

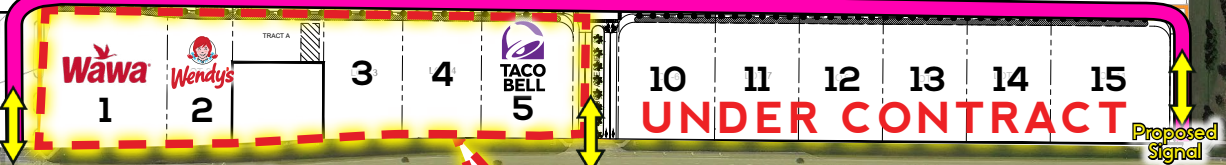
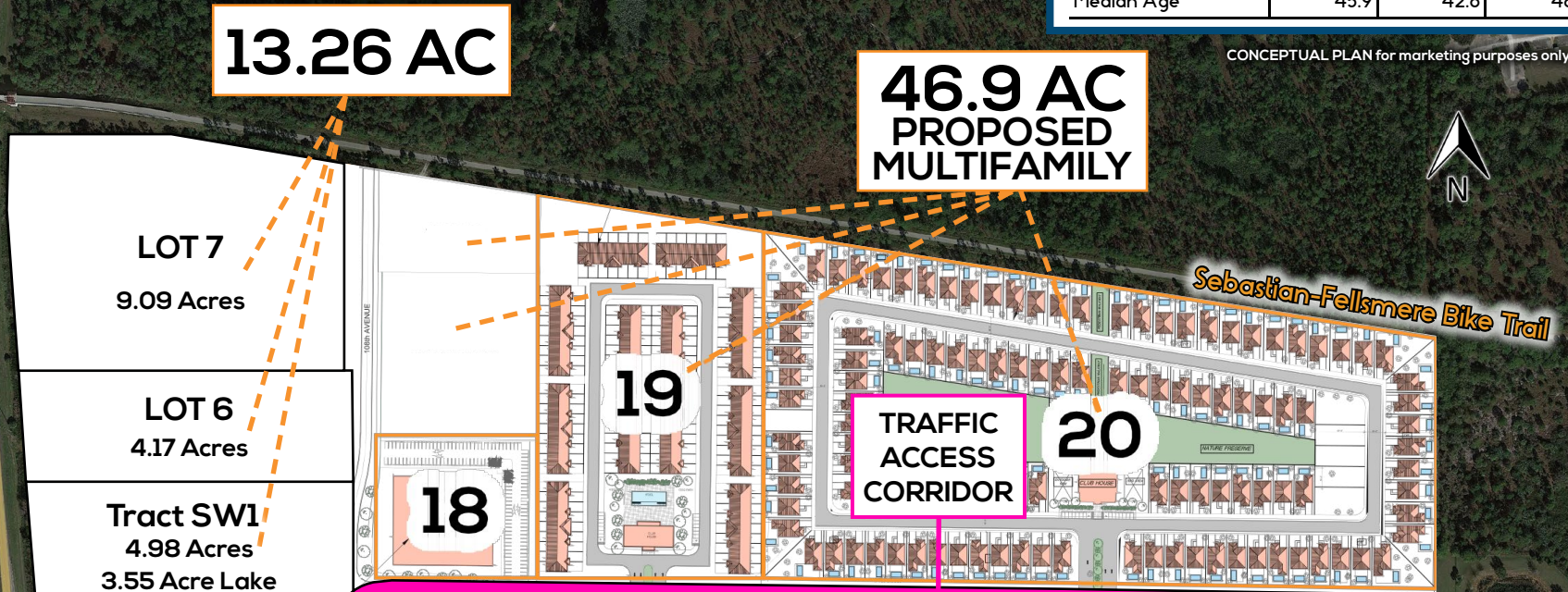
Breaking
Ground
Q4 2026

OUTPARCELS FOR SALE OR GROUND LEASE

COUNTY RD 512 + I-95 | FELLSMERE FL

	1 Mile	3 Miles	5 Miles
Population	1,493	13,691	37,161
Avg HH Income	\$ 93,247	\$ 89,864	\$ 91,916
Median Age	45.9	42.6	48.5

CONCEPTUAL PLAN for marketing purposes only



24,000 AADT

67,500 AADT

**OUTPARCELS
FOR SALE
OR GROUND LEASE**

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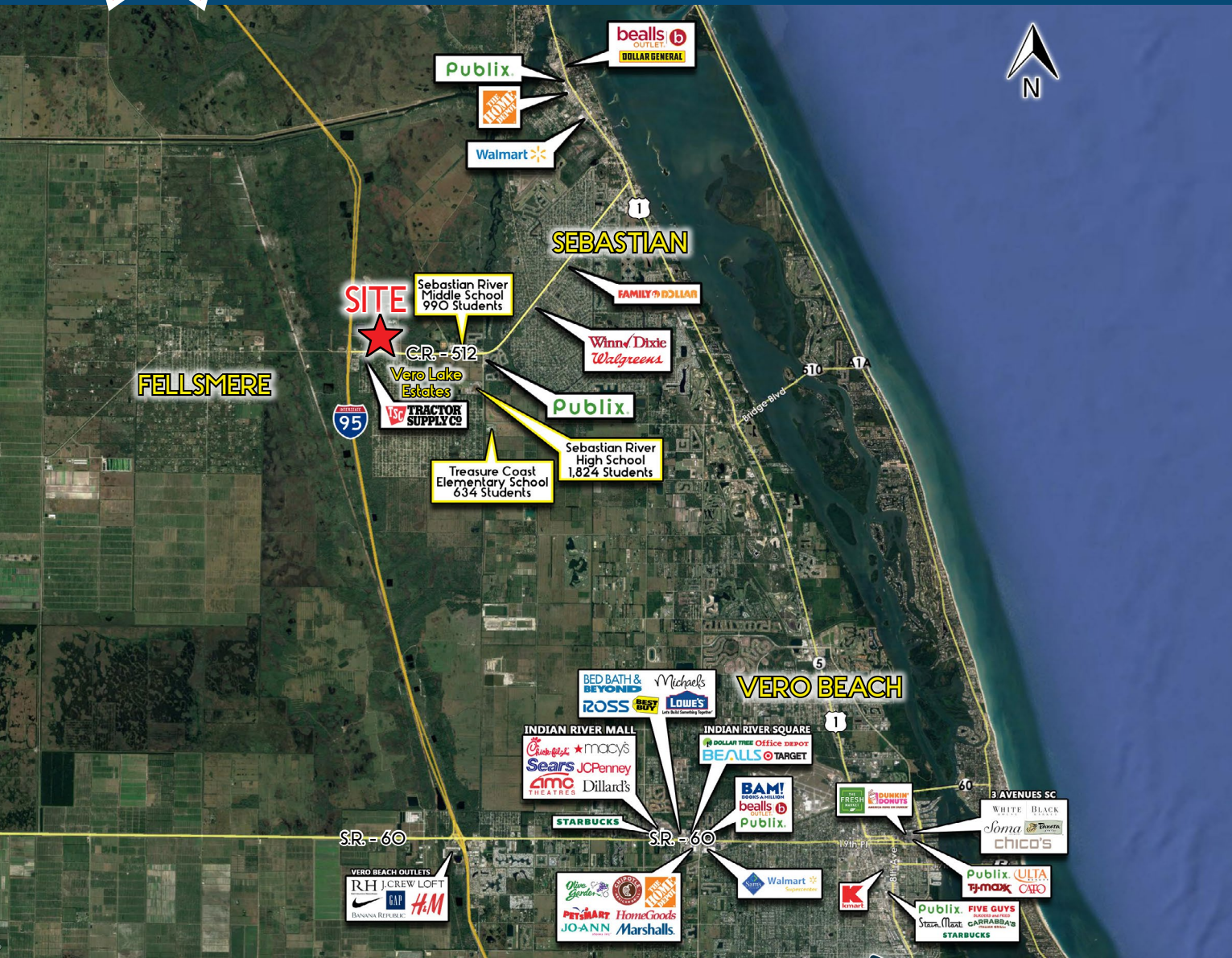


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HIGHLIGHTS

- 12.5 acre retail outparcels with flexible lot lines
- Closest I-95 exit is 17 miles northbound and 9 miles southbound
- AM / PM traffic from Sebastian, Wabasso, Roseland, Winter Beach
- Ideal for:
 - Full Service Restaurants
 - Fast Casual Restaurants
 - Bank
 - Retail & Service
 - Car Wash
- Lot lines can be adjusted

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