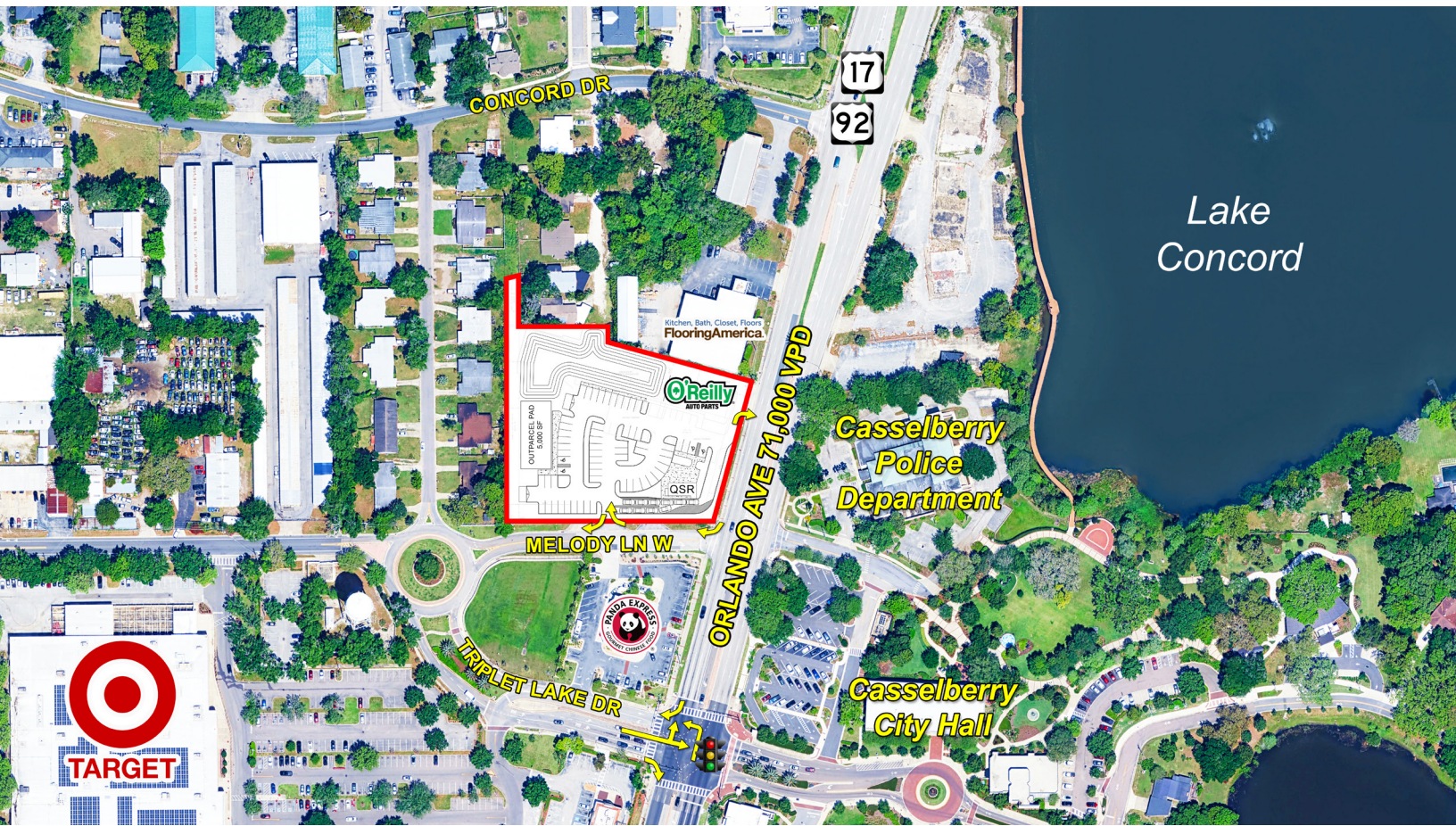


FOR SALE - TARGET SHADOW ANCHORED PRIME DEVELOPMENT SITE

111 Melody Ln / 4200 US Hwy 17/92 | Casselberry, FL (Orlando MSA)



HIGHLIGHTS

- Includes two developable pads (not currently entitled) and an existing O'Reilly's Auto Parts lease.
- Located in the heart of Downtown Casselberry, FL (Orlando MSA).
- Lighted access from Triplet Lake Drive.
- Excellent frontage on 17-92 with over 71,000 VPD.
- Great infill location.

Demographics	1 Mile	3 Miles	5 Miles
Population	7,183	97,755	242,987
HH Income	\$75,207	\$90,449	\$102,612
Daytime Employees	9,701	98,815	286,492

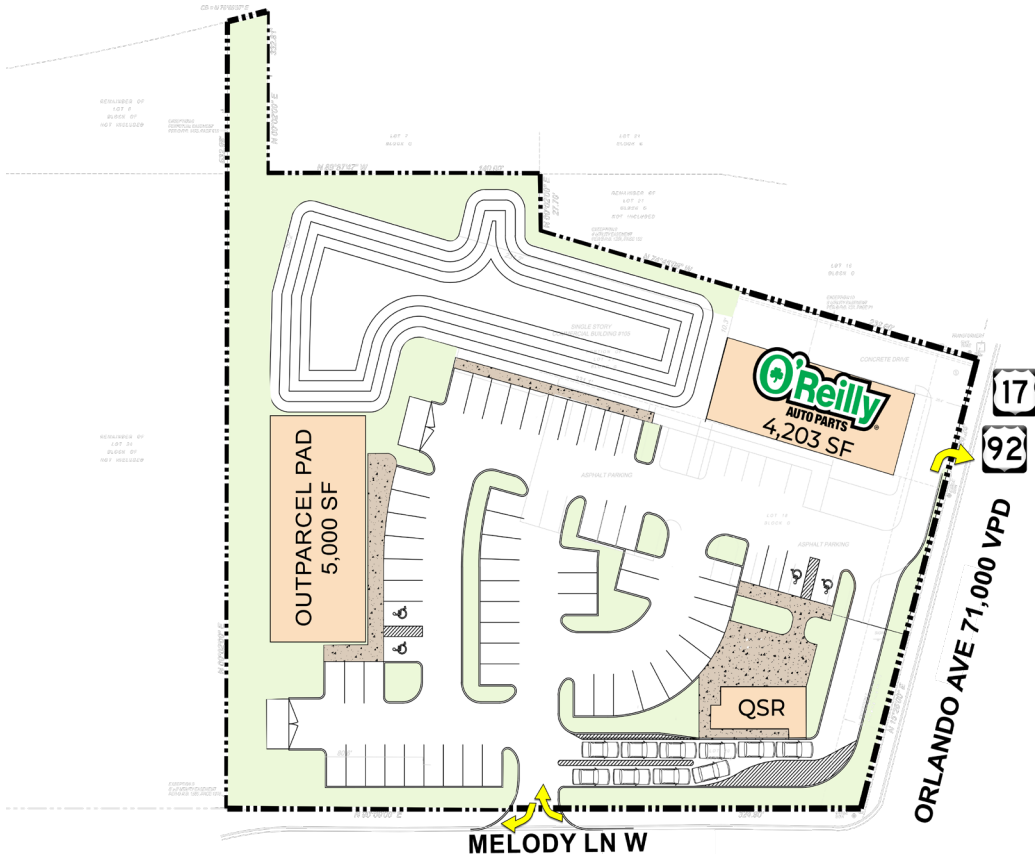


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