



PROPERTY DESCRIPTION

The site is part of a retail center anchored by Dollar General, contributing to steady foot traffic and established co-tenancy. Approximately 2,070 square feet of leasable end-cap space available in gray shell condition. The property features prominent frontage along Sebastian Boulevard, providing strong visibility and convenient access.

PROPERTY HIGHLIGHTS

- End-cap suite
- Frontage on Sebastian Blvd
- Tenant mix includes Dollar General & VIPcare

OFFERING SUMMARY

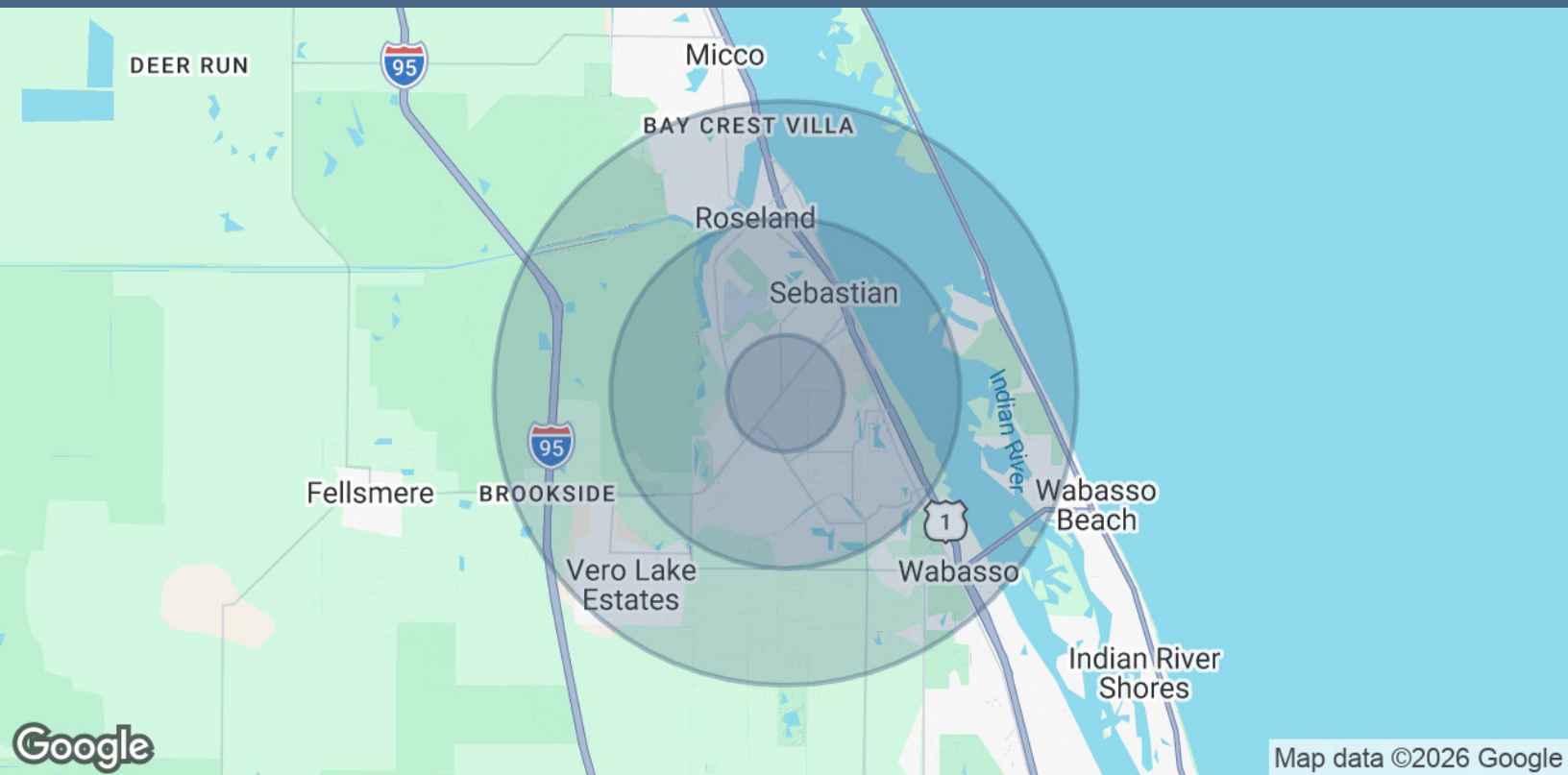
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,070 SF
Lot Size:	59,937 SF
Building Size:	4,032 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,077	12,432	17,777
Total Population	6,810	27,552	40,739
Average HH Income	\$82,811	\$88,563	\$94,064









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,810	27,552	40,739
Average Age	55.5	57.4	55.8
Average Age (Male)	53.8	55.1	53.8
Average Age (Female)	56.1	58.6	56.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,077	12,432	17,777
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$82,811	\$88,563	\$94,064
Average House Value	\$261,498	\$289,012	\$339,707

2023 American Community Survey (ACS)