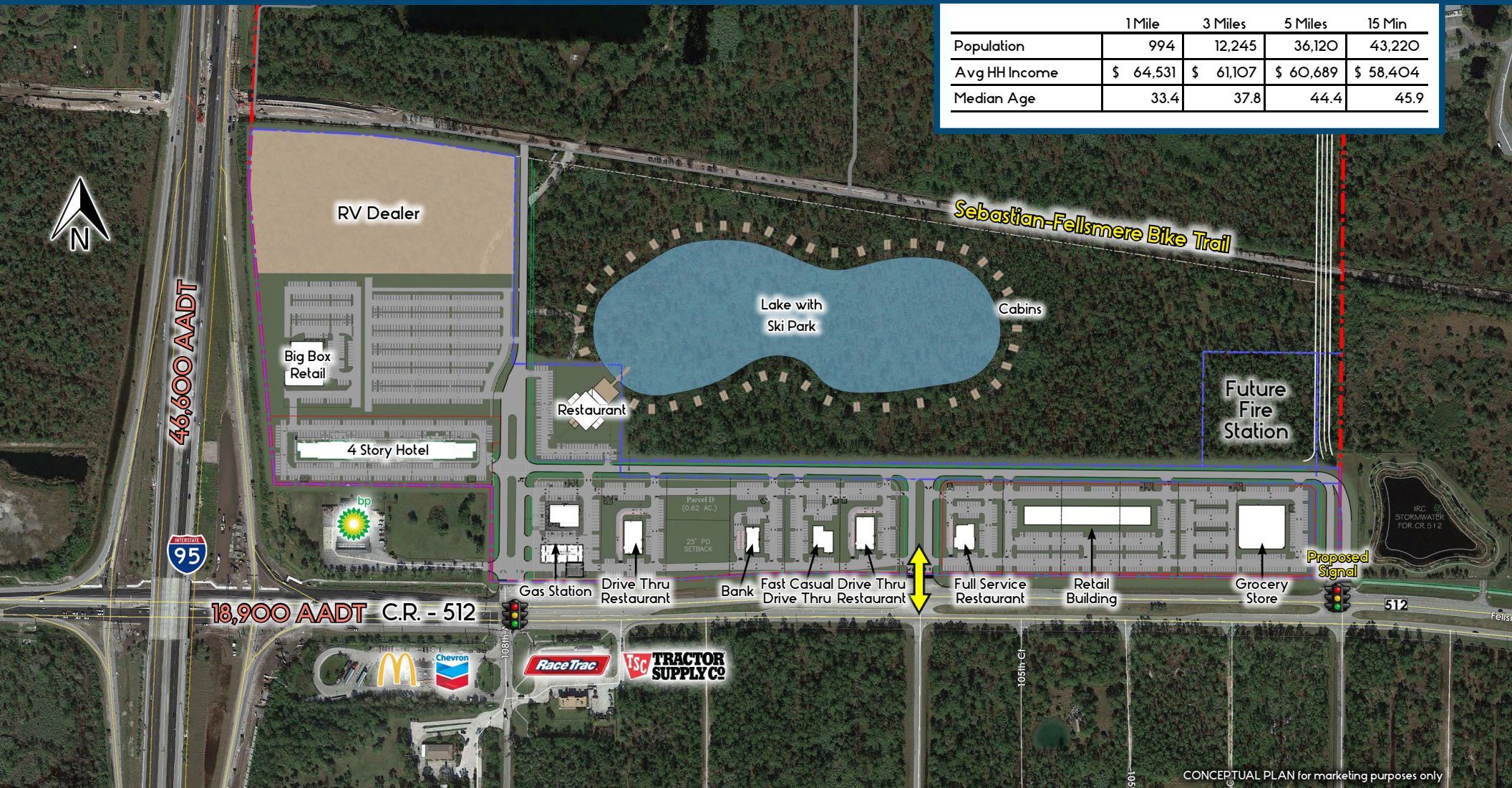


SEBASTIAN OUTPARCELS

SEBASTIAN, FL

GROUND LEASE / BUILD TO SUIT / SALE

	1 Mile	3 Miles	5 Miles	15 Min
Population	994	12,245	36,120	43,220
Avg HH Income	\$ 64,531	\$ 61,107	\$ 60,689	\$ 58,404
Median Age	33.4	37.8	44.4	45.9



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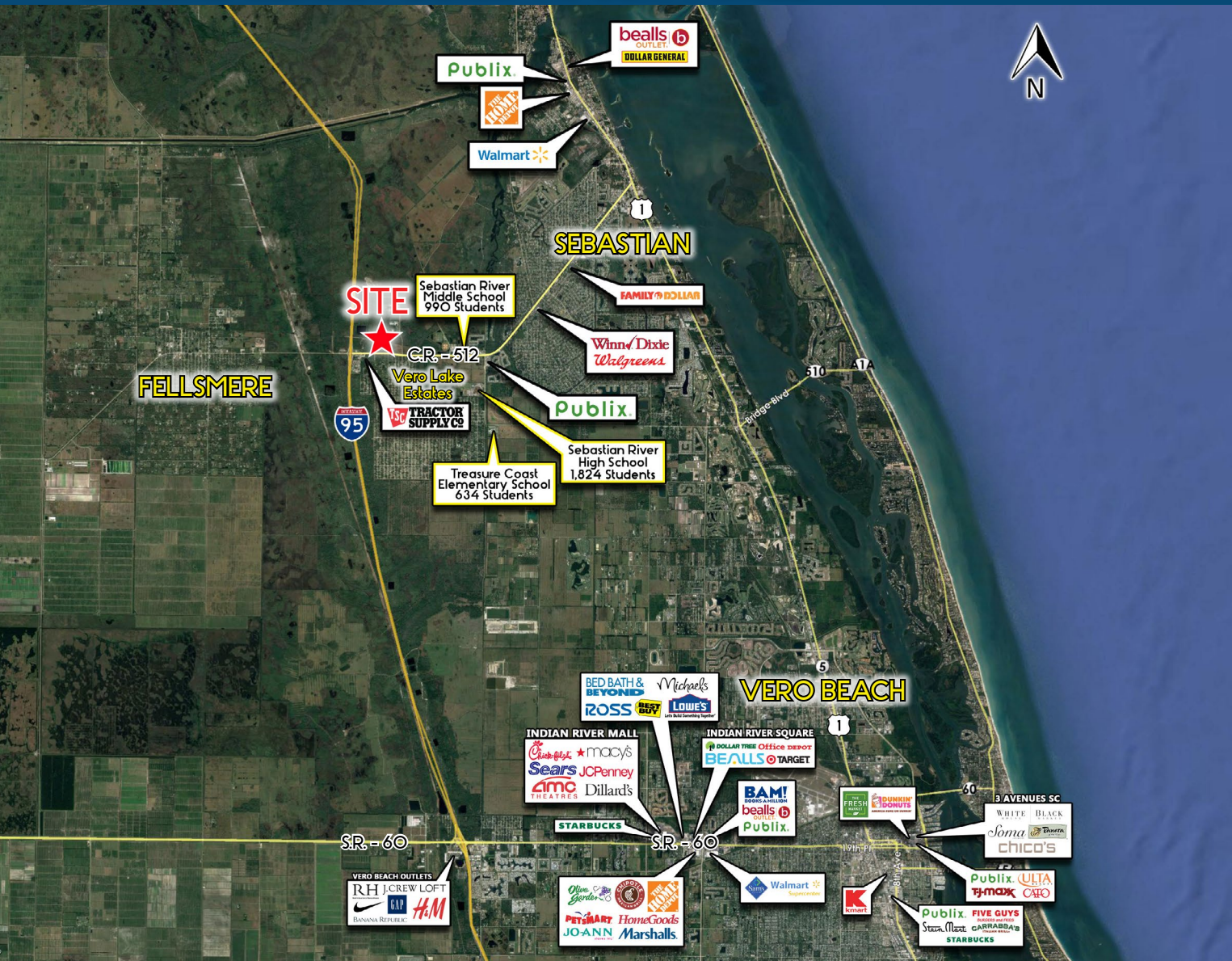


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SEBASTIAN OUTPARCELS

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HIGHLIGHTS

- 23.5 acres located immediately east of I-95 interchange zoned for commercial use
- Closest I-95 exit is 17 miles Northbound and 9 miles Southbound
- AM/PM traffic from neighboring eastern towns of Sebastian, Wabasso, Roseland, Winter Beach
- Ideal for:
 - Gas Station
 - Drive Thru Restaurants
 - Fast Casual Restaurants
 - Bank
 - Retail & Service
 - Car Wash
 - Hotel
 - Full Service Restaurants
 - Big Box
- Lot lines can be adjusted

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S·R·A

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