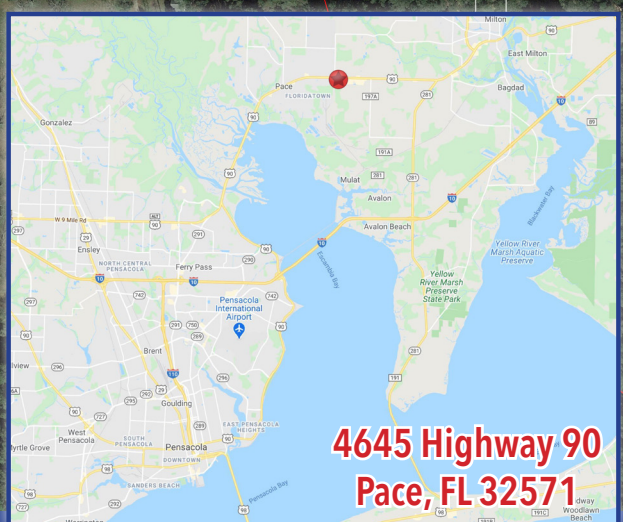
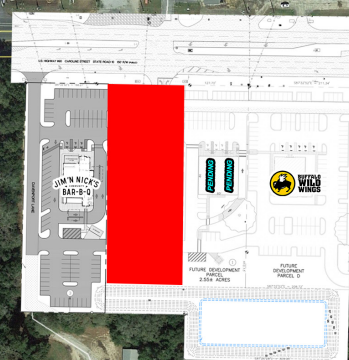


PACE, FL

Build to Suit or Ground Lease



4645 Highway 90
Pace, FL 32571



Brad Altum
baltum@bsmproperties.com
Office: 615.373.9511 | Direct: 615.627.3974

3011 Armory Drive, Ste 120, Nashville, TN 37204 | www.bsmproperties.com



Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS



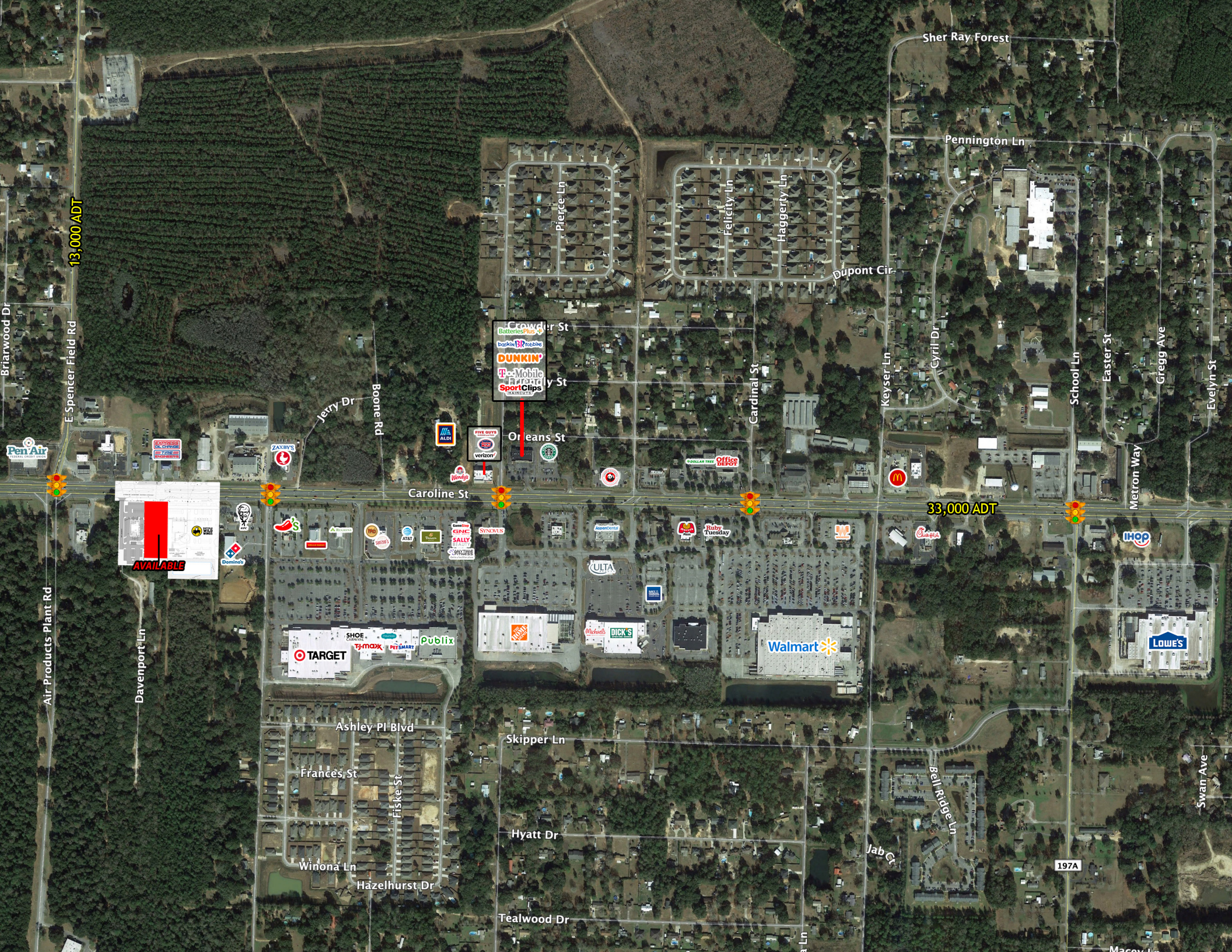
- 5.5 Acres at southwest corner US-90 and Watkins Street
- Premier outlet opportunities with frontage on US-90
- High traffic location with over 35,000 VPD
- Full access at lit intersection
- Small Shop space and Freestanding building available



KOHL'S

41,500 ADT

Blackwater



13,000 ADT

Sher Ray Forest

Pennington Ln

Dupont Cir

Pierce Ln

Felicity Ln

Haggerty Ln

Crowder St

Orleans St

Orleans St

Caroline St

Cardinal St

Keyser Ln

Cyril Dr

School Ln

Easter St

Gregg Ave

Evelyn St

Metron Way

33,000 ADT

AVAILABLE

LOWE'S

Walmart

TARGET

SHOE TJ-MAXX PET SMART Publix

DICK'S

WICKED

ULTA

Ruby Tuesday

McDonald's

ADRENALIN

SYNCHRON

SALLY'S

Wendy's

Verizon

FIVE GUYS

ALDI

Salsbury Industries

KFC

Domino's

Zaxby's

Pen Air

EXPRESS

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

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Walmart

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Walmart

Walmart

Walmart

Walmart

Air-Products Plant Rd

Davenport Ln

Ashley Pl Blvd

Francis St

Winona Ln

Hazelhurst Dr

Fiske St

Skipper Ln

Hyatt Dr

Tealwood Dr

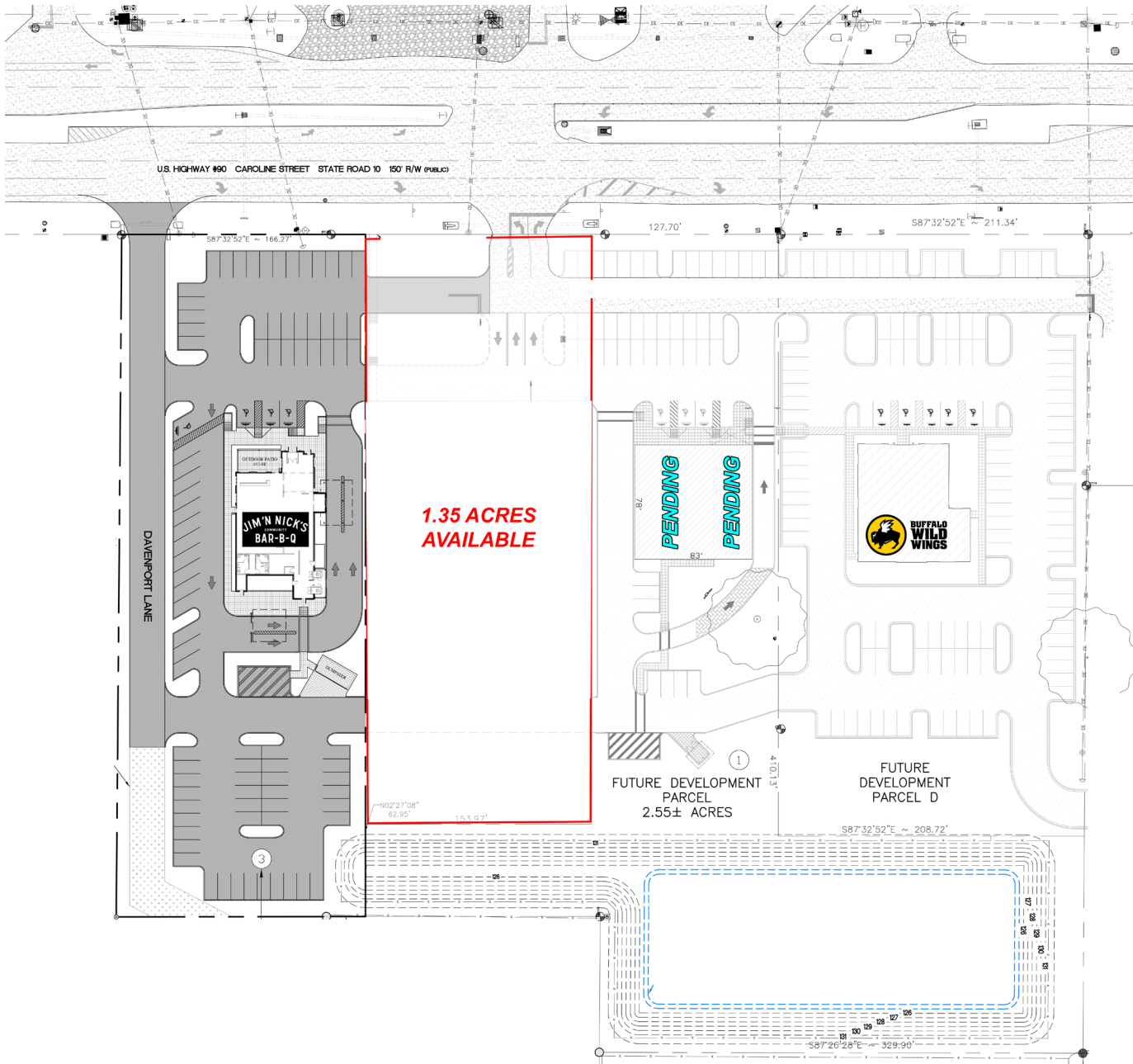
Jab Cr

Ball Ridge Ln

197A

Swan Ave

Macey Ln



DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drive
2023 Est. Population	4,035	28,427	59,230	92,854
2028 Prj. Population	4,185	29,398	63,705	99,170
2023 Households	1,531	10,714	22,443	36,342
2028 Households	1,657	11,564	25,236	39,847
Household Size	2.6	2.6	2.6	2.5
2023 Avg. Income	\$92,659	\$99,610	\$109,296	\$103,916
2028 Avg. Income	\$85,878	\$93,145	\$99,386	\$97,497
2023 Med. HH Income	\$77,525	\$77,092	\$85,175	\$79,538
2028 Med. HH Income	\$71,024	\$71,048	\$80,388	\$74,989
Daytime Population	3,266	13,790	29,884	58,829