

PROPERTY SUMMARY: FOR SALE OR LEASE



PROPERTY OVERVIEW

The Parcel is located behind WAWA and is 1.85 acres parcel. Best use will be a QSR, Retail, Medical, and self storage. All utilities to site, master retention off site.

Sale: \$1,800,000.

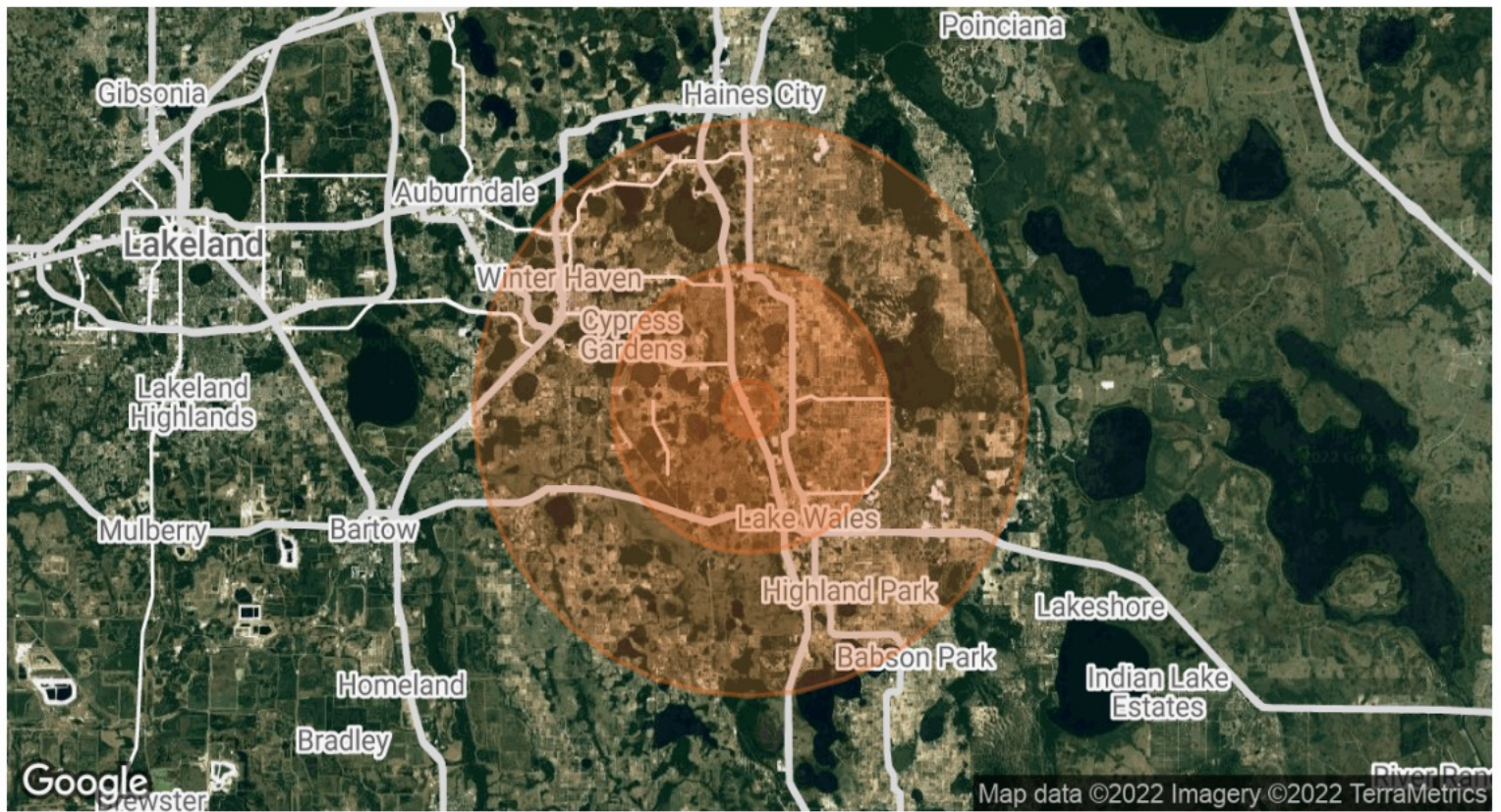
Ground Lease : _____
\$12,000.00 - \$15,000.00/Acre/month
(Ground)

PROPERTY HIGHLIGHT

- Ground lease, build to suit or sale for \$1,800,000.
- Adjacent to WAWA gas station under construction
- Access from two streets
- High visibility Pad
- Access from Chalet Suzanne Rd
- Combined intersection count of over 50,000 AADT
- Cross access with WAWA
- Ground lease, build to suit or sale

Ehab. A Halimeh
Linked International CRE
O: 321.293.0120
EHAB.HALIMEH@GMAIL.COM

DEMOGRAPHICS MAP & REPORT



POPULATION

	1	5 MILES	10 MILES
TOTAL POPULATION		47,337	149,018
AVERAGE AGE		43.9	42.5
AVERAGE AGE (MALE)		43.5	41.3
AVERAGE AGE (FEMALE)		44.8	43.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,025	21,542	65,059
# OF PERSONS PER HH	1.8	2.2	2.3
AVERAGE HH INCOME	\$44,981	\$55,267	\$54,147
AVERAGE HOUSE VALUE	\$173,934	\$175,793	\$160,181

* Demographic data derived from 2020 ACS - US Census

MIKE HALIMEH

O: 321.293.0120

EHAB.HALIMEH@GMAIL.COM

TWO PRIME COMMERCIAL OUTPARCEL SITES ADJACENT TO WAWA FOR GROUND LEASE OR SALE |



