



PROPERTY HIGHLIGHTS

Land Parcel for GL or BTS

- > .75 acres for Ground Lease, BTS or Sale
- > PAD ready, utility connections, drainage on site
- > Excellent opportunity for either single tenant or multi-tenant development
- > Convenient customer access for retail shopping and services
- > Across the street from a 293,108 SF new retail development, Gardens on Millenia, anchored by Costco, Hobby Lobby and Academy Sports & many nearby retailers
- > Access on Millenia Blvd. from East and West direction with median cut
- > Easily accessible from I-4, John Young Parkway and Florida's Turnpike
- > Holden Ave. extension to Millenia Blvd. and John Young Parkway to begin in the next 12 months to connect from the SODO area
- > AADT on John Young Pkwy: 57,000 cars per day



FOR ADDITIONAL INFORMATION PLEASE CONTACT

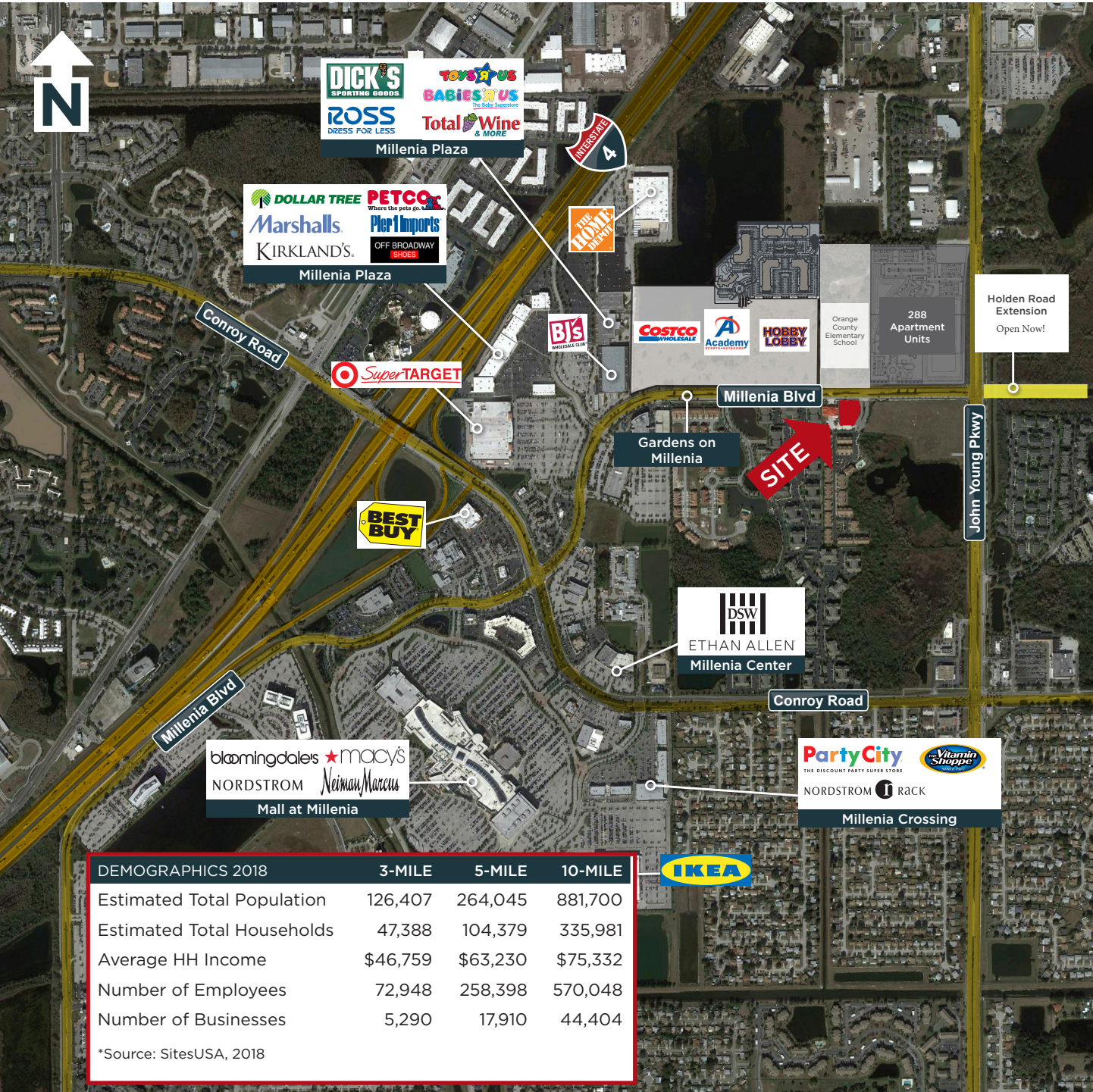
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Northshore Development



DEMOGRAPHICS 2018	3-MILE	5-MILE	10-MILE
Estimated Total Population	126,407	264,045	881,700
Estimated Total Households	47,388	104,379	335,981
Average HH Income	\$46,759	\$63,230	\$75,332
Number of Employees	72,948	258,398	570,048
Number of Businesses	5,290	17,910	44,404

*Source: SitesUSA, 2018

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