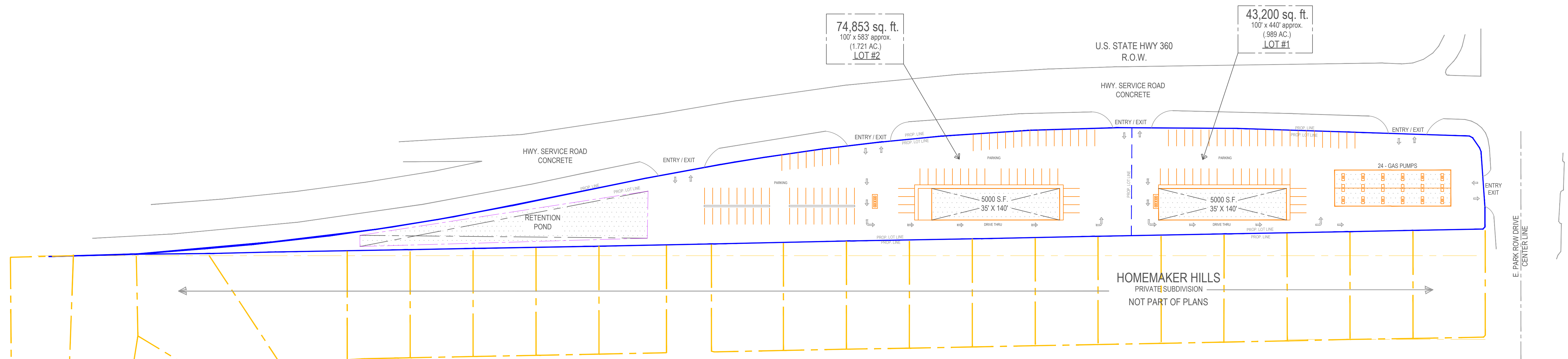


2.710 AC. LOT - SINGLE TENANT W/ STORM RET.

118,053 sq. ft.
(2,710 AC.)
LOT #2

LOT #1 - ENTIRE PROPERTY (WITH A HARD CORNER)

LOT #1:
118,053 SQ. FT. - 2.710 ACRES
7700 SQ. FT. C-STORE W/ GAS SERVICE. 48 PUMP COVERED GAS SERVICE. MORE POSSIBLE. CONVENIENCE STORE TO HAVE DRIVE THROUGH ACCESS FOR FOOD SERVICE. APPROX. 104 PARKING SPOTS PROPOSED. SITE HAS STORM DRAIN CAPACITY FOR COUNTY STORM WATER RETENTION REQUIREMENTS.



1.721 AC. LOT & .989 AC. LOT - 1 TENANT EA. LOT

74,853 sq. ft.
100' x 583' approx.
(1,721 AC.)
LOT #2

43,200 sq. ft.
100' x 440' approx.
(.989 AC.)
LOT #1

LOT #2 - SOUTH END OF PROPERTY

LOT #2:
74,853 SQ. FT. APPROX. 1.721 ACRES / 120' WIDE X 575' LENGTH
FLEX RETAIL SPACE AVAILABLE. C-STORE / FOOD SERVICE / BREAKFAST OR COFFEE BUSINESS. DRIVE THROUGH ACCESS AVAILABLE FOR FOOD OR COFFEE SERVICE.
APPROX. 80 PARKING SPOTS PROPOSED FOR IN DINING SERVICE OR OTHER RETAIL NEEDS.

LOT #1 - NORTH END OF PROPERTY (HARD CORNER)

LOT #1:
43,200 SQ. FT. APPROX. .989 ACRES / 120' WIDE X 425' LENGTH
5000 SQ. FT. C-STORE W/ GAS SERVICE. 24 PUMP COVERED GAS SERVICE. CONVENIENCE STORE TO HAVE DRIVE THROUGH ACCESS FOR FOOD SERVICE. APPROX. 40 PARKING SPOTS PROPOSED.



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STAMP/CERT.

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