

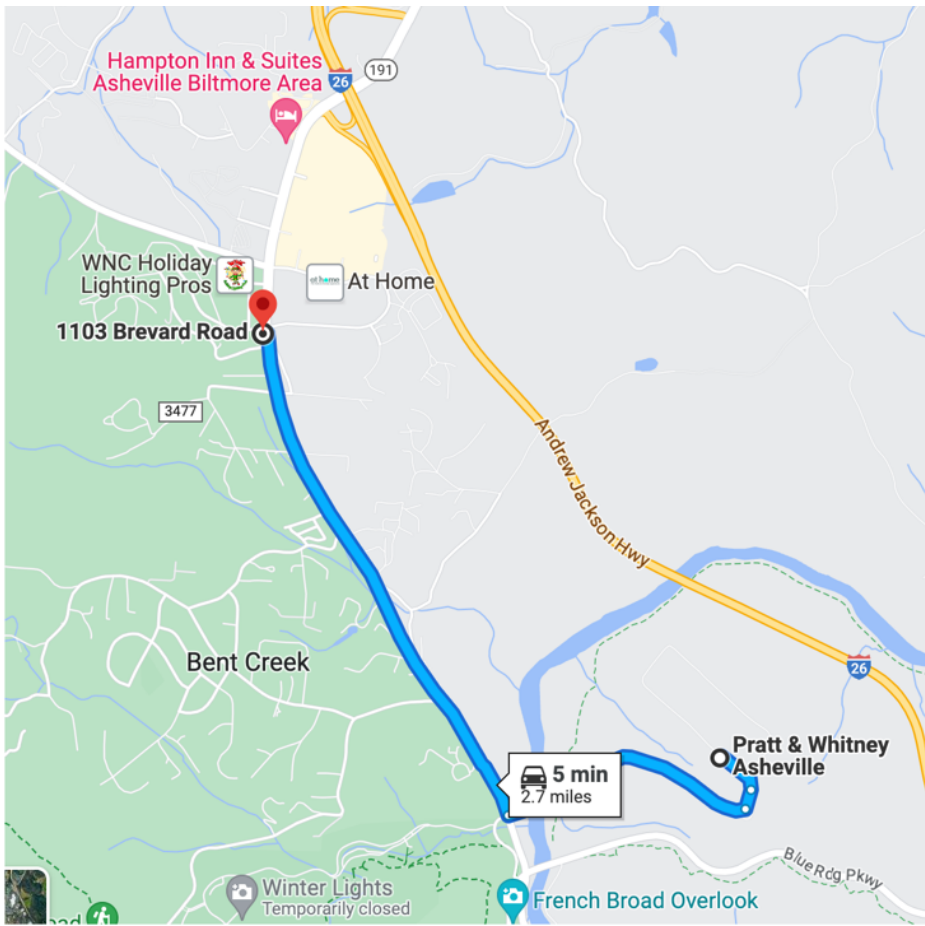
**Brevard Rd site opposite the Outlets Mall**  
1.67 acres (approx.) – ground lease at \$150,000/yr.  
PIN 9626648826

Site is directly opposite the south entry to the Outlets Mall and Ridgefield Office Park. There isn't a traffic light at this corner yet, but it is forthcoming.

In addition to dense retail development, there are multiple hotels and apartments within close proximity and extensive development along Sardis Rd.

Construction of the new 1,000,000sf Pratt & Whitney plant 2.7 miles south has further catalyzed development in the area. The county funded 700+ housing unit development at Ferry Rd. just south is another boost.





Per the engineering drawings that the owner had commissioned (original plan was a hotel), the site is 1.47 acres. There is a dormant 40' county road easement across the rear that will be extinguished. By right, 20' of that accrues to this parcel (an additional approx. 0.25 acres). The other portion, another 0.25 acres, from the adjacent owner can potentially be acquired.

