

RETAIL CENTER



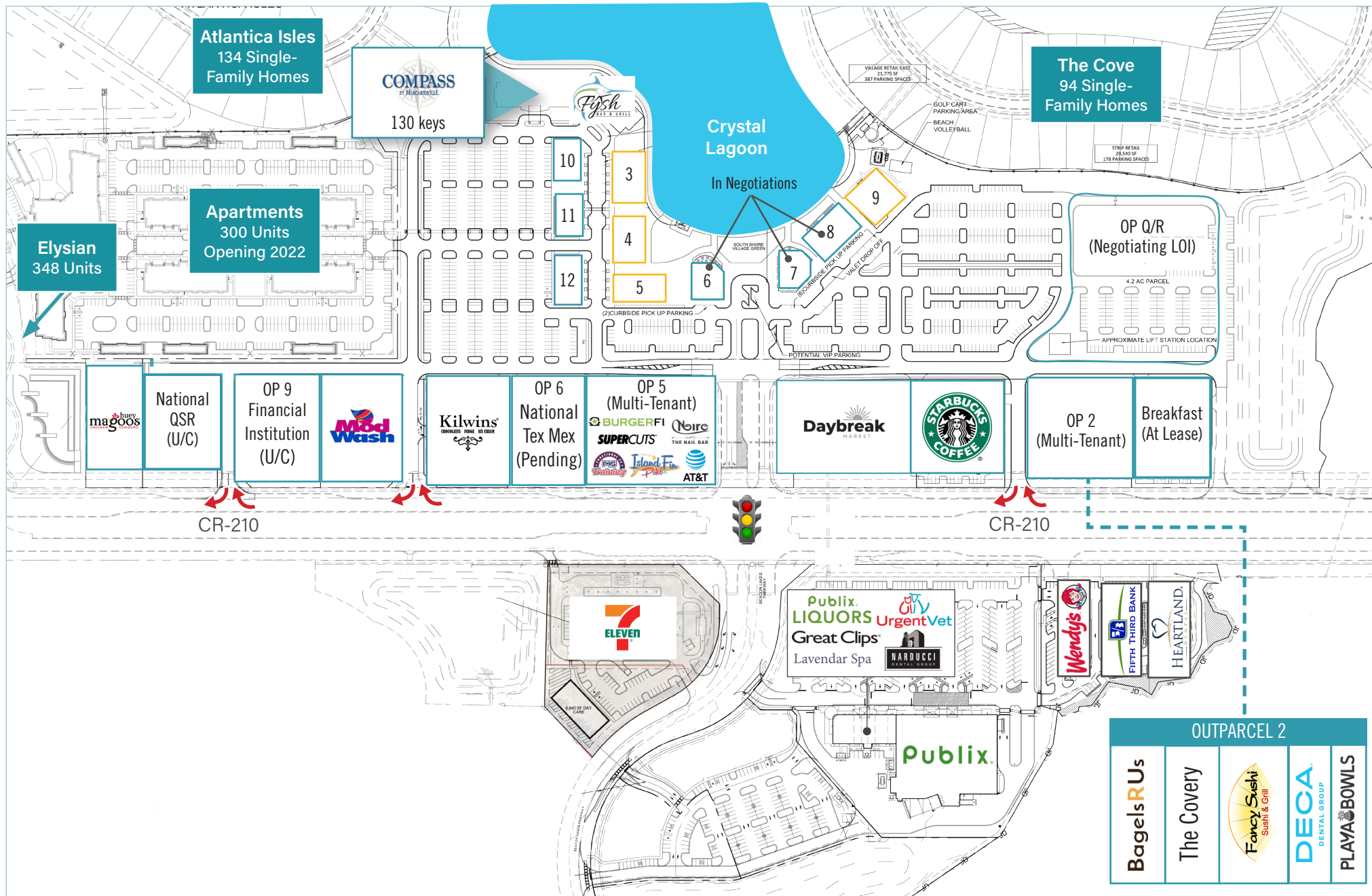
HIGHLIGHTS

- 187,000 SF of retail space for lease
- In-line, endcap, freestanding, and outparcels available
- Outparcels from 1.0 – 5.0 (+/-) acres fronting CR-210
- Lagoon-front restaurant pads with outdoor seating
- Development includes a 130-key Compass Hotel by Margaritaville
- 5,000 residential units planned within the Twin Creeks communities
- Strong demographics with more than 60,000 people and an average household income of \$130,000 within a 5-mile radius
- Easy access to I-95 with a traffic count of 97K cars per day
- Co-tenants include:

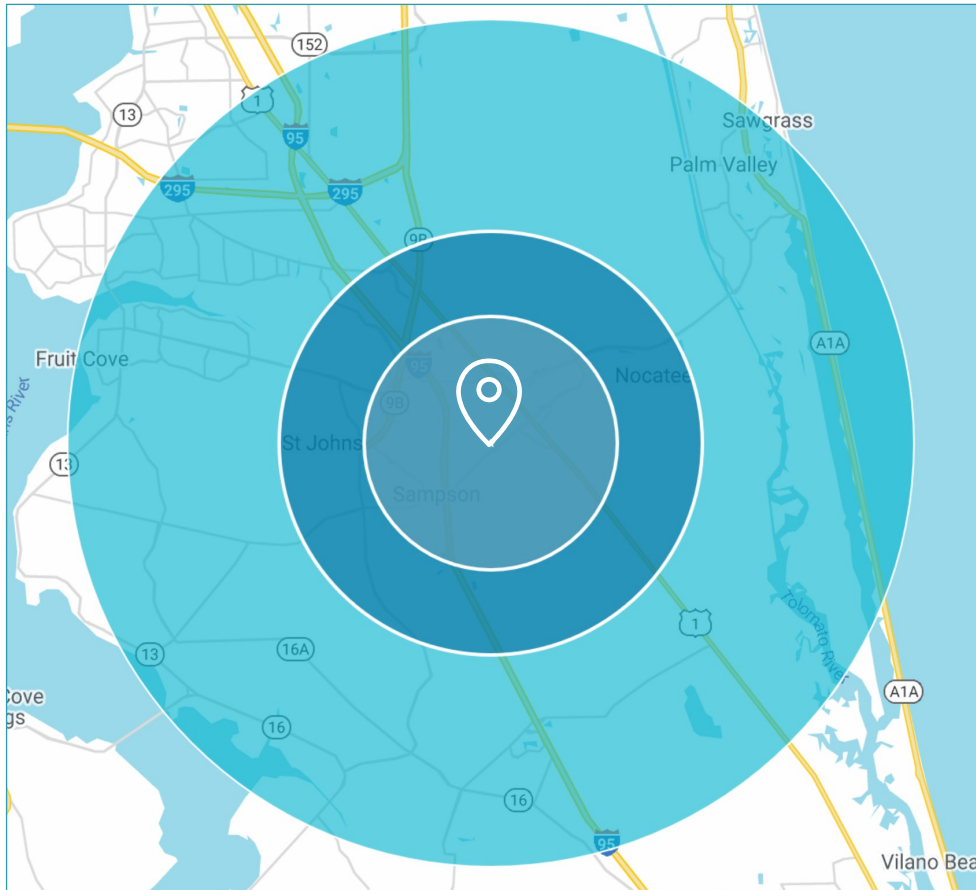
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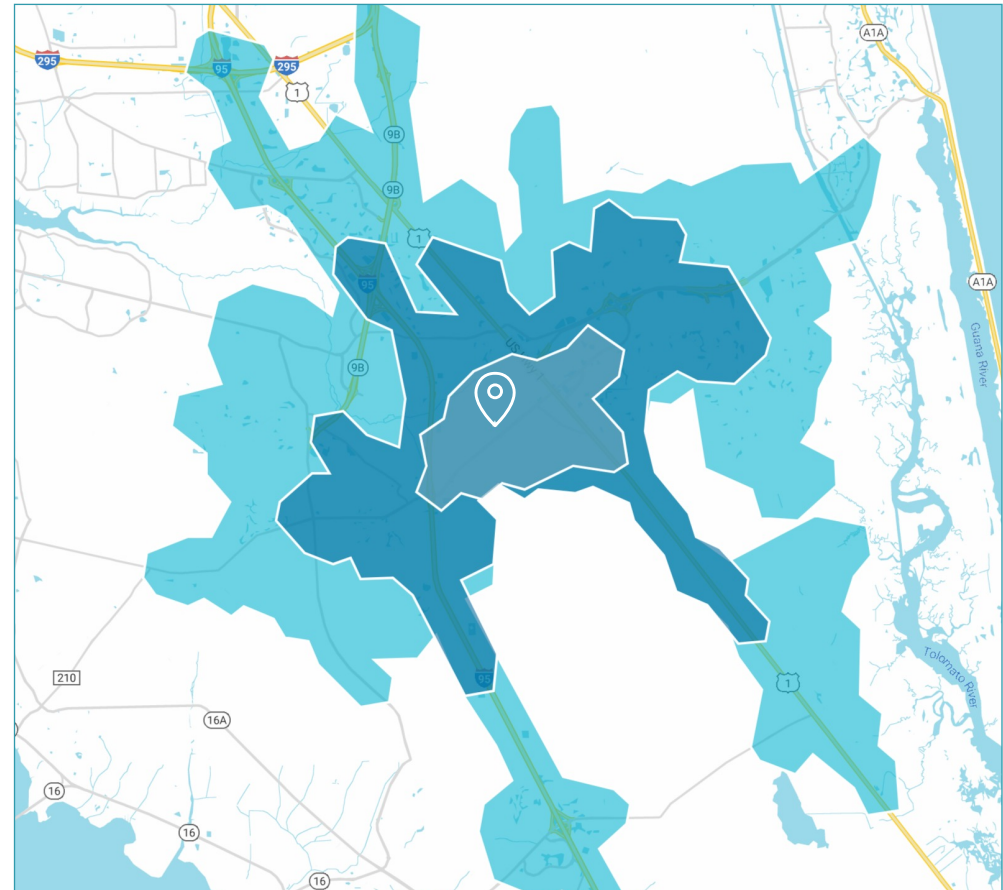
SITE PLAN



DEMOGRAPHICS



	3-Mile Radius	5-Mile Radius	10-Mile Radius
POPULATION	19,299	71,030	228,109
HOUSEHOLDS	7,445	27,512	88,444
DAYTIME POPULATION	9,793	35,496	134,483
AVE. HH INCOME	\$94,407	\$97,809	\$112,757



	5-Min. Drive	10-Min. Drive	15-Min. Drive
POPULATION	5,103	26,763	88,640
HOUSEHOLDS	1,995	10,420	34,092
DAYTIME POPULATION	3,256	12,459	48,857
AVE. HH INCOME	\$75,091	\$96,197	\$106,975

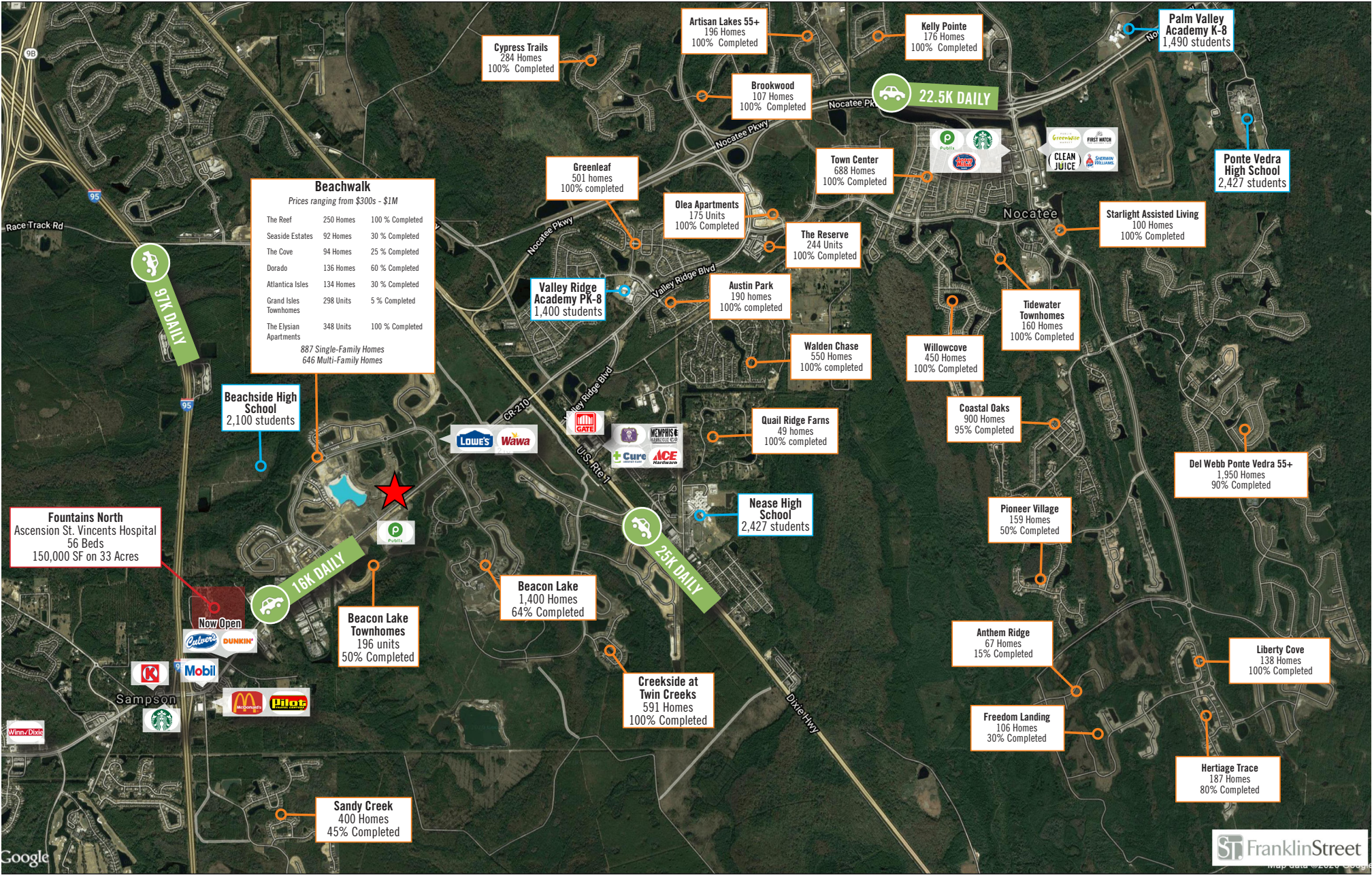
AERIAL



AERIAL - RETAIL



AERIAL - HOUSING



RESIDENTIAL BUILDING PERMITS

