

# 107 W BROADWAY FT. MEADE

107 W Broadway Street, Fort Meade, FL 33841



**COMMERCIAL**

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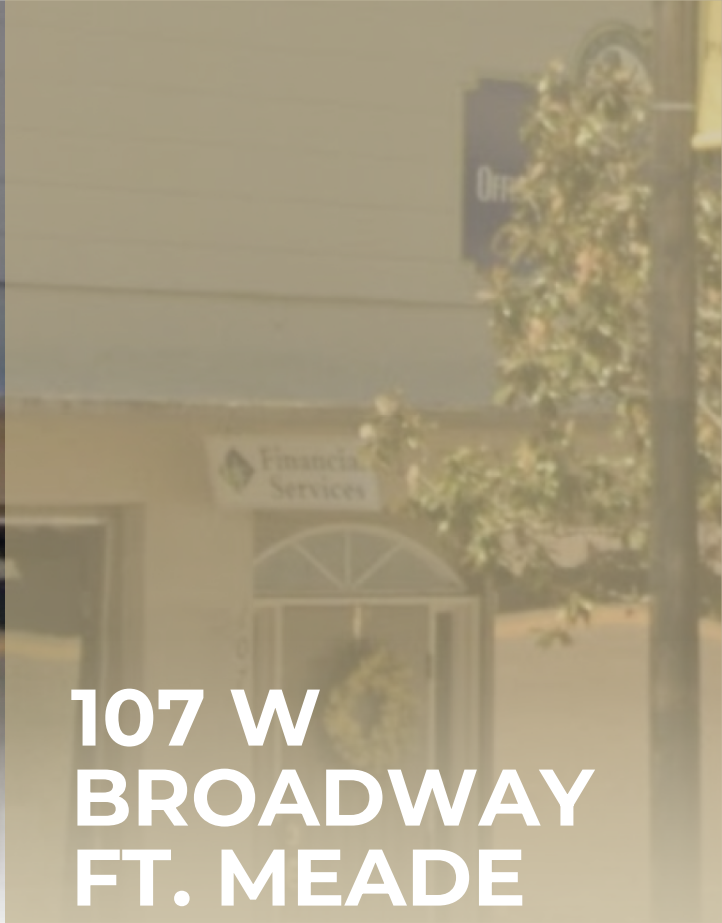
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**107 W  
BROADWAY  
FT. MEADE**



## PROPERTY INFORMATION

### PURCHASE PRICE

**\$349,000.00**

### PROPERTY ADDRESS

**107 W Broadway Street  
Fort Meade, FL 33841**

### PROPERTY SIZE

**3,200 Sq. Ft.**

### LAND SIZE

**0.14 Sq. Ft.**

# 107 W BROADWAY FT. MEADE

107 W Broadway  
Street Fort Meade,  
FL 33841

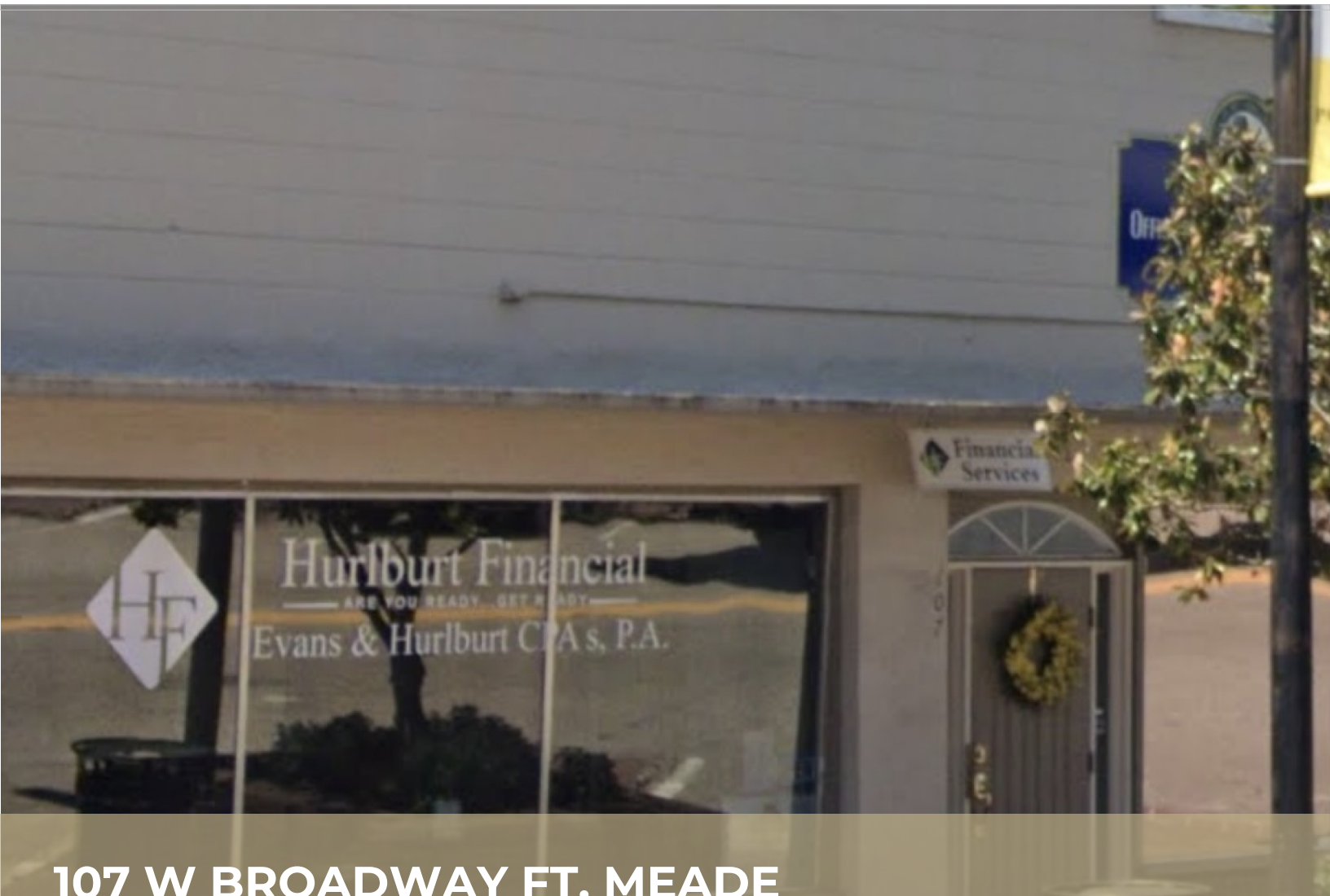
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# PROPERTY OVERVIEW

Prime commercial property at 107 W Broadway Street, Fort Meade, FL 33841, featuring 3,200 sq. ft. of office/retail space across two 1,600 sq. ft. suites on a 0.15-acre lot. Built in 1955, this well-maintained property offers excellent visibility and accessibility. Suite A includes four offices, a lobby, and one bathroom, while Suite B features four offices, a lobby, and two bathrooms, with ample parking in the front and rear. Ideal for professional offices, retail, or service businesses, this is one of the nicest office spaces in Fort Meade a must-see investment opportunity!



## 107 W BROADWAY FT. MEADE

107 W Broadway Street, Fort Meade, FL 33841



# PROPERTY DETAILS

Discover one of the finest office spaces in Fort Meade! This well-maintained **3,200 sq. ft.** commercial property, built in **1955**, sits on a **0.14-acre lot** and offers excellent visibility and accessibility in the heart of town. Featuring **two spacious office/retail suites**, this property is ideal for professional offices, medical practices, retail businesses, or service providers.

## Property Features:

- **Total Building Size:** 3,200 sq. ft. (Two 1,600 sq. ft. suites)
- **Lot Size:** 0.14 acres
- **Parking:** Ample parking in both the front and rear of the property

## Suite A:

- 1,600 sq. ft.
- 4 private offices
- Lobby/reception area
- 1 bathroom

## Suite B:

- 1,600 sq. ft.
- 4 private offices
- Lobby/reception area
- 2 bathrooms

Strategically located along **West Broadway Street**, this property provides excellent traffic exposure, making it perfect for businesses looking to establish a strong presence in the Fort Meade area.

Don't miss out on this exceptional opportunity to own or lease the **nicest office space in Fort Meade!**  
Contact us today for a private showing

PROPERTY  
PHOTOS



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PROPERTY  
PHOTOS

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PROPERTY  
PHOTOS



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# 5-YEAR CASH FLOW ANALYSIS

## INITIAL INVESTMENT

Purchase Price	\$349,000
+ Acquisition Costs	\$6,980
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$355,980

## MORTGAGE DATA

## 1ST LIEN

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

## CASH FLOW

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
POTENTIAL RENTAL INCOME (PRI)	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
- Vacancy / Credit Loss	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
EFFECTIVE RENTAL INCOME	\$24,000	\$24,720	\$25,462	\$26,226	\$27,012
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$24,000	\$24,720	\$25,462	\$26,226	\$27,012
- Operating Expenses	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004
NET OPERATING INCOME (NOI)	\$16,000	\$16,480	\$16,975	\$17,484	\$18,008
NET OPERATING INCOME (NOI)	\$16,000	\$16,480	\$16,975	\$17,484	\$18,008
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$16,000	\$16,480	\$16,975	\$17,484	\$18,008
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	4.49%	4.63%	4.77%	4.91%	5.06%

Return on Equity
Equity Multiple

## SALES PROCEEDS

Projected Sales Price (EOY 5)	\$232,000
Cost of Sale	\$11,600
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$220,400

## INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	N/A
Acquisition CAP Rate	4.58%
Year 1 Cash-on-Cash	4.49%
Gross Rent Multiplier	11.63
Price Per Square Foot	\$109.06
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

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# CASH FLOW DETAILS

## INCOME

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
POTENTIAL RENTAL INCOME (PRI)	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
- Vacancy / Credit Loss	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
EFFECTIVE RENTAL INCOME (ERI)	\$24,000	\$24,720	\$25,462	\$26,226	\$27,012
+ Other	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$24,000	\$24,720	\$25,462	\$26,226	\$27,012

## EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004
NET OPERATING INCOME (NOI)	\$16,000	\$16,480	\$16,975	\$17,484	\$18,008

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# 5-YEAR CASH FLOW ANALYSIS

## ASSUMPTION / INPUTS

Purchase Price	\$349,000
Year 1 Potential Income	\$30,000
Vacancy & Credit Loss	20.00%
Year 1 Expenses	\$8,000
Acquisition CAP Rate	4.58%
Sale Price - CAP Rate	8.00%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	3.00%
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%

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# ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

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# CASH-ON-CASH ANALYSIS

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# OPTIMAL HOLDING PERIOD ANALYSIS

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# 5-YEAR AFTER TAX CASH FLOW ANALYSIS

## INITIAL INVESTMENT

Purchase Price	\$349,000
+ Acquisition Costs	\$6,980
- 1st Mortgage	\$0
+ Total Loan Fees and Points	\$0
Initial Investment	\$355,980

## MORTGAGE DATA

## 1ST LIEN

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

## 5-YEAR CASH FLOW SUMMARY

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
POTENTIAL RENTAL INCOME (PRI)	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
- Vacancy / Credit Loss	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
EFFECTIVE RENTAL INCOME	\$24,000	\$24,720	\$25,462	\$26,226	\$27,012
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$24,000	\$24,720	\$25,462	\$26,226	\$27,012
- Operating Expenses	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004
NET OPERATING INCOME (NOI)	\$16,000	\$16,480	\$16,975	\$17,484	\$18,008
- Depreciation	\$6,123	\$6,389	\$6,389	\$6,389	\$6,389
- 1st Lien Interest Deduction	\$0	\$0	\$0	\$0	\$0
- Amortized Loan Costs	\$0	\$0	\$0	\$0	\$0
TAXABLE INCOME	\$9,877	\$10,091	\$10,586	\$11,095	\$11,619
x Federal Marginal Tax Rate (39.6%)	\$3,911	\$3,996	\$4,192	\$4,394	\$4,601
x Local Marginal Tax Rate (0%)	\$0	\$0	\$0	\$0	\$0
x Medicare Surtax (3.8%)	\$375	\$383	\$402	\$422	\$442
TAX LIABILITY (Savings)	\$4,286	\$4,379	\$4,594	\$4,816	\$5,043
NET OPERATING INCOME (NOI)	\$16,000	\$16,480	\$16,975	\$17,484	\$18,008
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$16,000	\$16,480	\$16,975	\$17,484	\$18,008
- Tax Liability (Savings)	\$4,286	\$4,379	\$4,594	\$4,816	\$5,043
CASH FLOW AFTER TAXES	\$11,714	\$12,101	\$12,381	\$12,668	\$12,965

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# CASH FLOW DETAILS

## INCOME

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
POTENTIAL RENTAL INCOME (PRI)	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
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EFFECTIVE RENTAL INCOME (ERI)	\$24,000	\$24,720	\$25,462	\$26,226	\$27,012
+ Other	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$24,000	\$24,720	\$25,462	\$26,226	\$27,012

## EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004
NET OPERATING INCOME (NOI)	\$16,000	\$16,480	\$16,975	\$17,484	\$18,008

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# SALES PROCEEDS ANALYSIS

Improvement Allocation (70%)	\$249,186	Interest Deduction		Yes	
Depreciation Life	39 Years	Loan Cost Deduction		Yes	
		U.S. Mid-Month Convention		Yes	
For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
CAP Rate at Sale (subsequent year NOI)	8.00%	8.01%	7.98%	8.00%	7.99%
Sale Price Per Square Foot	\$64.38	\$66.25	\$68.44	\$70.31	\$72.50
Sale Price	\$206,000	\$212,000	\$219,000	\$225,000	\$232,000
- Cost of Sale	\$10,300	\$10,600	\$10,950	\$11,250	\$11,600
- 1st Lien Balance	\$0	\$0	\$0	\$0	\$0
SALES PROCEEDS BEFORE TAX	\$195,700	\$201,400	\$208,050	\$213,750	\$220,400
Original Purchase & Costs (Basis)	\$355,980	\$355,980	\$355,980	\$355,980	\$355,980
- Depreciation Taken	\$6,123	\$12,512	\$18,901	\$25,290	\$31,679
Net Adjusted Basis	\$349,857	\$343,468	\$337,079	\$330,690	\$324,301
Sale Price	\$206,000	\$212,000	\$219,000	\$225,000	\$232,000
- Cost of Sale	\$10,300	\$10,600	\$10,950	\$11,250	\$11,600
- Original Purchase & Costs (Basis)	\$355,980	\$355,980	\$355,980	\$355,980	\$355,980
Capital Gain (Loss)	(\$160,280)	(\$154,580)	(\$147,930)	(\$142,230)	(\$135,580)
Loan Fees & Points Paid	\$0	\$0	\$0	\$0	\$0
- Loan Fees & Points Amortized	\$0	\$0	\$0	\$0	\$0
Loan Fees & Points Remaining	\$0	\$0	\$0	\$0	\$0
x Marginal Income Tax Rate	43.40%	43.40%	43.40%	43.40%	43.40%
Loan Fees & Points Tax Savings	\$0	\$0	\$0	\$0	\$0
Sales Proceeds Before Tax	\$195,700	\$201,400	\$208,050	\$213,750	\$220,400
- Federal Capital Gain Tax (20%)	(\$32,056)	(\$30,916)	(\$29,586)	(\$28,446)	(\$27,116)
- Local Capital Gain Tax (0%)	\$0	\$0	\$0	\$0	\$0
- Tax on Recaptured Depreciation (25%)	\$1,531	\$3,128	\$4,725	\$6,323	\$7,920
- Medicare Capital Gain Tax (3.8%)	(\$6,091)	(\$5,874)	(\$5,621)	(\$5,405)	(\$5,152)
+ Loan Fees & Points Tax Savings	\$0	\$0	\$0	\$0	\$0
SALES PROCEEDS AFTER TAX	\$232,316	\$235,062	\$238,532	\$241,278	\$244,748

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# MEASURES OF INVESTMENT PERFORMANCE ANALYSIS

Acquisition CAP Rate	4.58%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	\$109.06

Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00

## SUMMARY OF INVESTMENT MEASURES

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00
Return on Equity Before Tax	8.18%	8.18%	8.16%	8.18%	8.17%
Return on Equity After Tax	5.04%	5.15%	5.19%	5.25%	5.30%
Before Tax Cash on Cash	4.49%	4.63%	4.77%	4.91%	5.06%
After Tax Cash on Cash	3.29%	3.40%	3.48%	3.56%	3.64%

Year Property Sold	1	2	3	4	5
Before Tax Unleveraged Property Yield (IRR)	0.00%	0.00%	0.00%	0.00%	0.00%
After Tax Unleveraged Property Yield (IRR)	0.00%	0.00%	0.00%	0.00%	0.00%

Effective Unleveraged Tax Rate	0.00%	0.00%	0.00%	0.00%	0.00%
Effective Tax Rate (Includes Leverage)	0.00%	0.00%	0.00%	0.00%	0.00%

Effective Annual Cost of Borrowed Funds	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A
After Tax Effective Cost of Funds	0.00%	0.00%	0.00%	0.00%	0.00%
After Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A

Before Tax Equity Multiple	0.59	0.66	0.72	0.79	0.86
After Tax Equity Multiple	0.69	0.73	0.77	0.82	0.86

Before Tax EQUITY Yield (IRR)	0.00%	0.00%	0.00%	0.00%	0.00%
After Tax EQUITY Yield (IRR)	0.00%	0.00%	0.00%	0.00%	0.00%

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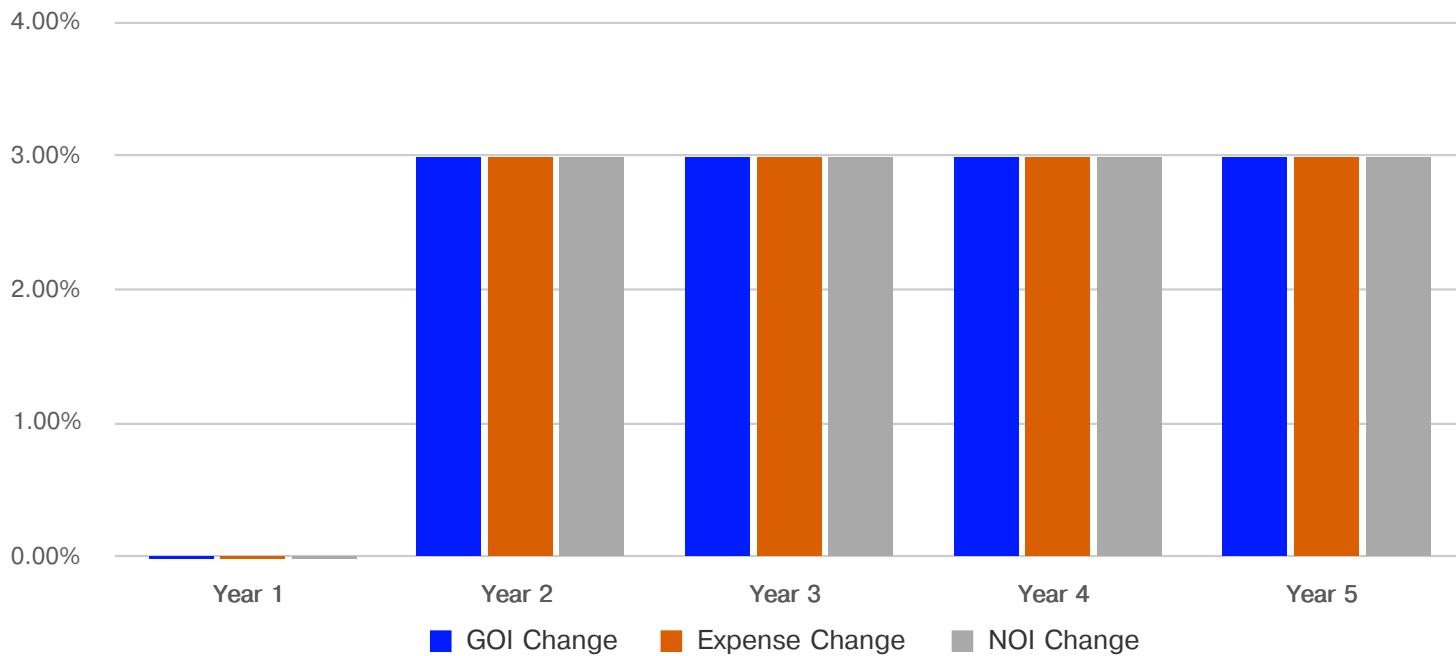
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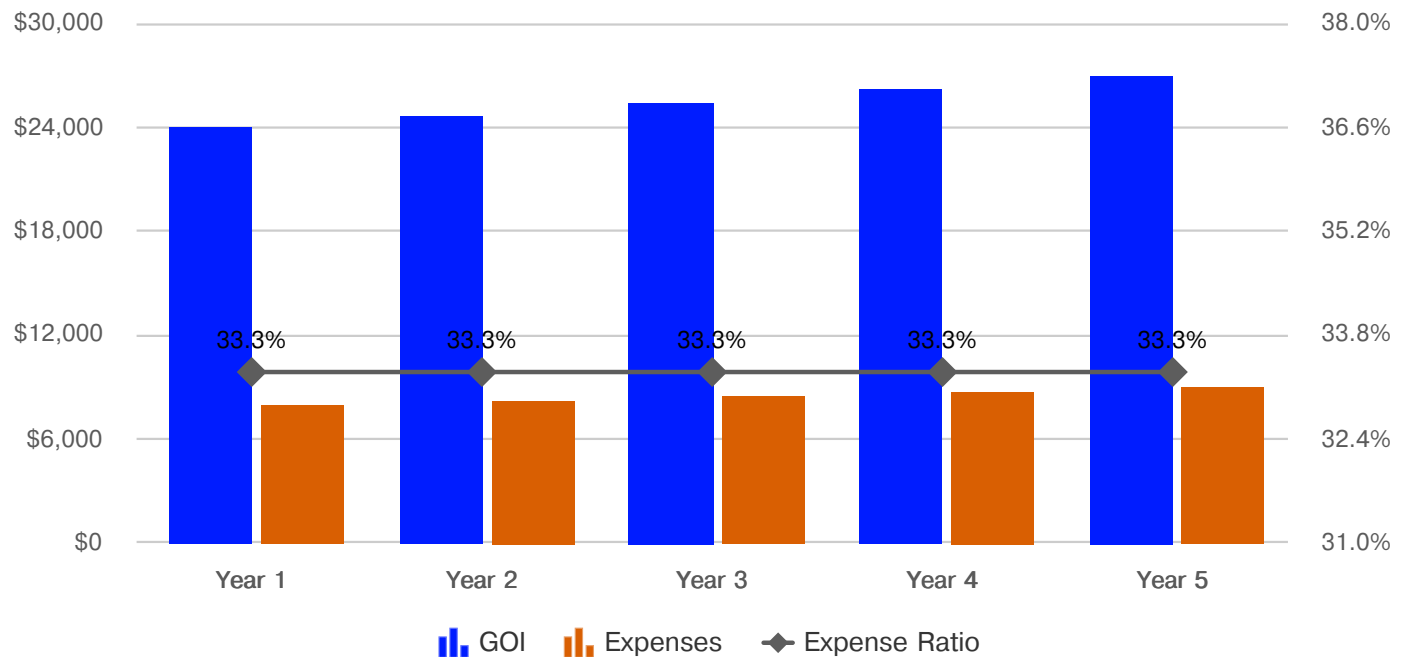


ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



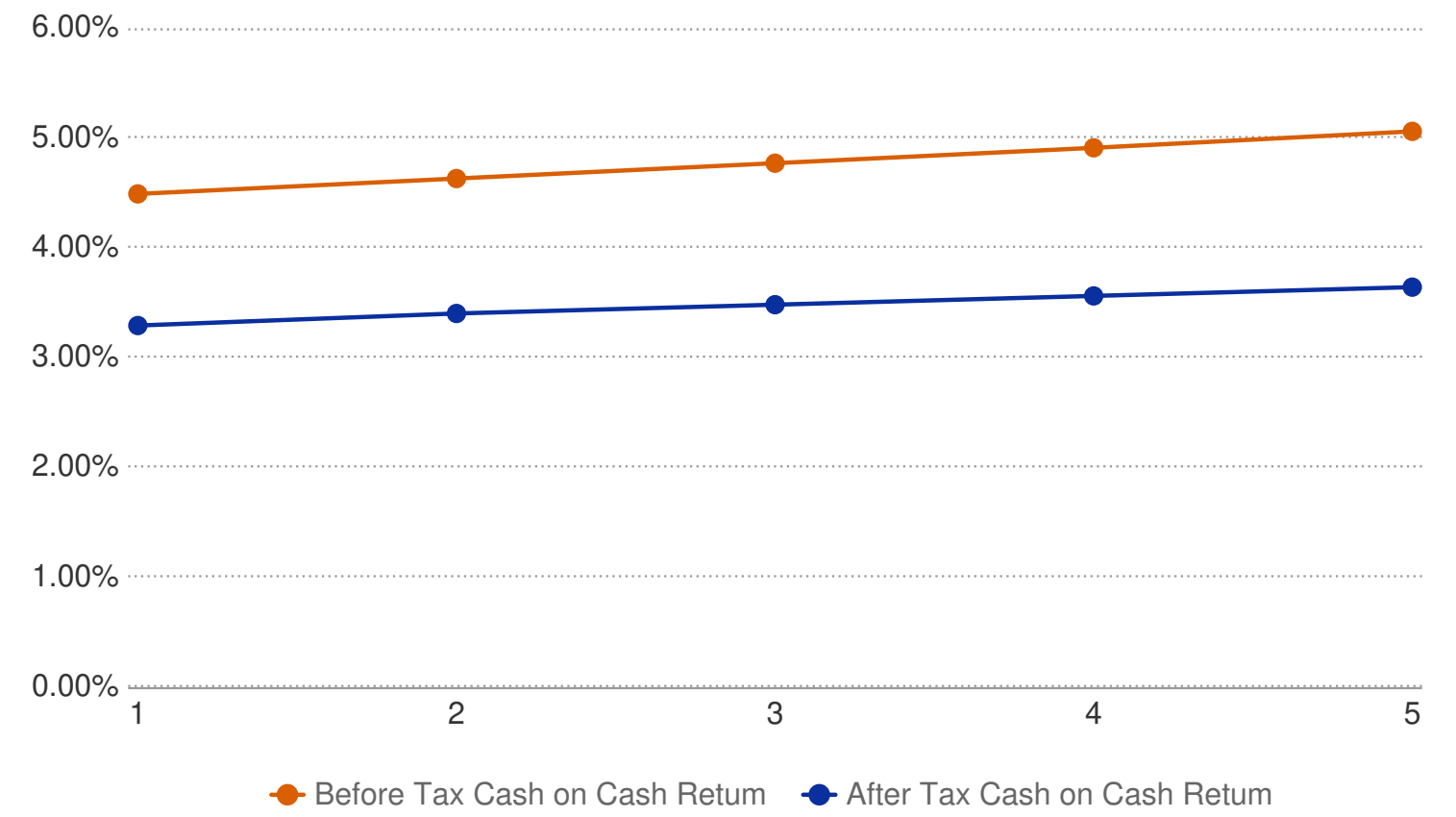
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# CASH-ON-CASH ANALYSIS

## Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	4.49%	4.63%	4.77%	4.91%	5.06%
After Tax Cash on Cash Return	3.29%	3.40%	3.48%	3.56%	3.64%

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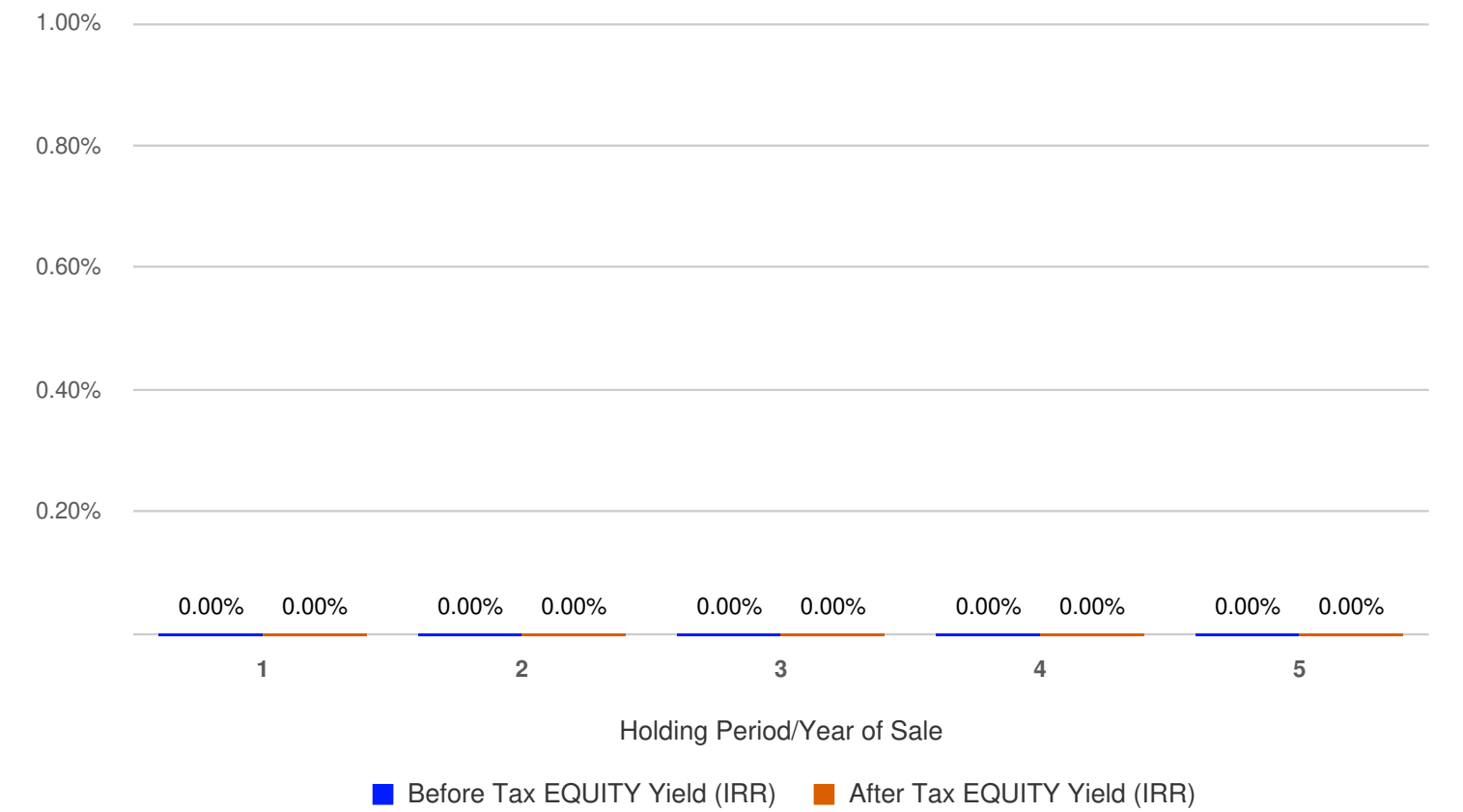
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# OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	1 Year	After Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	0%	After Tax Optimal Hold Annual Yield	0%

## Optimal Holding Period by Annual Equity Yield (IRR)



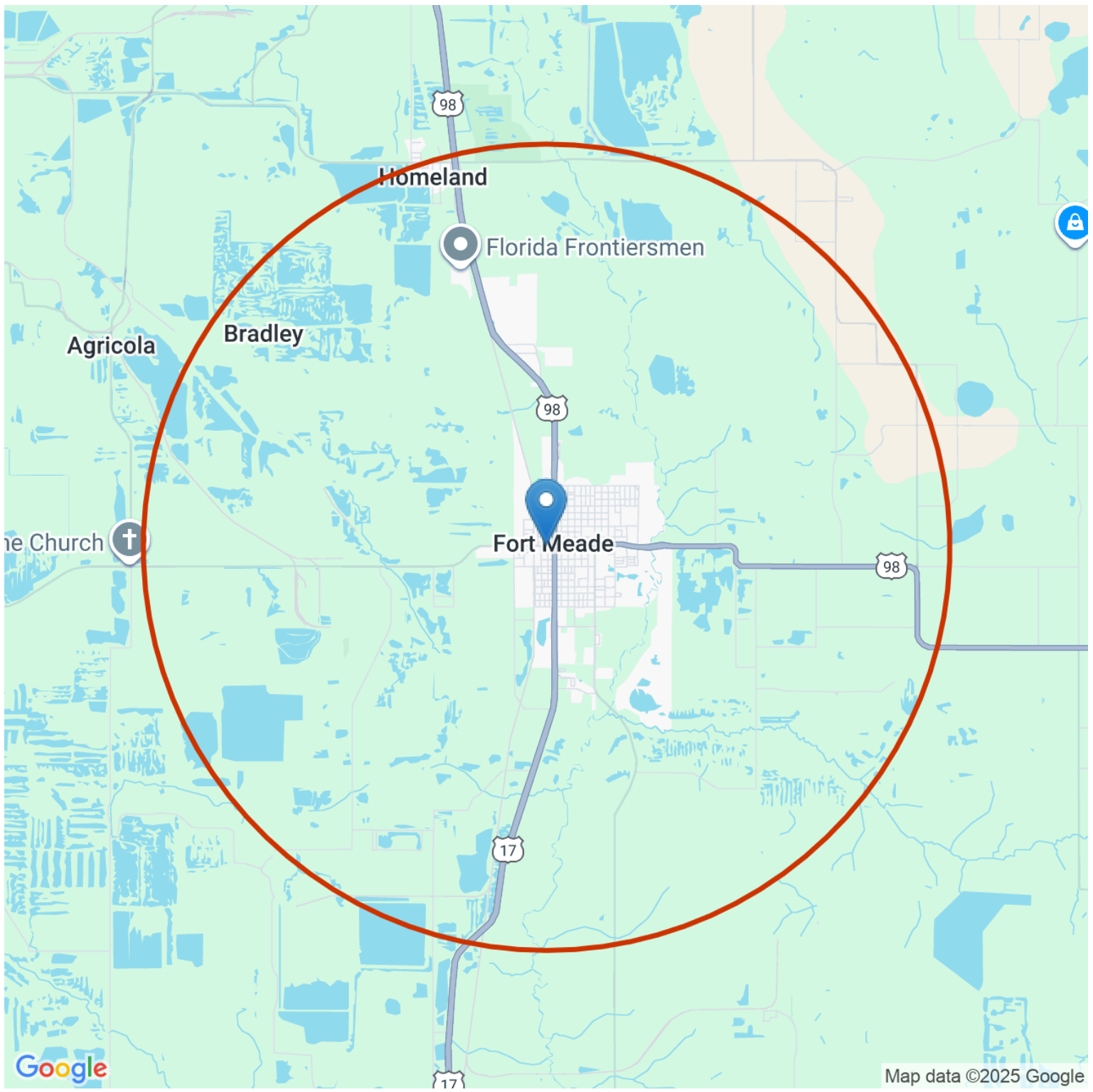
Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	0.00%	0.00%	0.00%	0.00%	0.00%
After Tax EQUITY Yield (IRR)	0.00%	0.00%	0.00%	0.00%	0.00%

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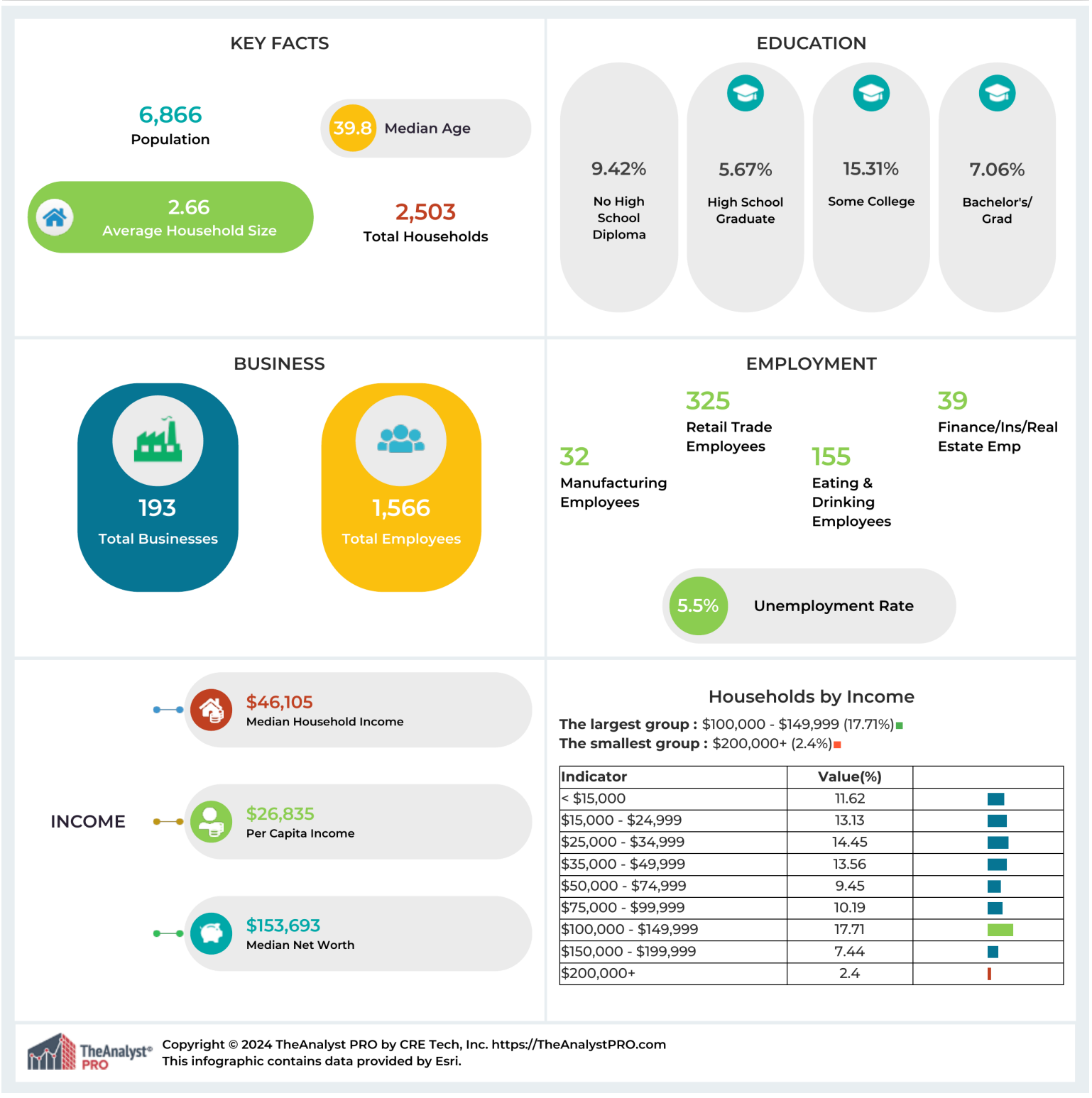
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



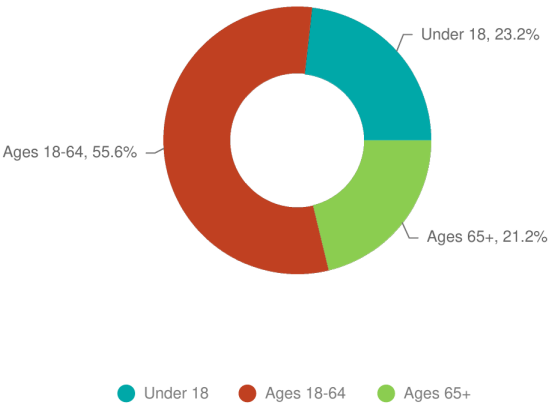


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS  
5 Miles Ring

6,866	2,581	39.8
Population	Households	Median Age
2.66	\$46,105	\$156,108
Avg Size Household	Median Household Income	Median Home Value
55	118	77.1
Wealth Index	Housing Affordability	Diversity Index

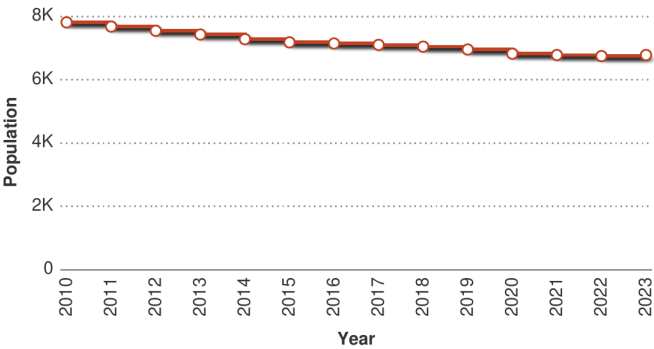
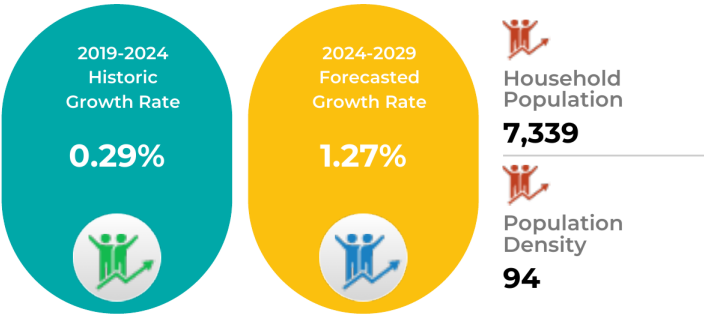
POPULATION BY AGE



POPULATION BY GENERATION

6.07%	21.72%	17.8%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
20.39%	23.91%	10.11%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

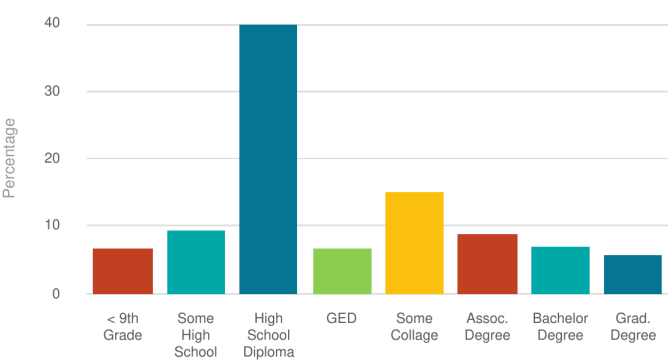
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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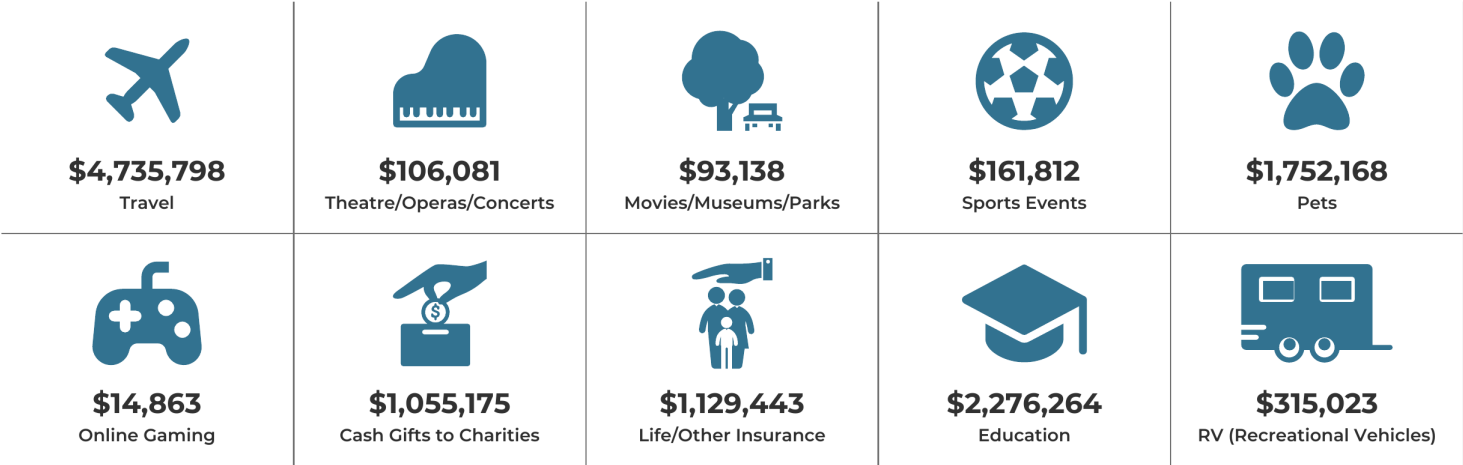
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Lifestyle and Tapestry Segmentation Infographic

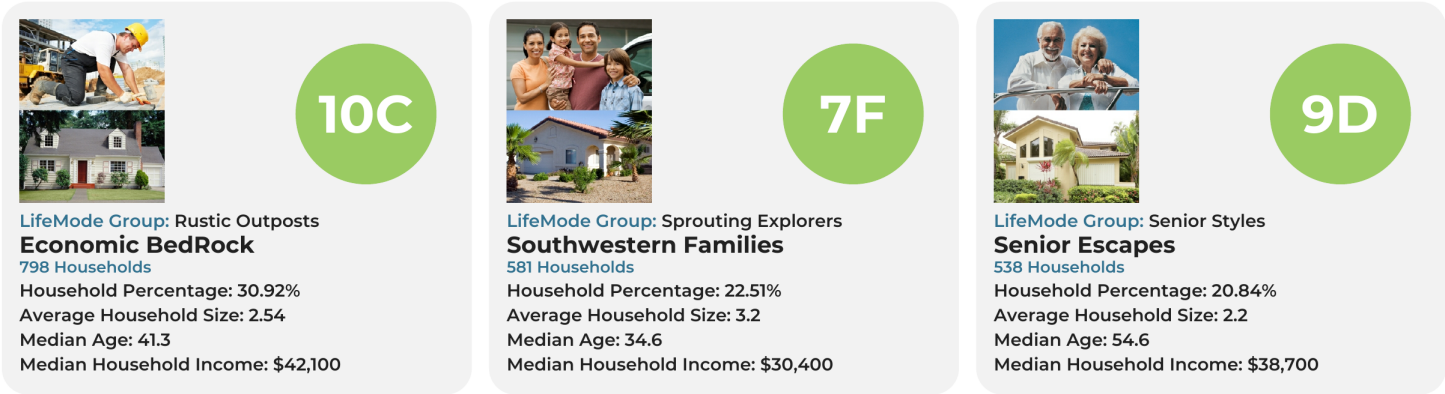
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

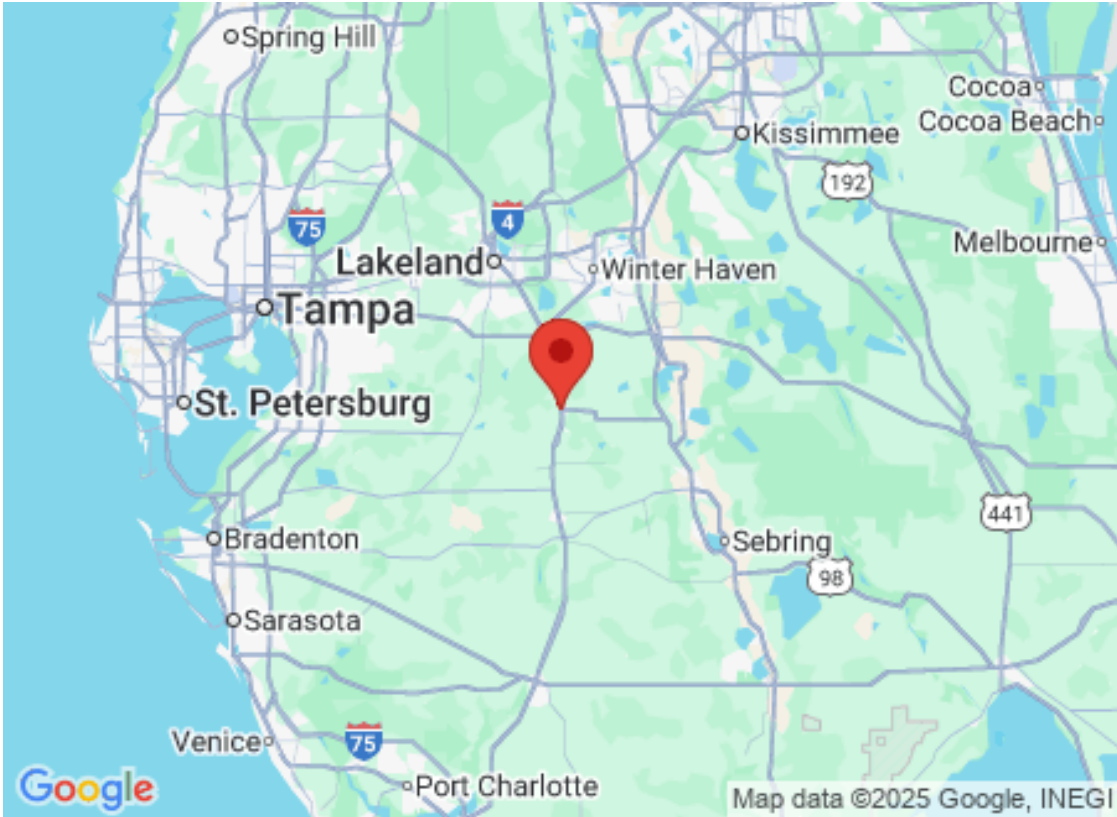
Segment 14C (Dorms to Diplomas)

Segment 15 (Unclassified)

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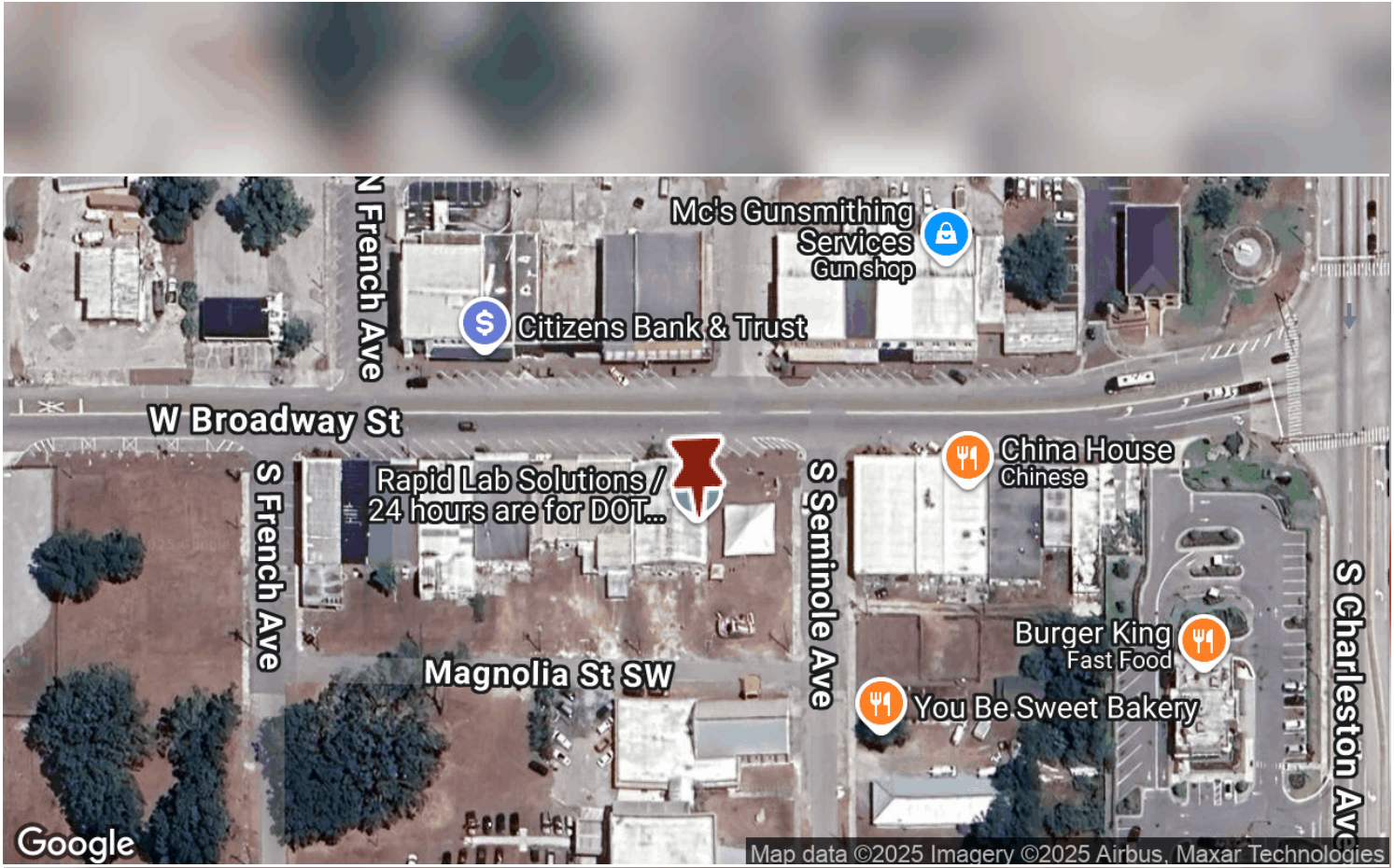
# AREA LOCATION MAP



**107 W BROADWAY FT. MEADE**  
107 W BROADWAY STREET, FORT MEADE, FL, 33841



# AERIAL ANNOTATION MAP



## 107 W Broadway Ft. Meade

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STREET VIEW  
MAP



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