

Breaking  
Ground  
Q4 2025

# OUTPARCELS FOR SALE OR GROUND LEASE

COUNTY RD 512 + I-95 | FELLSMERE FL

|               | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------|-----------|-----------|-----------|
| Population    | 1,493     | 13,691    | 37,161    |
| Avg HH Income | \$ 93,247 | \$ 89,864 | \$ 91,916 |
| Median Age    | 45.9      | 42.6      | 48.5      |

CONCEPTUAL PLAN for marketing purposes only



13.26 AC

46.9 AC  
PROPOSED  
MULTIFAMILY

LOT 7

9.09 Acres

LOT 6

4.17 Acres

Tract SW1

4.98 Acres

3.55 Acre Lake

18

19

TRAFFIC  
ACCESS  
CORRIDOR

20

Sebastian-Fellsmere Bike Trail

Wawa  
1

Wendy's  
2

3

4

TACO  
BELL  
5

10

11

12

13

14

15

UNDER CONTRACT

Proposed  
Signal

24,000 AADT

C.R. - 512

OUTPARCELS  
FOR SALE  
OR GROUND LEASE

STEVE FRIEDMAN

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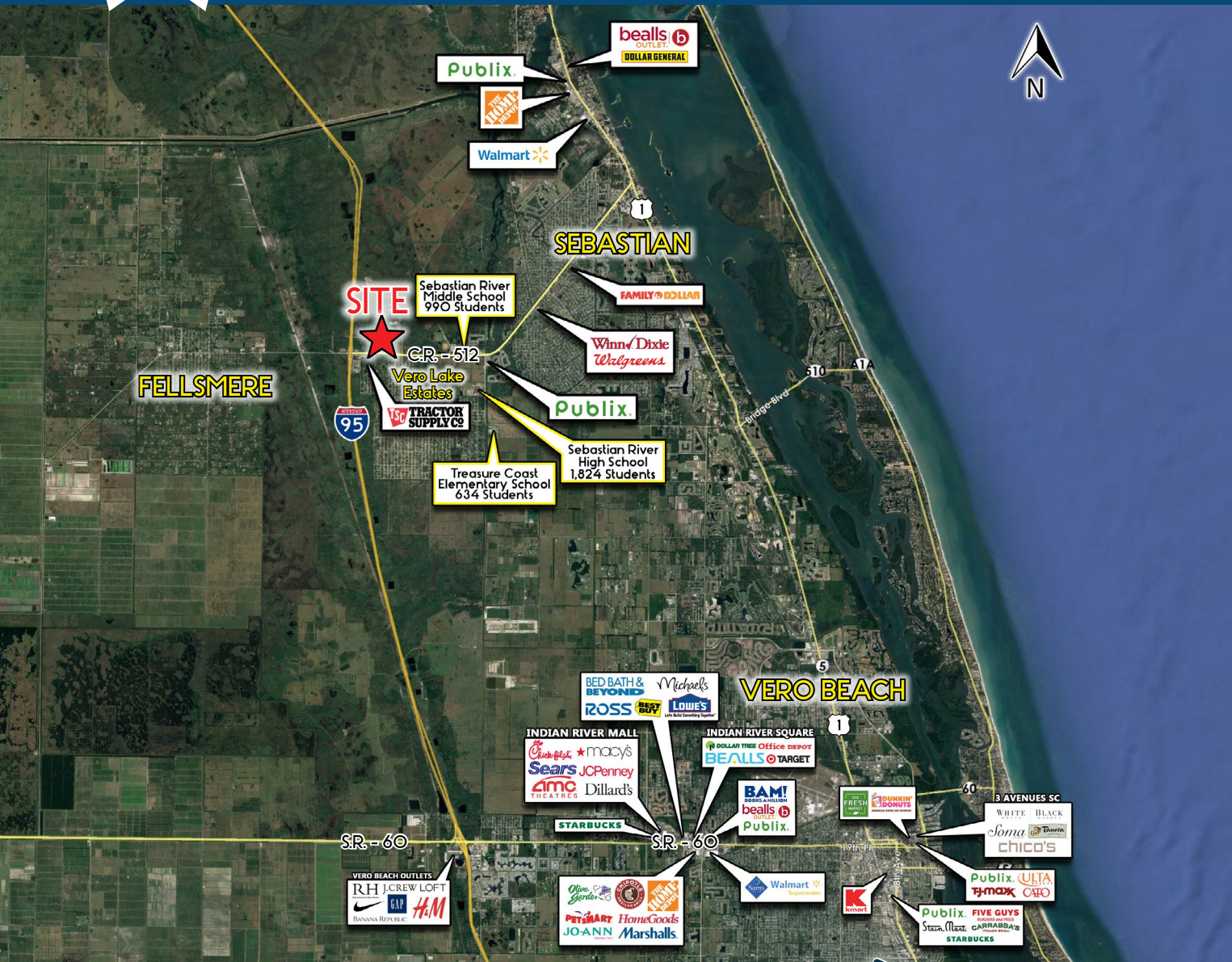
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## HIGHLIGHTS

- 12.5 acre retail outparcels with flexible lot lines
- Closest I-95 exit is 17 miles northbound and 9 miles southbound
- AM / PM traffic from Sebastian, Wabasso, Roseland, Winter Beach
- Ideal for:
  - Full Service Restaurants
  - Fast Casual Restaurants
  - Bank
  - Retail & Service
  - Car Wash
- Lot lines can be adjusted



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