

GROUND LEASE OPPORTUNITY

Roseland Plaza Outparcel

7850 Roseland Road, Sebastian, Florida 32958

PROPERTY FACTS

Land Area:	.85-1.5 Acres
Property Type:	Ground Lease
Utilities:	City Water and Septic
Ground Lease Opportunity:	\$12,000.00 - \$15,000.00 per Month NNN
Roof:	Metal
Parking Spaces:	24 Spaces
Additional Parking:	328 Spaces Available in Plaza via Cross Parking Agreement



PROPERTY HIGHLIGHTS

Layout & Access:	This property has two access points off of US-1, and two entry points off of Roseland Road.
Location:	The outparcel is centrally located on a major intersection at US-1 and Roseland Road in Greater Sebastian.
Exposure:	This high-visibility outparcel benefits from a high-density surrounding area, centered between Sebastian River Medical Center, Publix and Home Depot. This outparcel is a part of a Bealls Outlet anchored plaza and profits from traffic fueled by the plaza's full tenant occupancy.



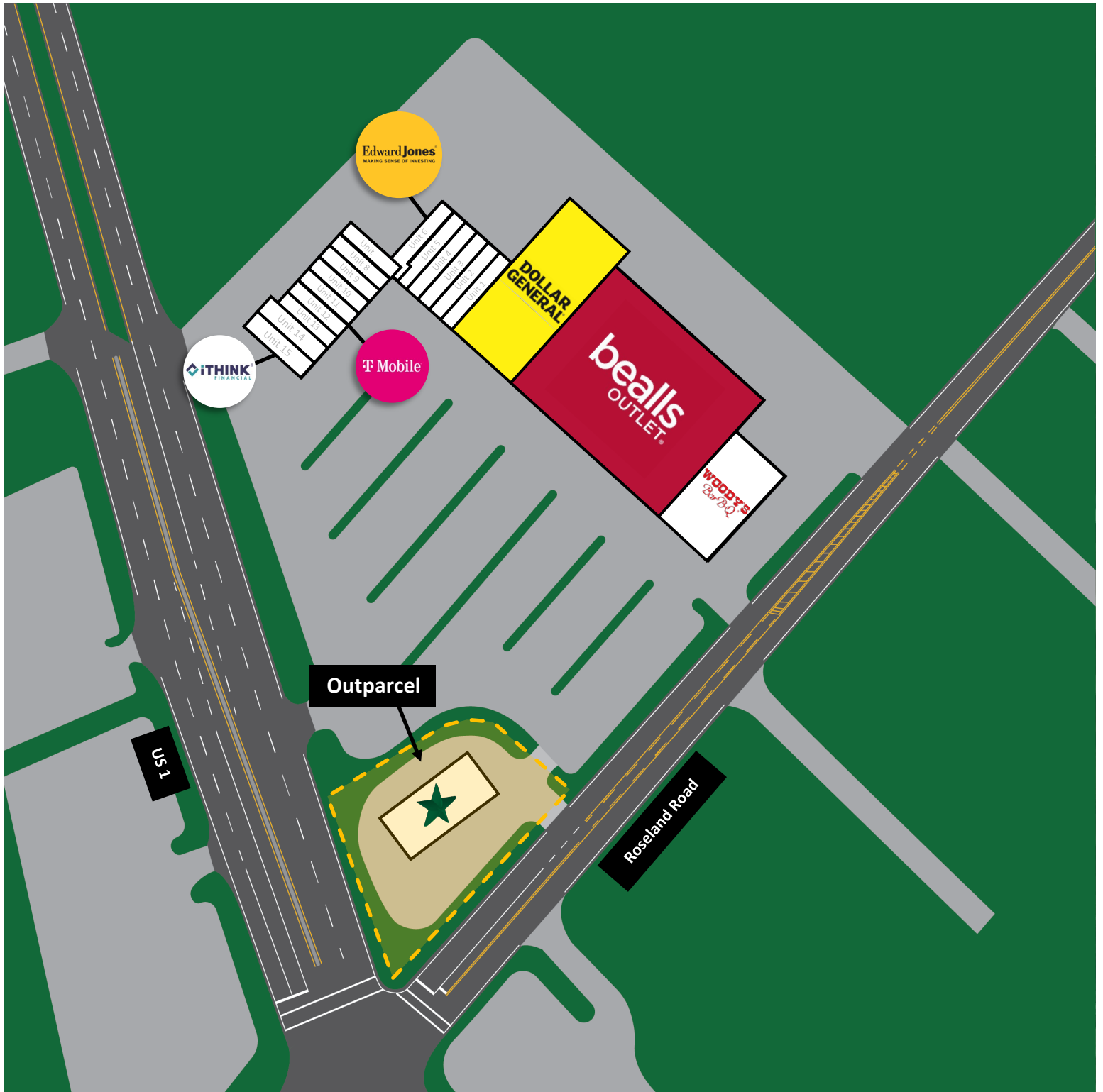
CHARLES A. VON STEIN, INC.
Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SITE PLAN

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Economy of Sebastian, FL



Sebastian commands a diversifying and developing local economy. This is demonstrated by Sebastian's encompassing range of industries and occupations available to the local population. Investors and tenants alike will benefit from occupying space in this flourishing

environment in the heart of Florida's Treasure Coast.



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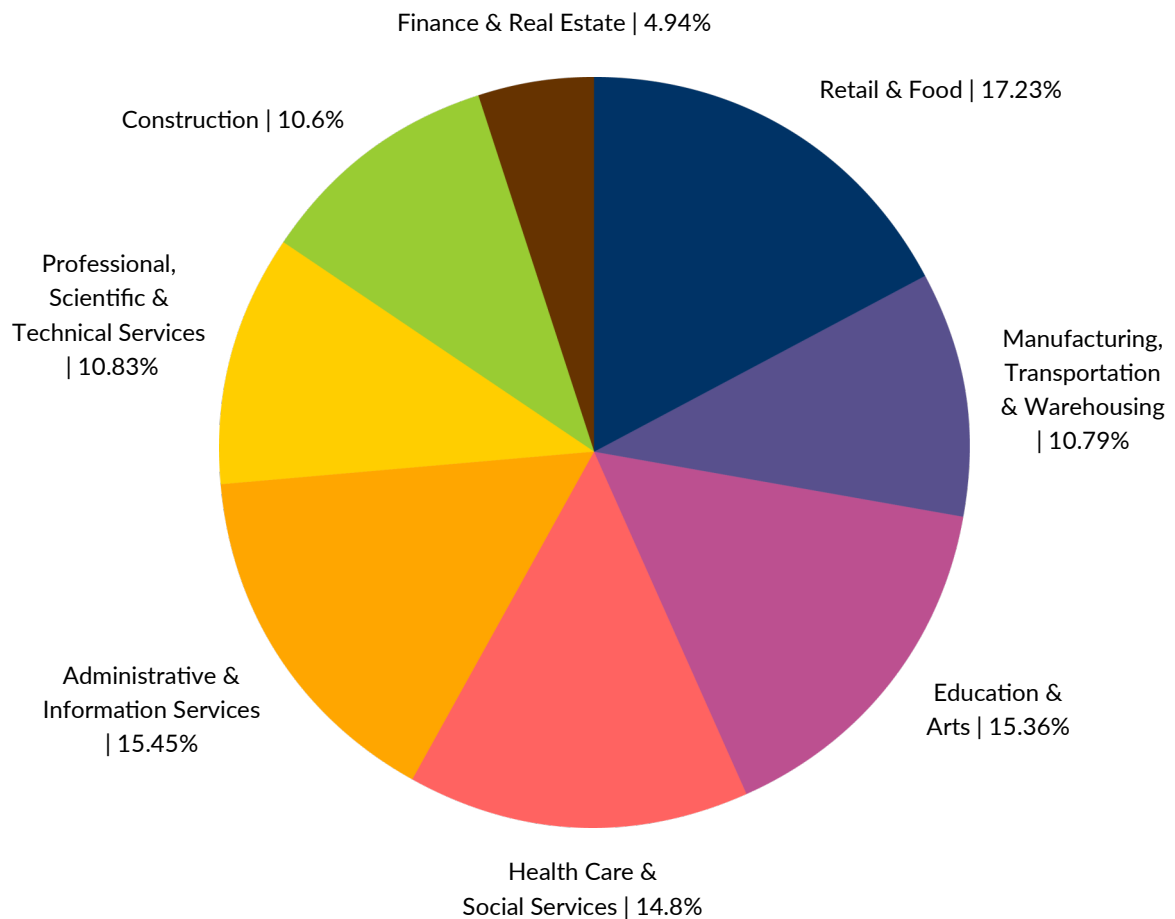
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Sebastian, FL | Industry Analysis

Sebastian hosts a diversified variety of well-developed industries. This flourishing economic ecosystem fosters a robust environment for business that continues to contribute to the ongoing growth in the area. The breakdown of information found in the pie chart below illustrates data from an industry analysis of Sebastian. This industry information is helpful for better understanding the ample opportunity built into this area's local economy.



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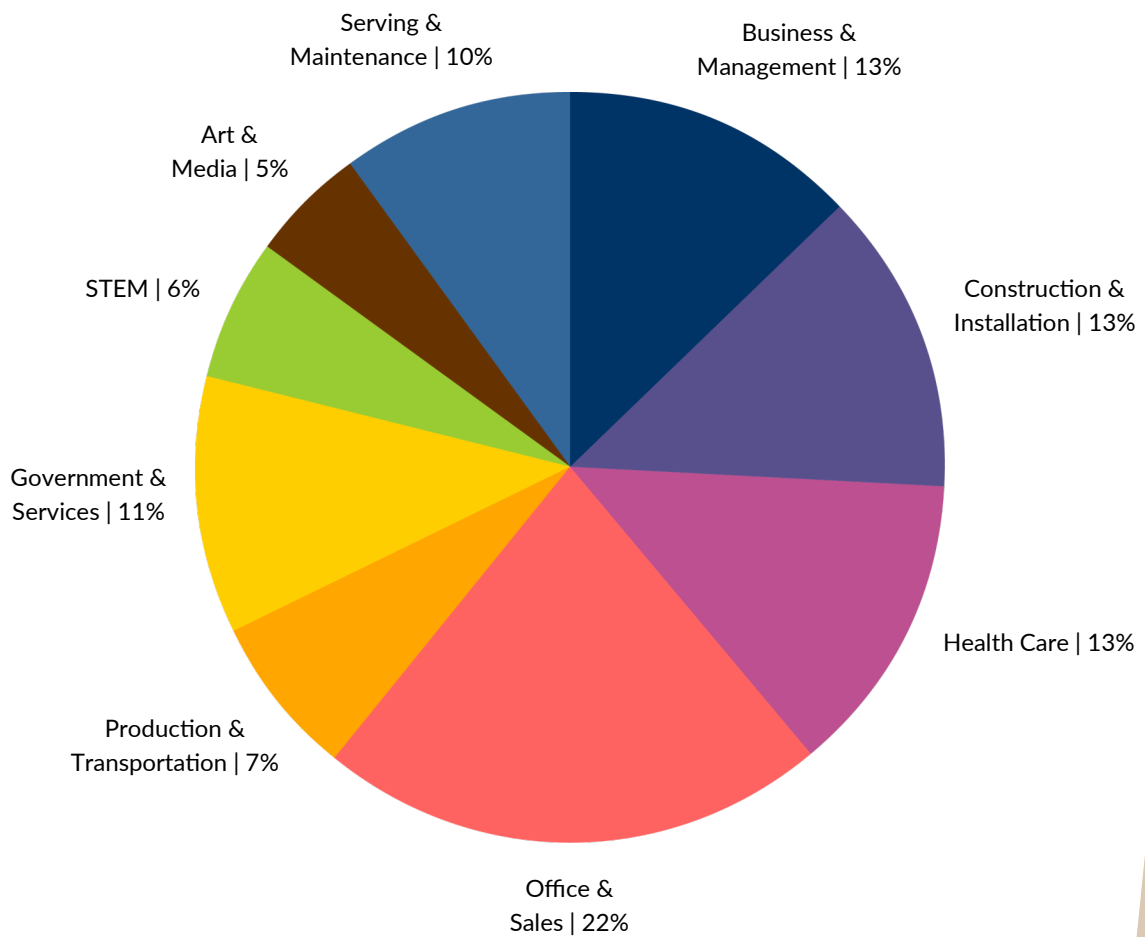
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Sebastian, FL | Occupations Analysis

Sebastian also offers a large variety of occupations. This dynamic economic ecosystem fosters a healthy job market that helps cultivate ongoing growth in the area. The compiled information on the pie chart below illustrates data from an occupations analysis of Sebastian. This employment information is an illuminating tool for better understanding the makeup of what Sebastian has to offer both consumers and investors alike.



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CURRENT TENANTS

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T Mobile

Edward Jones
MAKING SENSE OF INVESTING

bealls
OUTLET®

iTHINK
FINANCIAL

**DOLLAR
GENERAL**


KHOB KHUN
THAI & SUSHI

WOODY'S
Bar-B-Q



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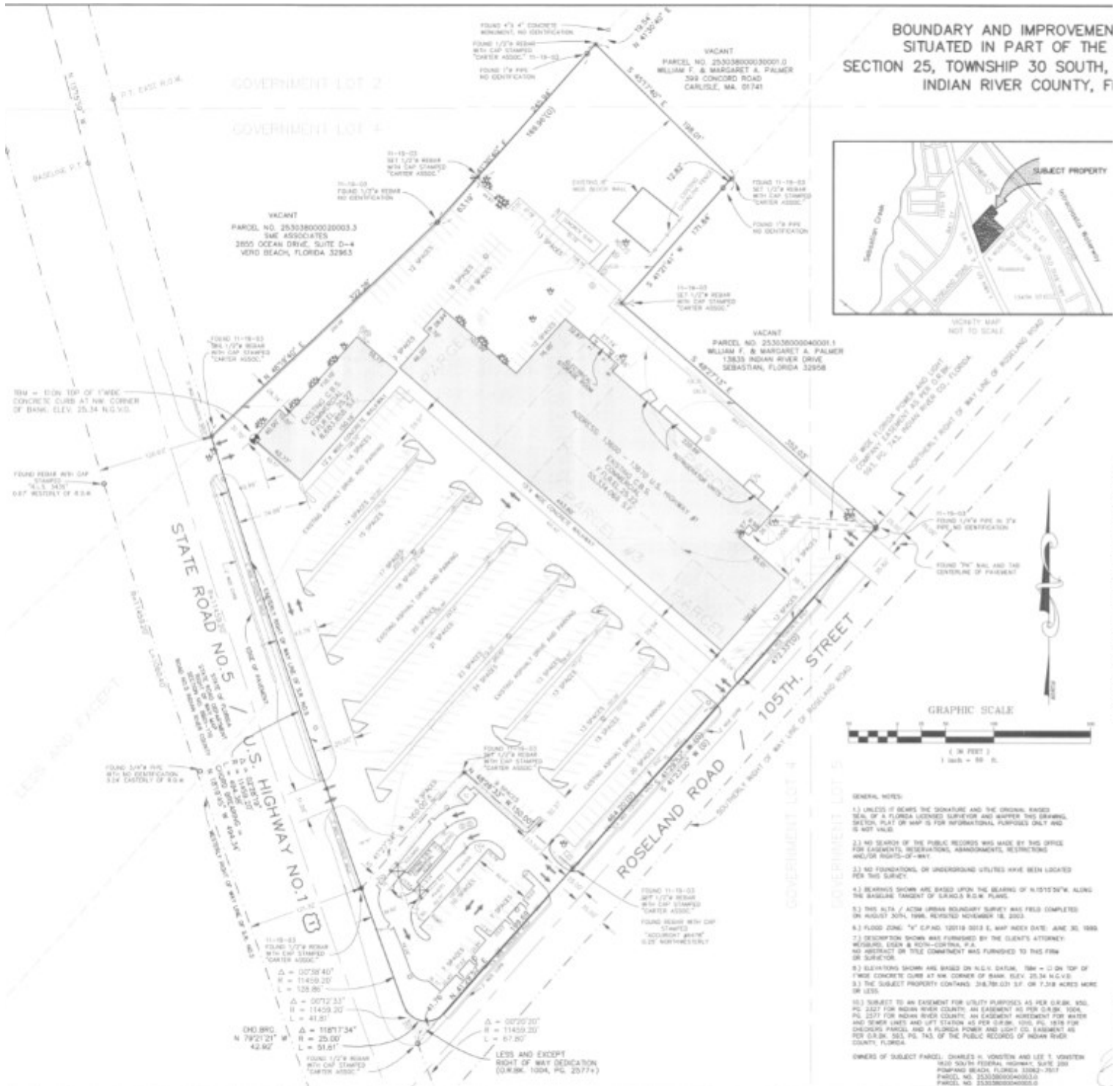
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SURVEY

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AERIAL

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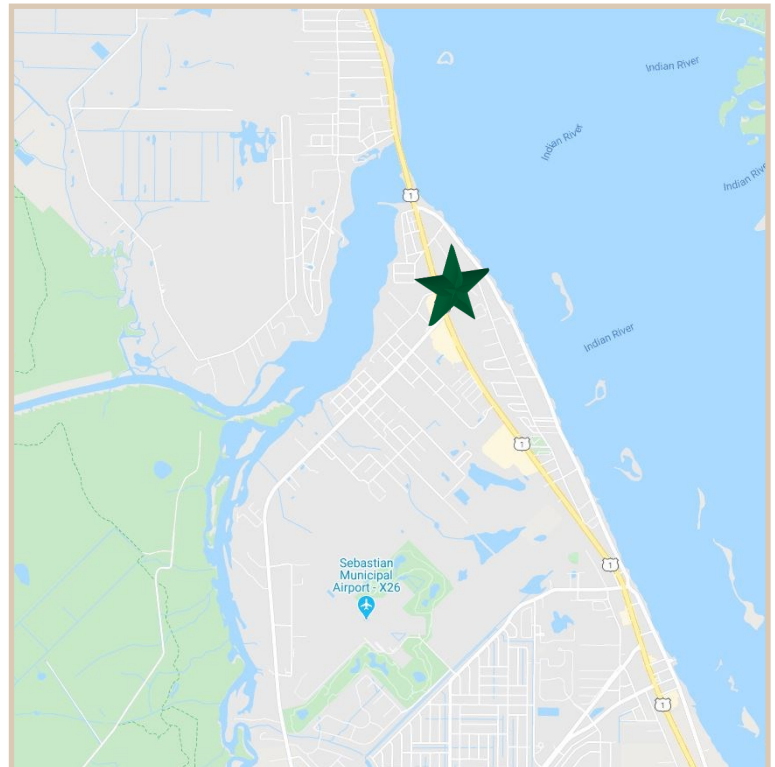
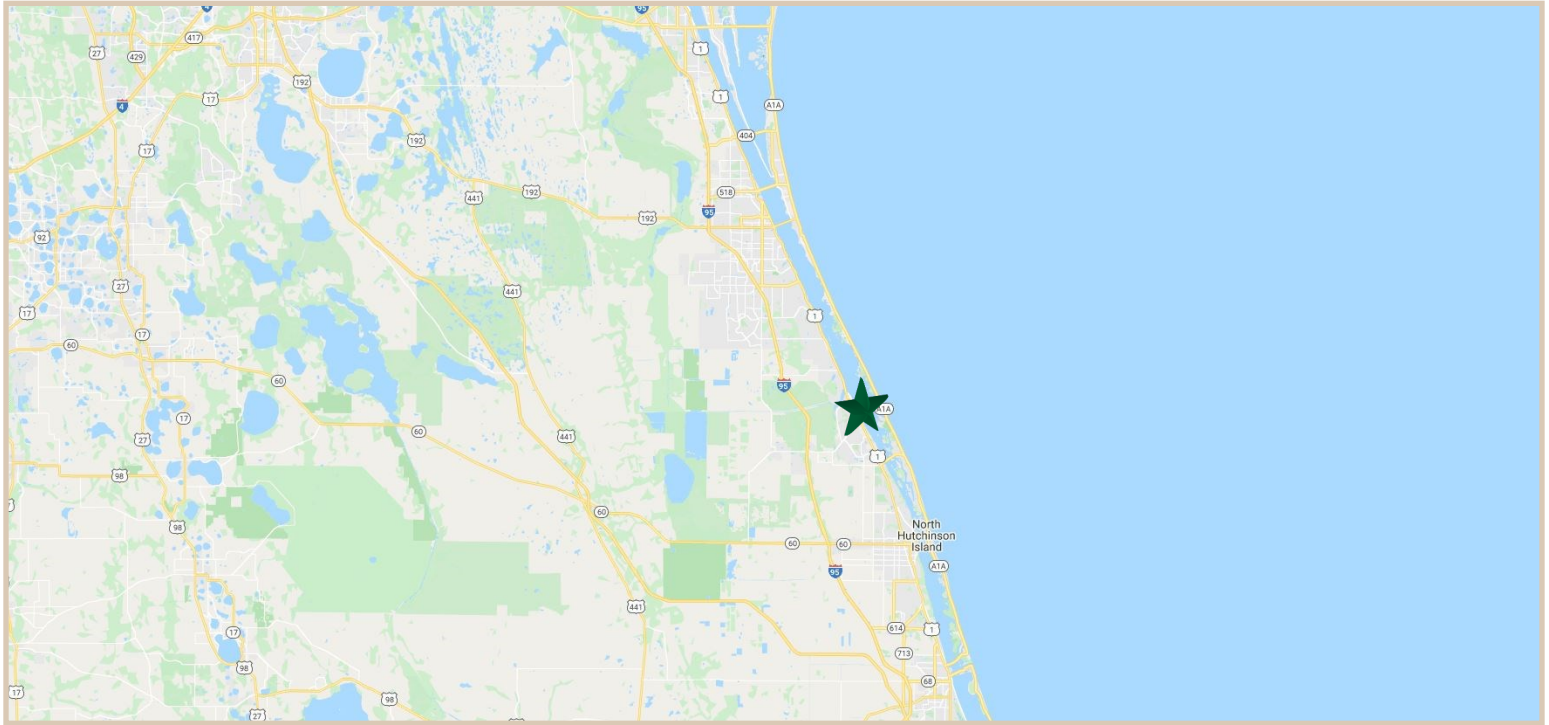
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LOCATION MAPS

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ADDITIONAL PHOTOS

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