

GROUND LEASE OPPORTUNITY

+/- 0.42-ACRE SITE AVAILABLE



S.L. NUSBAUM
REALTY CO.

- Signalized Corner
- Traffic Count (31,000 vpd)
- Strong Retail Corridor
- Zoned For Retail & Small Density Multi-Family



+/- 0.42 AC

TIDEWATER DRIVE



31,000 VPD



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AERIAL MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|-----------|
| 2023 Population | 15,803 | 123,607 | 234,366 |
| 2028 Population | 15,666 | 121,716 | 232,856 |
| AVERAGE HOUSEHOLD INCOME | | | |
| 2023 Average Household Income | \$76,971 | \$86,666 | \$87,989 |
| 2028 Average Household Income | \$88,337 | \$99,195 | \$100,756 |