

FELLSMERE PRESERVE

FELLSMERE FL

	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

IDEAL FOR

Self Storage
RV Dealership
Big Box Retail
Car Dealership
Hotel

***PROPOSED
RESIDENTIAL
& OR COMMERCIAL**

17

9.66 ACRES

15+16

6.48 ACRES

13+14

3.45 ACRES

**PROPOSED
NATIONAL BRAND
100 ROOM HOTEL**

***PROPOSED
ALF**

18

**LOT 19 & 20
UNDER CONTRACT
*PROPOSED
100 TOWN HOMES
121 SINGLE FAMILY HOMES**

Sebastian-Fellsmere Bike Trail

23,000 AADT

C.R. - 512

**OUTPARCELS
FOR LEASE
OR SALE**

CONCEPTUAL PLAN for marketing purposes only

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S·R·A

STRATEGIC RETAIL ADVISORS

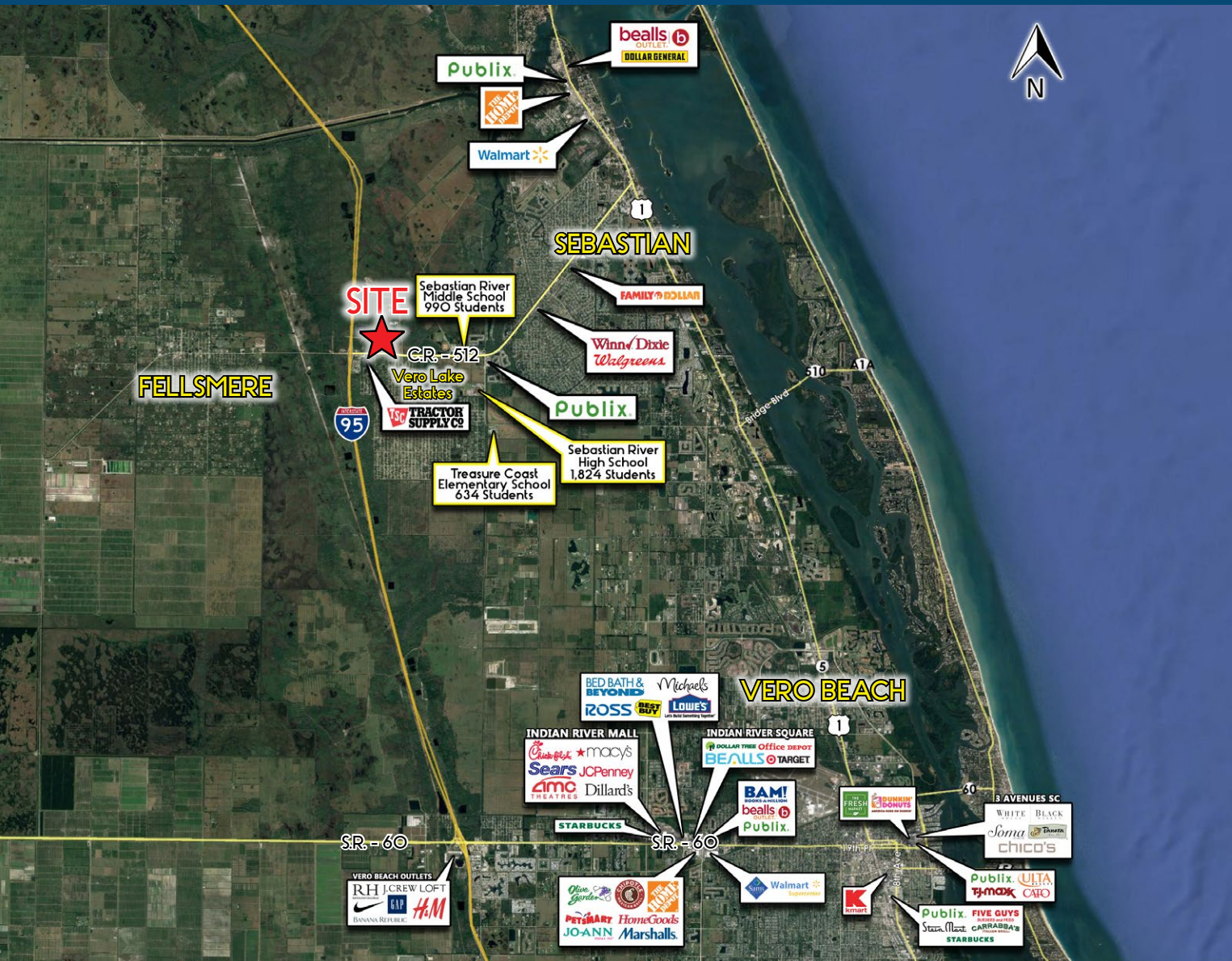
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FELLSMERE, FL



HIGHLIGHTS

- 23.5 commercial acres and 38.5 residential acres located immediately east of I-95 exit
- 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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FELLSMERE PRESERVE
A MIXED USE DEVELOPMENT
FELLSMERE, FLORIDA

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