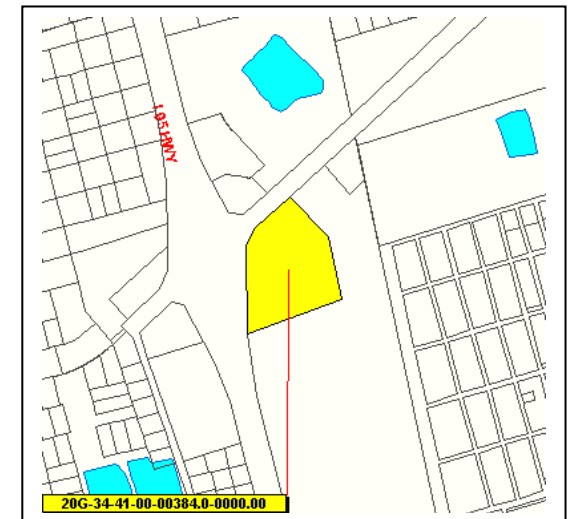
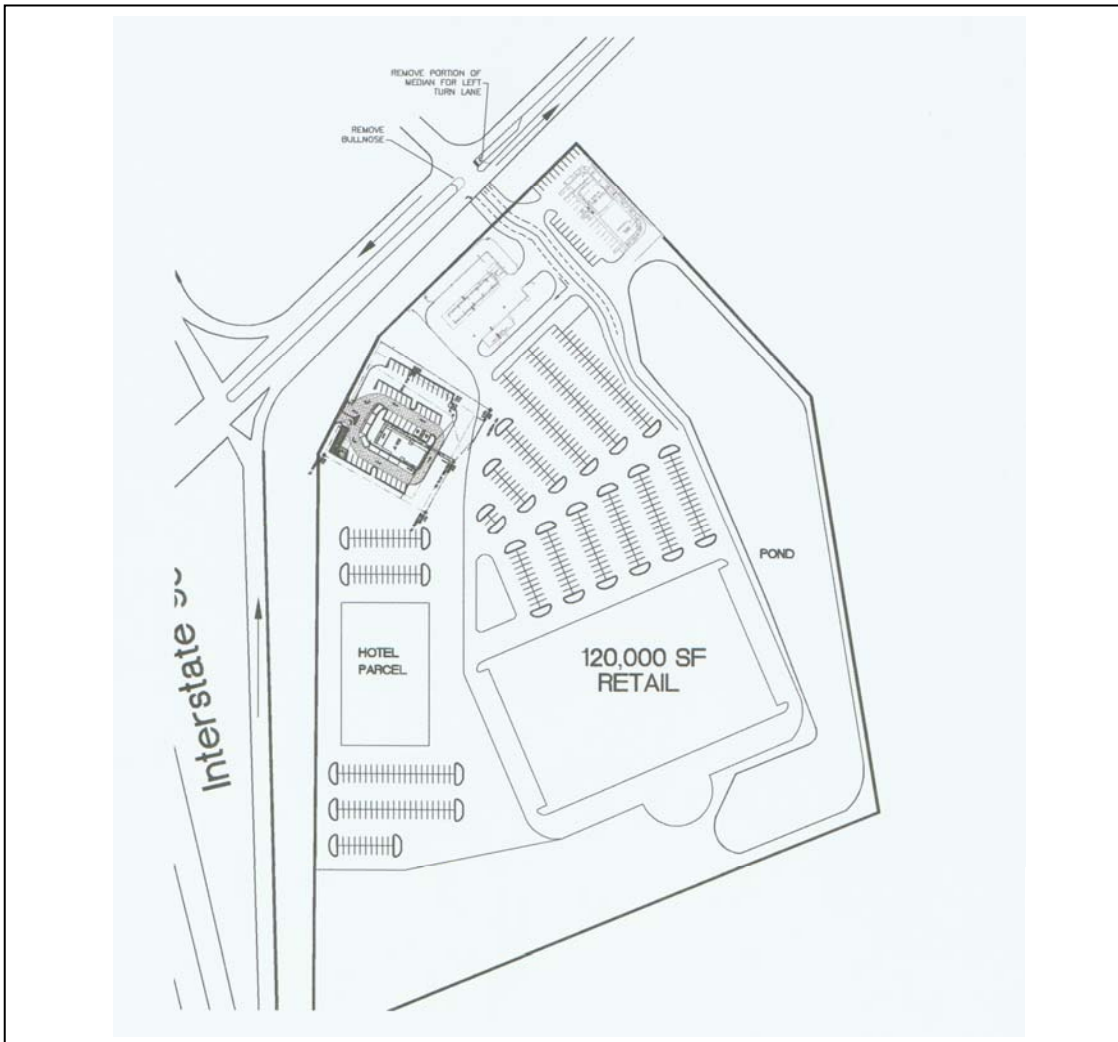


# RETAIL LAND FOR SALE

## I-95, AT EXIT #231 (Highway 5A) NORTH OF TITUSVILLE, FL

## SITE INFORMATION

<b>SIZE:</b>	24.47 acres
<b>FRONTAGE:</b>	1200' on Interstate 95 520' on SR 5A (Stuckway)
<b>LOCATION:</b>	Exit 231 on I-95
<b>ZONING:</b>	TCU
<b>2007 TRAFFIC:</b>	29,342 AADT on I-95
<b>ASKING PRICE:</b>	\$2,250,000
<b>AVAILABLE:</b>	Survey & Phase I Environmental Audit



**Ben Crosby, CCIM, ALC**

*Broker*

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# RETAIL LAND FOR SALE

## Demographic Report 10 mile Radius

2008 Population	24,091
2013 Population	26,094
2008 Total Households	9,656
2013 Total Households	10,514
Average HH Size	2.48
Avg. HH Income	\$57,060
Race - White	87.0%
- Black	9.9%
Ethnic - Hispanic	2.7%



*Aerial view of the property from the northwest*