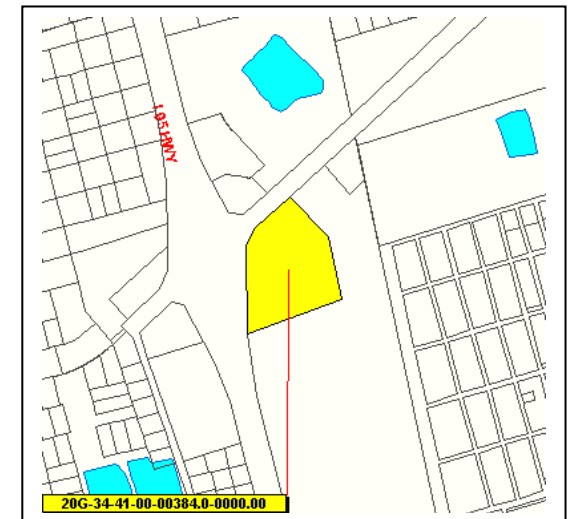
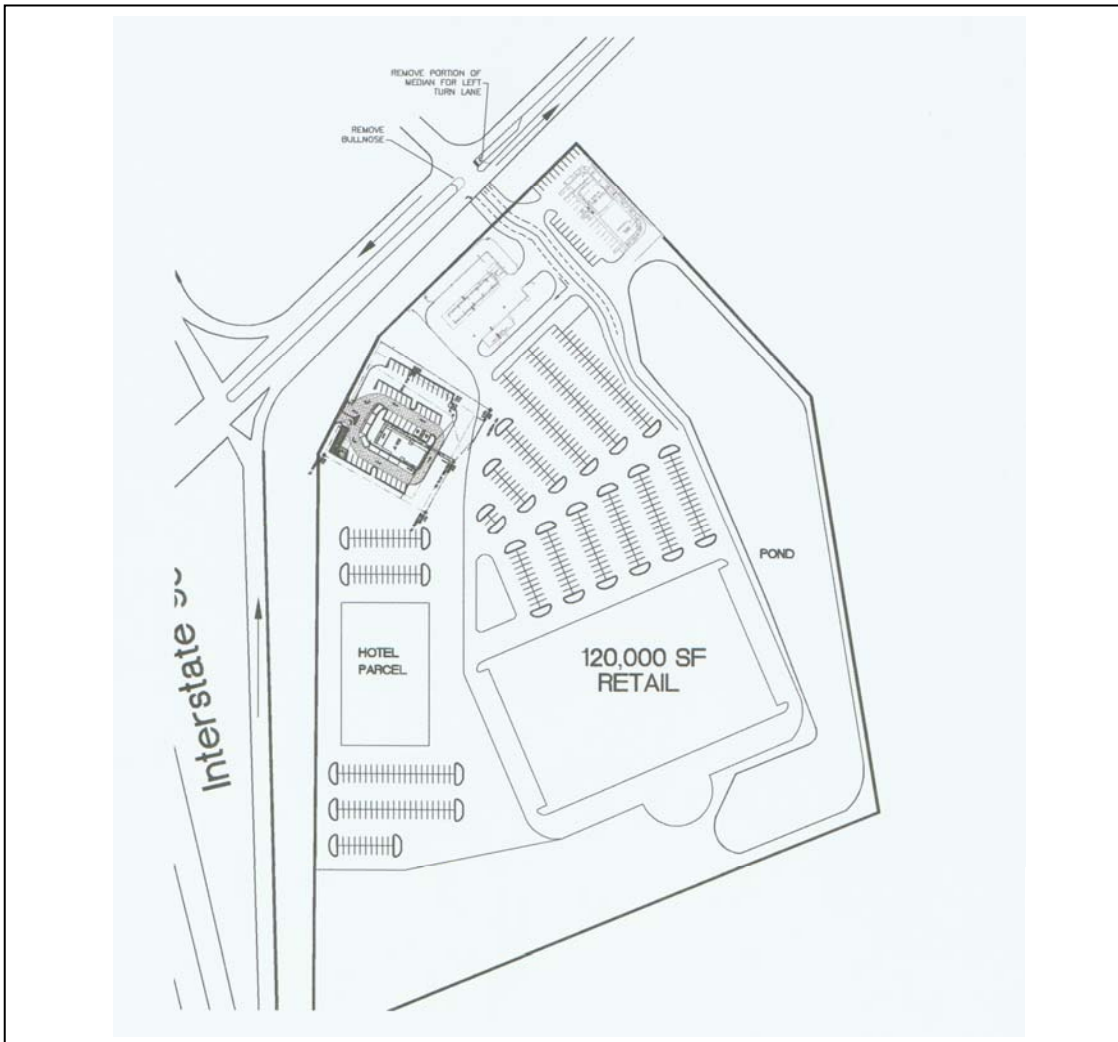


RETAIL LAND FOR SALE

I-95, AT EXIT #231 (Highway 5A) NORTH OF TITUSVILLE, FL

SITE INFORMATION

SIZE:	24.47 acres
FRONTAGE:	1200' on Interstate 95 520' on SR 5A (Stuckway)
LOCATION:	Exit 231 on I-95
ZONING:	TCU
TRAFFIC:	31,500 AADT on I-95
ASKING PRICE:	\$3,200,000.00
AVAILABLE:	2005 Survey & Phase I Environmental Audit



Ben Crosby, CCIM, ALC

Broker

863-293-5600

ben@crosbyandassociates.net

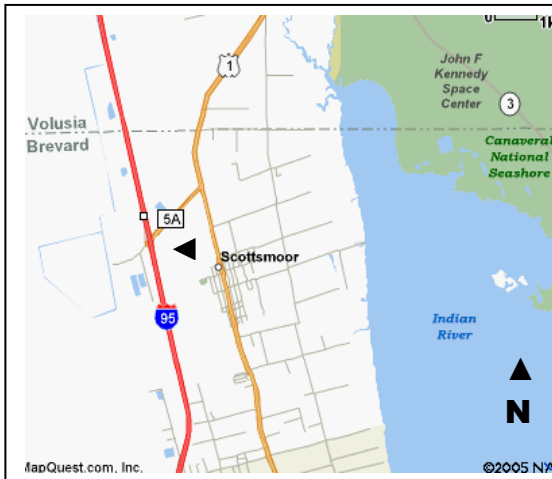
505 Avenue A NW, Suite 306, Winter Haven, FL 33881

www.crosbyandassociates.net

RETAIL LAND FOR SALE

Demographic Report 10 mile Radius

2006 Population	23,814
2011 Population	26,397
2006 Total Households	9,581
2011 Total Households	10,694
Average HH Size	2.47
Avg. HH Income	\$55,313
Race - White	87.6%
- Black	9.4%
Ethnic - Hispanic	2.5%



Aerial view of the property from the northwest