KEY HIGHLIGHTS

- 47,745 SF GLA Grocery Anchored Neighborhood Center
- Located at a Traffic Signal on the main thoroughfare between I-75 Exit 210 (Less than 5-Miles away) and Lido Key Beach / Sarasota Bay
- Dense non-seasonal infill of over 81,000 Residents within a 3-Mile Radius
- Pylon Sign on Signalized Intersection
- 160 Parking Stalls
- Excellent Access with ingress/egress points on all 4 streets.

TRAFFIC COUNTS

45,500 VPD on Fruitville Rd

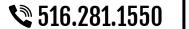
DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	12,773	81,040	166,760
Avg. HH Income	\$63,136	\$74,787	\$83,718



SEEDS AVE 150	FRUITVILLE ROAD 45,500 VPD
LIME AVENUE DE LIME AVENUE	J VPD —

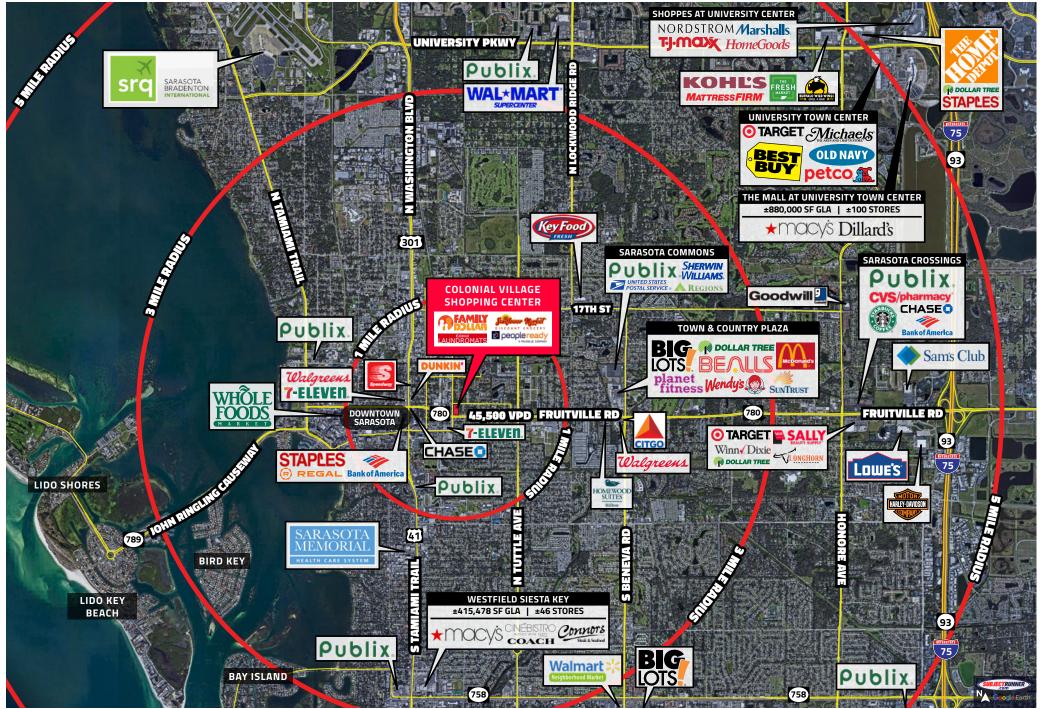
	1	Laundromat 30'x90' Irreg.	2,250 SF
	2	Barber Shop 15'x30'	450 SF
	3	Family Dollar 90'x90'	8,008 SF
	4	Spa 20'x90'	1,830 SF
	5	Discount Mattress 16'x90'	1,464 SF
	6	Sunflower Market 165'x120' Irreg.	19,175 SF

Ī	7	Mediterranean Restaurant 20'x90'	1,800 SF
	8	MCR Health 53'x90'	4,732 SF
	9	Chinese Restaurant 20'x90'	1,830 SF
	10	Staffing Agency 36x90'	3,276 SF
	11	Nail Salon 22'x37'	814 SF
	12	Available 48'x37'	1,813 SF









DAVID ROSEN





