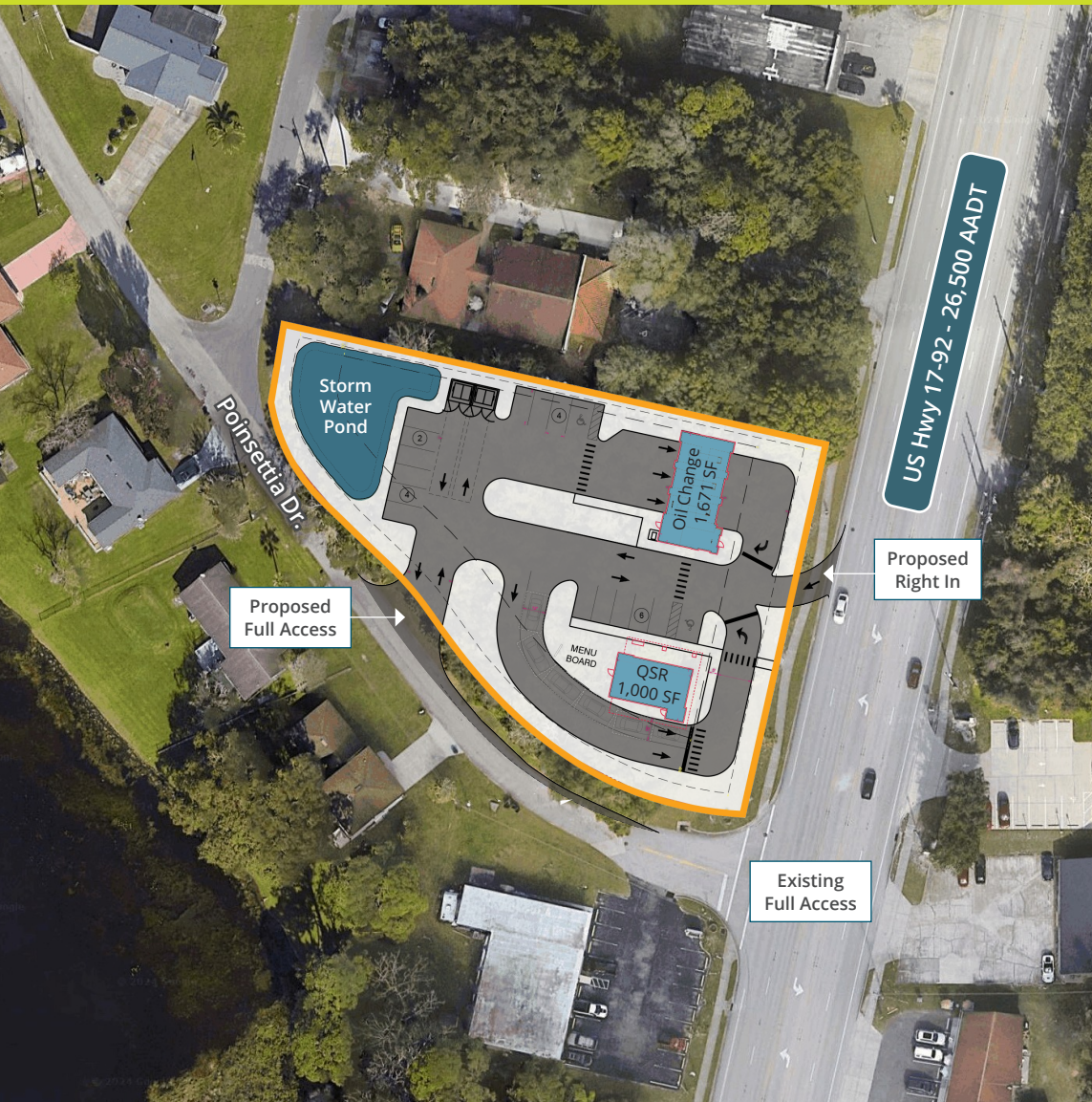




PROPOSED RETAIL DEVELOPMENT

US Hwy 17-92 and Poinsettia Drive, DeBary, FL 32713

GROUND LEASE OR BUILD-TO-SUIT



PROPERTY OVERVIEW

- » 1.0 acre available for ground lease or build-to-suit
- » Located in DeBary on the “going to work” side of US Highway 17-92
- » Suitable for single or dual tenant
- » Excellent opportunity for drive-thru retail
- » Property features 201 feet of frontage along US Hwy 17-92, which experiences a daily traffic volume of 26,500 vehicles
- » Site is immediately surrounded by more than 4,000 homes, with an average household income of \$100,000+ within a 3-mile radius
- » Nearby retailers include Winn-Dixie, Dunkin’, Walgreens, AutoZone, O’Reilly Auto Parts, and Pepe’s Cantina

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,301	32,598	86,022
Households	2,978	13,203	33,965
Daytime Pop.	4,381	23,091	51,663
Ave. HH Income	\$97,816	\$101,756	\$99,817



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PROPOSED RETAIL DEVELOPMENT | US Hwy 17-92, Debary, FL

AERIAL



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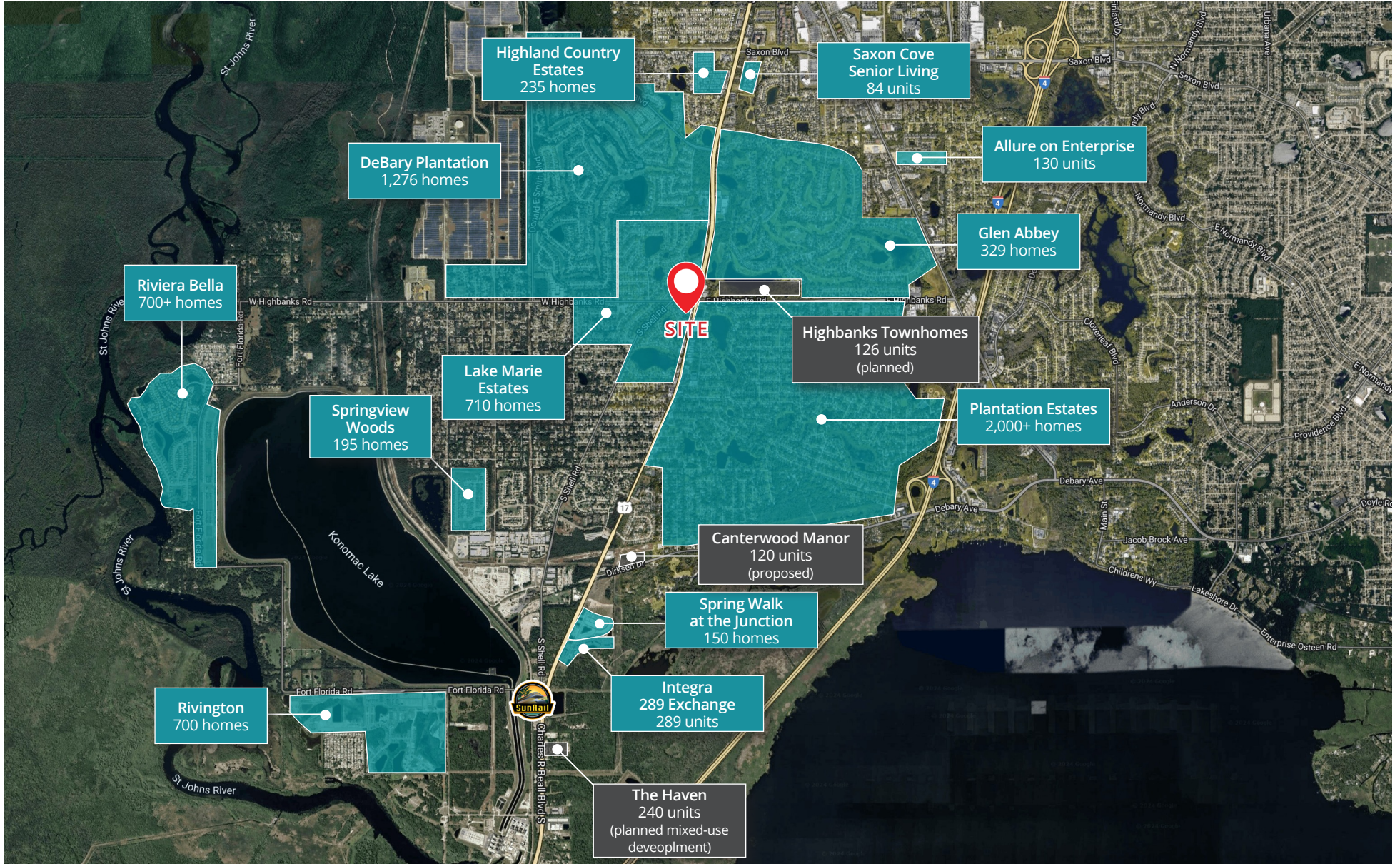
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US Hwy 17-92, Debary, FL

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