

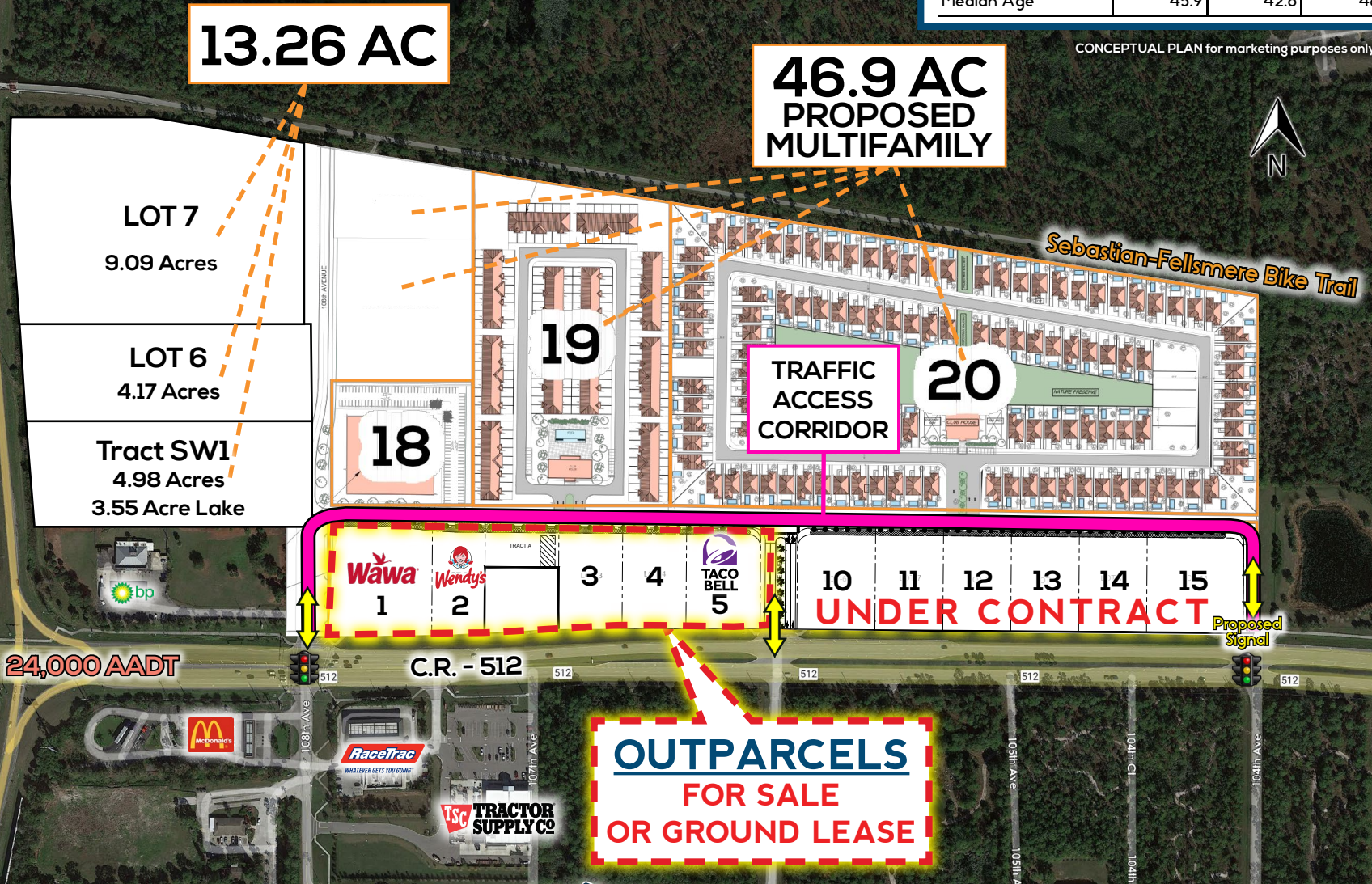
Breaking  
Ground  
Q4 2026

# OUTPARCELS FOR SALE OR GROUND LEASE

COUNTY RD 512 + I-95 | FELLSMERE FL

|               | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------|-----------|-----------|-----------|
| Population    | 1,493     | 13,691    | 37,161    |
| Avg HH Income | \$ 93,247 | \$ 89,864 | \$ 91,916 |
| Median Age    | 45.9      | 42.6      | 48.5      |

CONCEPTUAL PLAN for marketing purposes only



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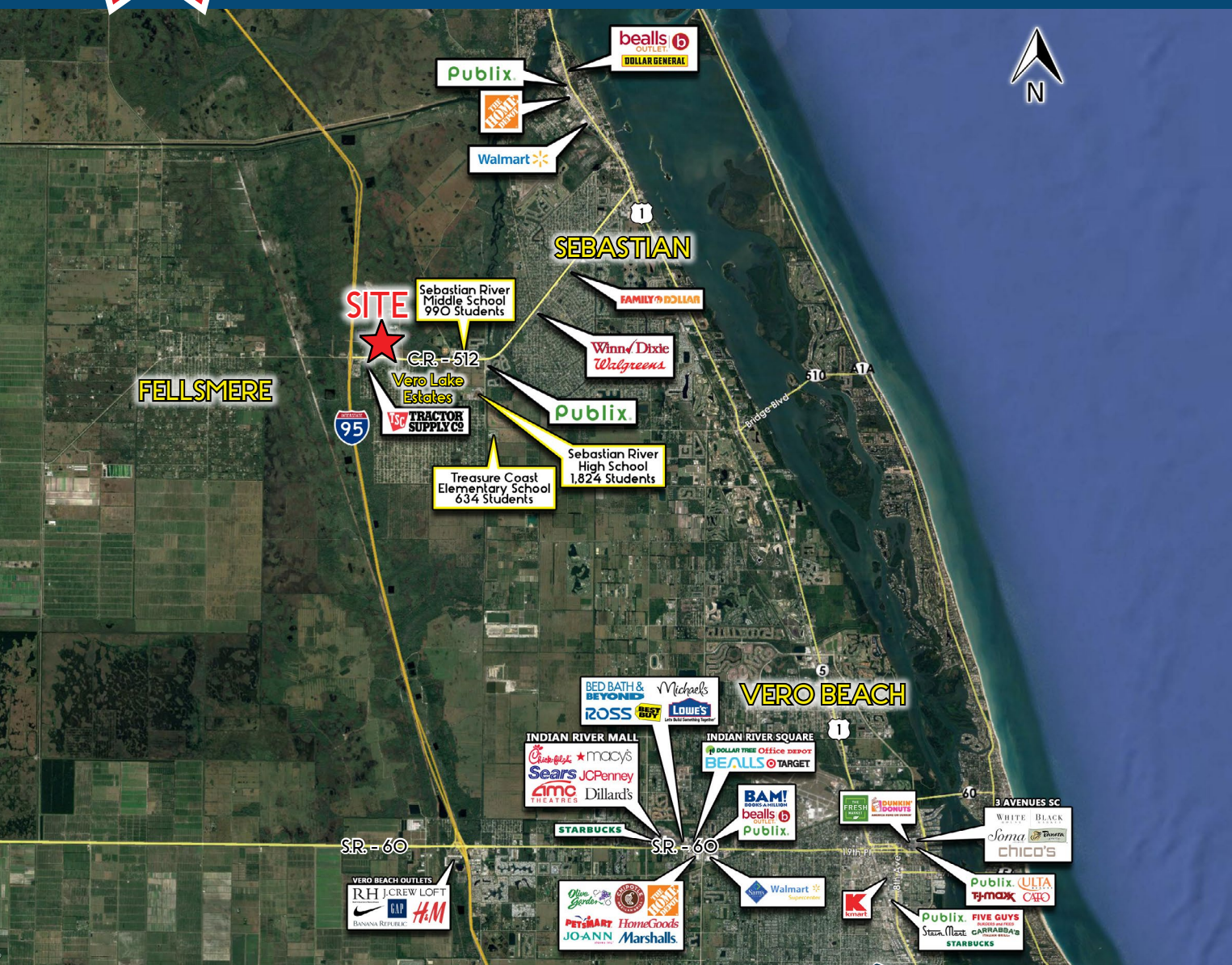
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# OUTPARCELS FOR SALE OR GROUND LEASE

COUNTY RD 512 + I-95 | FELLSMERE FL

## HIGHLIGHTS

- 12.5 acre retail outparcels with flexible lot lines
- Closest I-95 exit is 17 miles northbound and 9 miles southbound
- AM / PM traffic from Sebastian, Wabasso, Roseland, Winter Beach
- Ideal for:
  - Full Service Restaurants
  - Fast Casual Restaurants
  - Bank
  - Retail & Service
  - Car Wash
- Lot lines can be adjusted



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