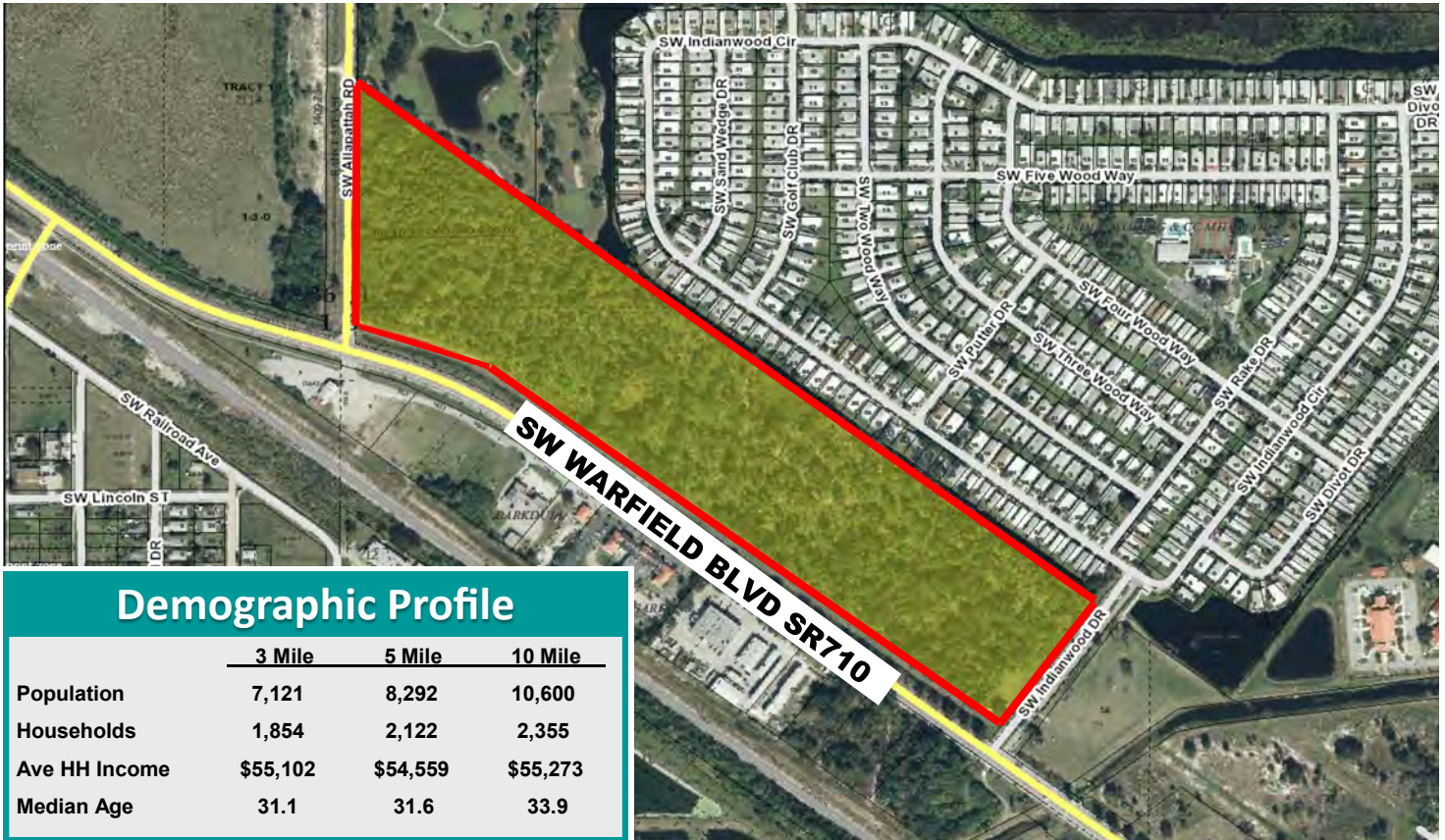


Retail Shopping Center Site

INDIANTOWN, FL



Demographic Profile

	3 Mile	5 Mile	10 Mile
Population	7,121	8,292	10,600
Households	1,854	2,122	2,355
Ave HH Income	\$55,102	\$54,559	\$55,273
Median Age	31.1	31.6	33.9

LOCATION: Warfield Blvd. (SR 710), Indiantown, FL. Indiantown is in Western Martin County, in an area slated for residential, commercial and industrial growth. SR710 is a major east-west corridor, connecting Palm Beach to Okeechobee and points west.

SIZE: 37.44 acres

ZONING: GC (General Commercial) and A2 (Agricultural); Martin County. Land use is Commercial General.

UTILITIES: Water/sewer, gas, electric, and high speed internet are all available .

COMMENTS: Site is located on high traffic SR710 (10100 AADT). Ideal location for big box discount store, grocery store, drugstore, gas station/ travel center, restaurants and fast food restaurants. Indiantown is poised for significant residential growth, serving as a bedroom community to West Palm Beach.

PRICE: **\$2,500,000.00**

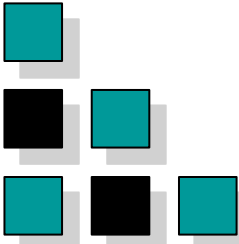
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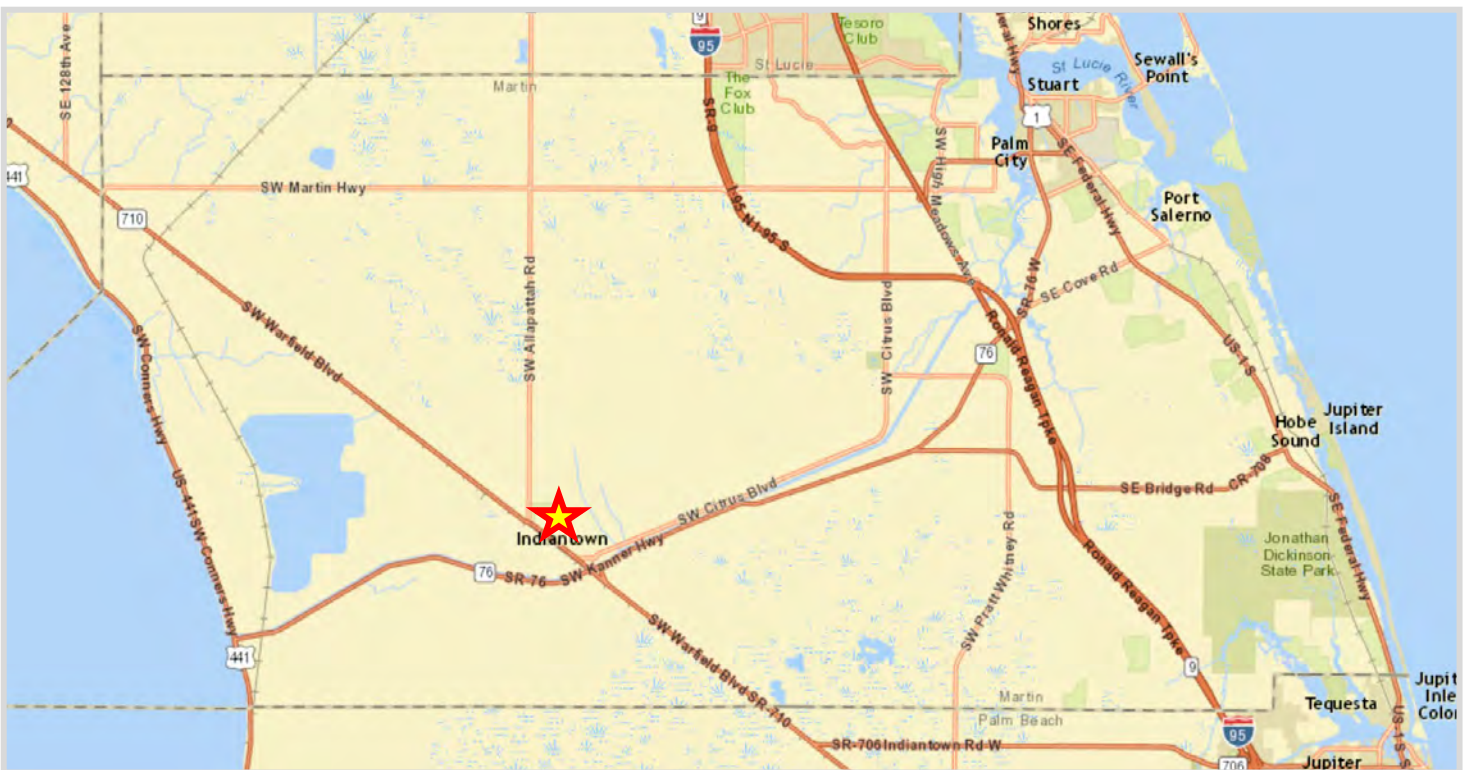


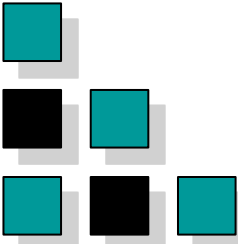
DAVID POWERS
Principal
(772) 597-3355
david@indiantownrealty.com



LOCATION MAPS

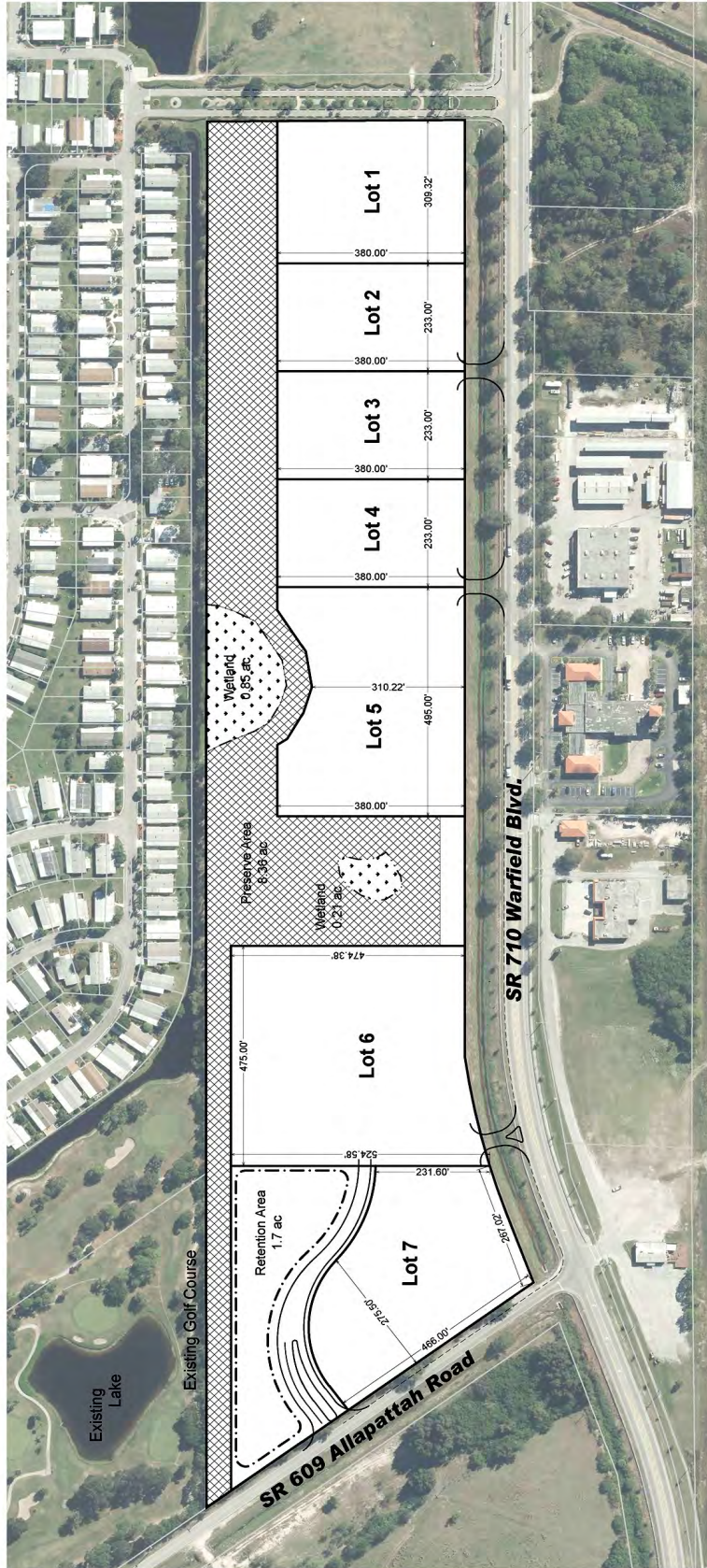
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CONCEPTUAL SITE PLAN

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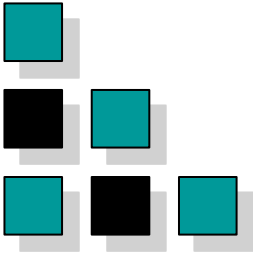


Site Data:

Total Site Area:	1,503,051 sf. (34.5 Ac.)
Upland Preserve:	373,831 sf. (8.6 Ac.)
Wetland Area:	46,206 sf. (1.1 Ac.)
Developable Area:	1,083,014 sf. (24.8 Ac.)

Lot Data:

Lot 1	117,062 sf. (2.7 Ac.)
Lot 2	88,540 sf. (2.0 Ac.)
Lot 3	88,540 sf. (2.0 Ac.)
Lot 4	88,540 sf. (2.0 Ac.)
Lot 5	175,075 sf. (4.0 Ac.)
Lot 6	230,502 sf. (5.3 Ac.)
Lot 7	147,318 sf. (3.4 Ac.)
Access Roads & Retention Areas:	147,437 sf. (3.4 Ac.)



DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.