

FOR LEASE

PROPOSED MIXED USE PROJECT

13225 US HIGHWAY 1, SEBASTIAN, FL

PRIME OUTPARCEL OPPORTUNITIES



BUILD TO SUIT OR GROUND LEASE OPPORTUNITIES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

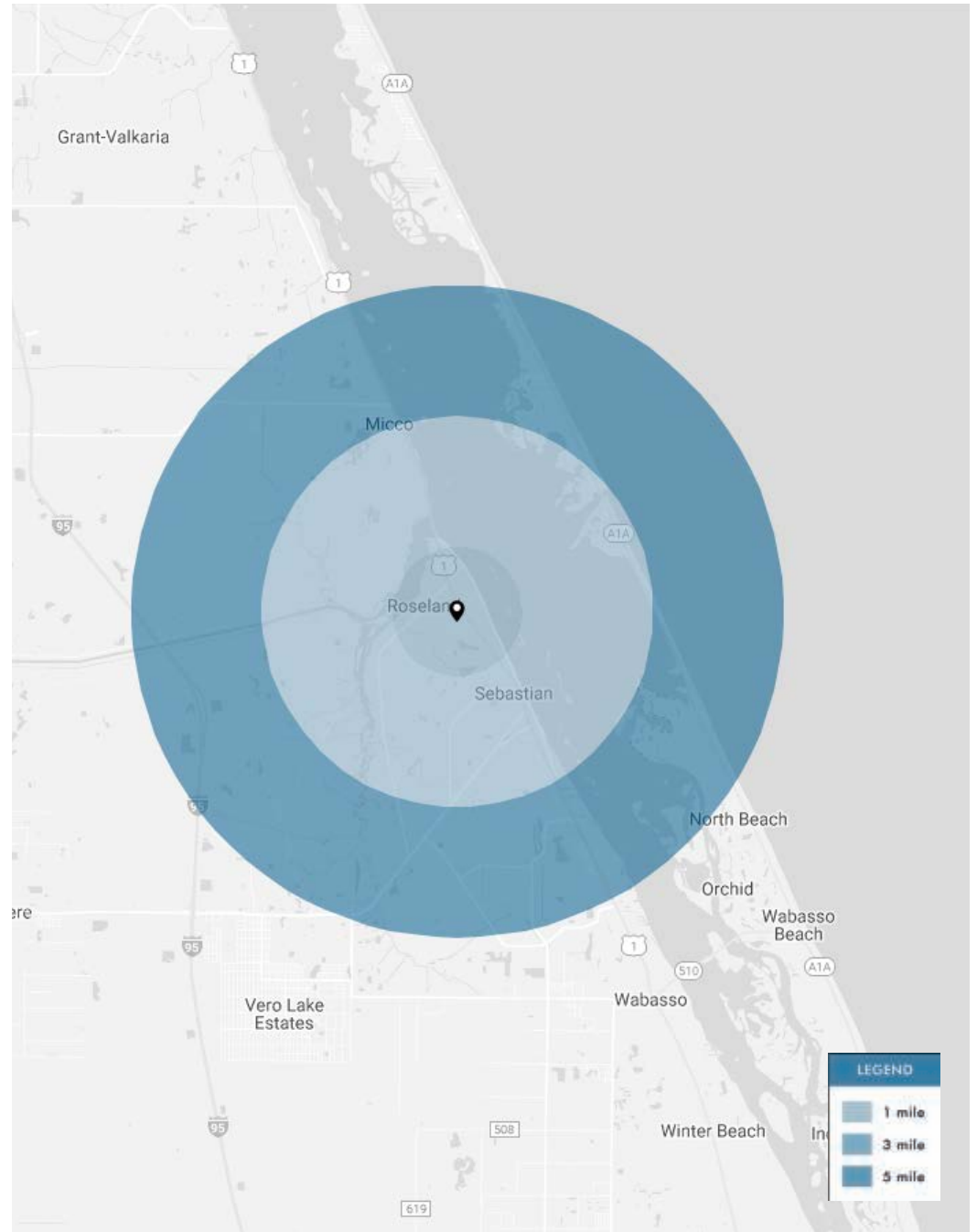
HIGHLIGHTS

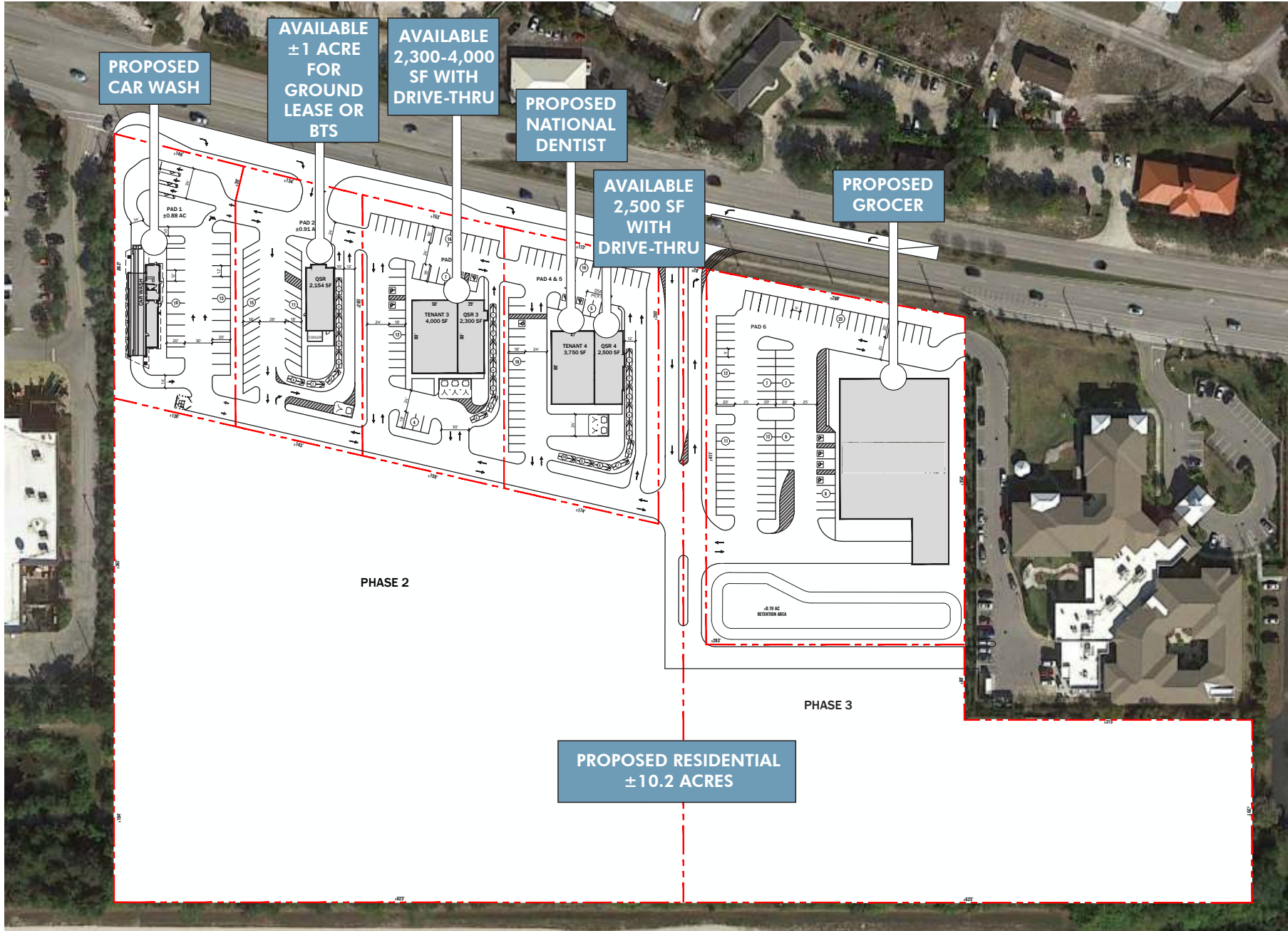
- Proposed mixed use project with retail and residential
- Build-to-suit or ground lease opportunities
- Drive-thru's available
- Strategically located at the 50 yard line of the Sebastian retail corridor
- Join neighboring tenants:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	1,505	11,253	34,157
HOUSEHOLDS	750	5,453	16,201
DAYTIME EMPLOYEES	1,343	9,891	30,002
AVERAGE HH INCOME	\$70,749	\$59,792	\$65,709
	5 Minutes	10 Minutes	15 Minutes
POPULATION	2,426	13,058	35,256
HOUSEHOLDS	1,224	6,370	16,653
DAYTIME EMPLOYEES	2,165	11,508	30,941
AVERAGE HH INCOME	\$65,933	\$59,288	\$64,479

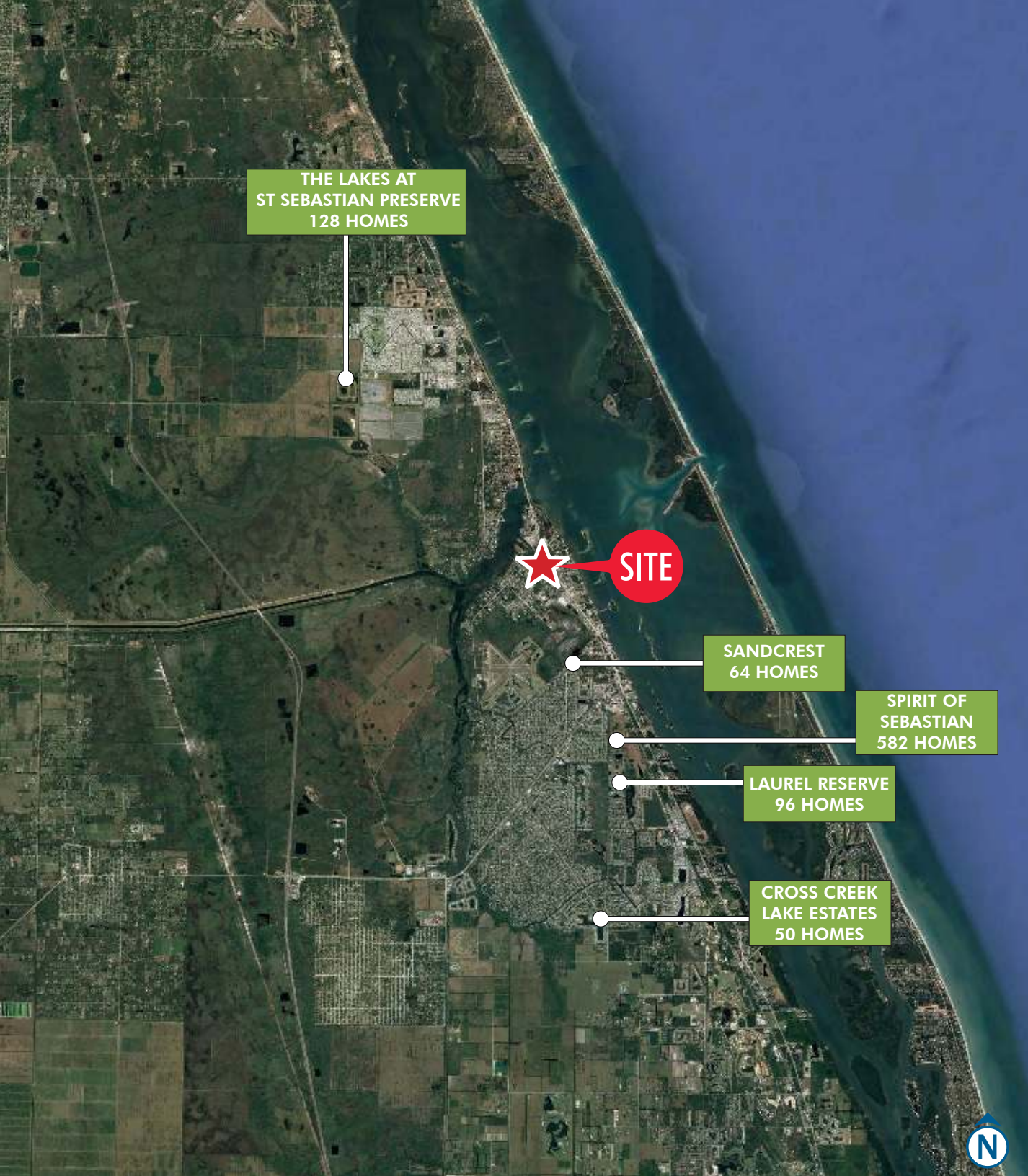




13225 US HIGHWAY 1 | SITE PLAN



13225 US HIGHWAY 1 | CLOSE AERIAL



THE LAKES AT
ST SEBASTIAN PRESERVE
128 HOMES

★ SITE

SANDCREST
64 HOMES

SPIRIT OF
SEBASTIAN
582 HOMES

LAUREL RESERVE
96 HOMES

CROSS CREEK
LAKE ESTATES
50 HOMES

CONTACT AGENT

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