



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,500,000
<b>LOT SIZE:</b>	2.86+/- Acres
<b>PARCEL NO:</b>	0874200030
<b>TRAFFIC COUNT:</b>	106,000 AADT I-95
<b>ZONING:</b>	PUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	581	2,717	11,195
<b>TOTAL POPULATION</b>	1,576	7,364	30,636
<b>AVERAGE HH INCOME</b>	\$88,922	\$103,888	\$100,582

### PROPERTY DESCRIPTION

2.86+/- Acre HOTEL DEVELOPMENT SITE located at the intersection of CR 208 and Toms Road, approximately 0.5 miles from Interstate 95.

The property offers excellent visibility and access within a well-established interstate commercial corridor with traffic counts exceeding 106,000 AADT.

Located within a proven lodging node near the I-95 interchange, the area features a strong concentration of flagged and independent hotels, supporting consistent demand from tourism, interstate travel, and regional growth. This established hospitality presence positions the site well for new, higher-quality product.

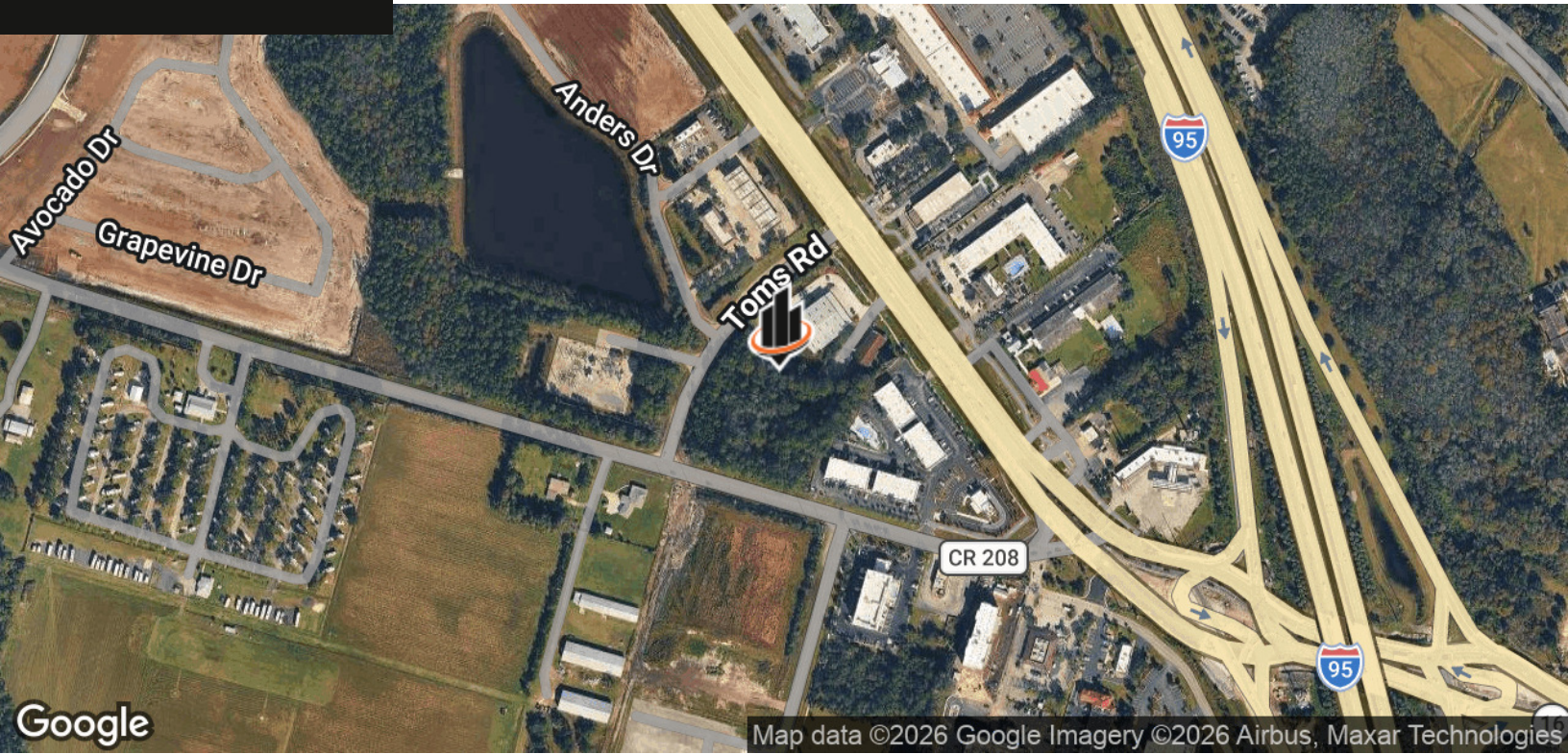
Zoned PUD, the site allows for flexible development and includes a conceptual TWO HOTEL layout.

### LOCATION DESCRIPTION

Located at the northeast corner of CR 208 and Toms Road and approximately 0.5 miles to Interstate 95.

**John W. Trost, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581  
C: 386.295.5723  
john.trost@svn.com





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