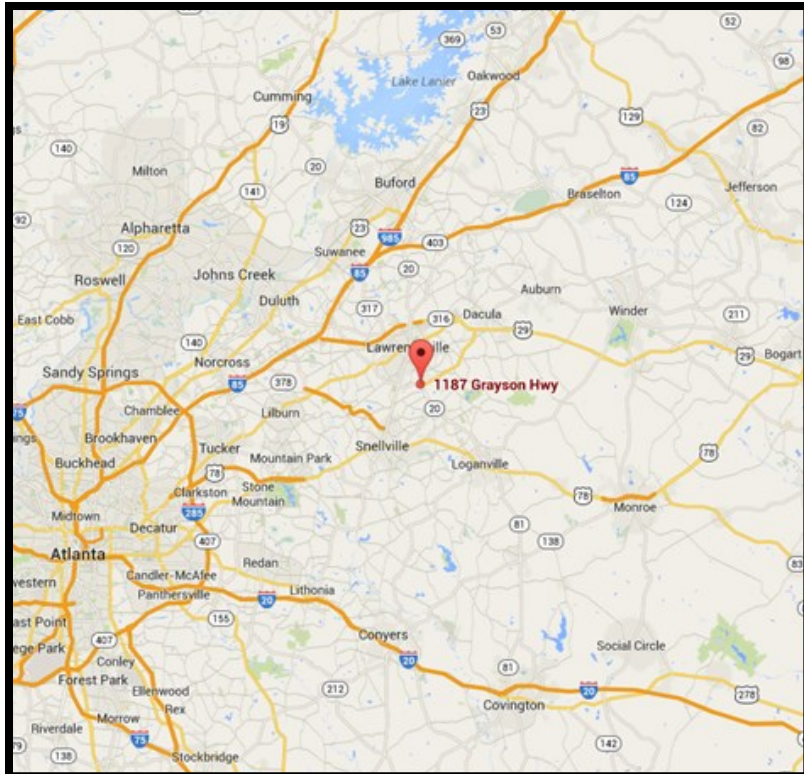
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| Sebring Real Estate Services, Inc. | P.O. Box 2159 Acworth, GA 30102 | Direct: 404-310-8578 | Fax: 770-516-3195 |

| BradS@SebringRES.com | www.SebringRES.com |



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## Demographics

### Population:

3 mile: 70,796

### Average HH Income:

3 mile: \$76,520

### Daytime Population:

3 mile: 32,243

### Traffic Count:

28,680

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