

FOR SALE

PROPERTY OVERVIEW

2.89 acres with $\pm$ 520 feet of frontage on Highway 190. Property has great visibility and frontage, and has the zoning in place for multiple commercial uses. The property has frontage along Highway 190, Foy Street and Clausel Street, making it an ideal location for commercial development with great access from 3 sides.

Located ideally just moments from the Lakefront, Fontainebleau State Park, and the famous Mandeville Trailhead, and Nationally recognized Trace Rails to Trails system.

LAND

- 2.89 Acres

PRICE

- \$12.00 PSF

ZONING

- HC-2

FEATURES

- Frontage 520 ft.
- Depth 238 ft.
- Partially cleared

TRAFFIC COUNTS (DOTD 2021)

- Highway 190 west of site: 29,865

POSSIBLE USES

- Commercial
- Retail
- Office
- Self Storage
- Restaurant
- Fast Food
- Hospitality

NEARBY ATTRACTIONS

- Greystone Event Center: 150 Feet
- Mandeville Trailhead: 0.6 Miles
- Mandeville Marina: 0.9 Miles
- Pelican Park: 1.9 Miles
- Fontainebleau State Park: 2.1 Miles



OVERVIEW

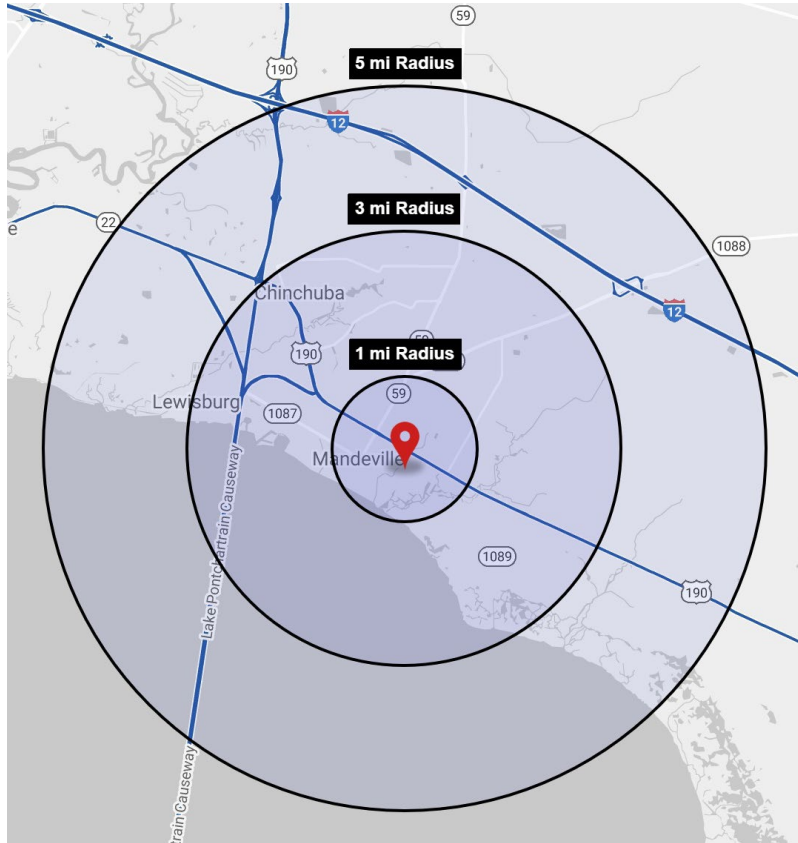
DEMO/RETAIL MAP

MULTI-OFFICE PLAN

RETAIL/ OUTPARCEL PLAN

SURVEY/LIDAR

2023 DEMOGRAPHICS



1 MILE

3 MILE

5 MILE



POPULATION

5,422

30,899

51,033

RETAIL MAP



1 MILE

3 MILE

5 MILE



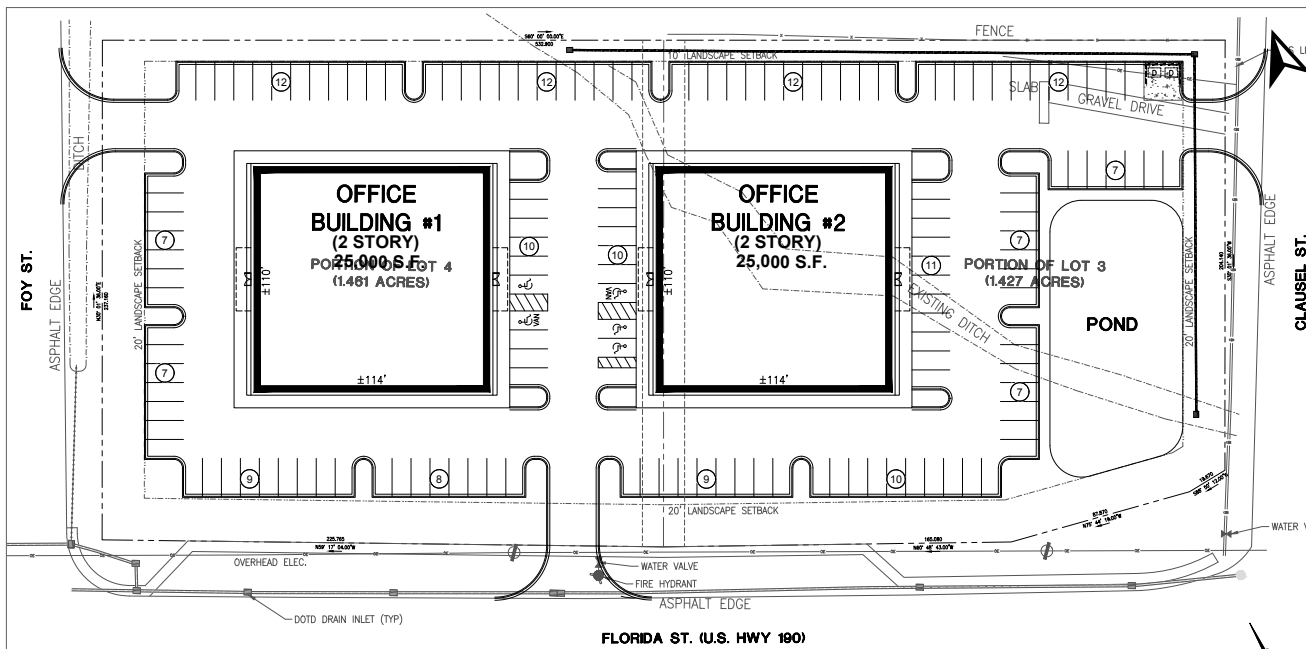
AVG. HH INCOME

\$93,770

\$131,985

\$132,471

Click images for larger view



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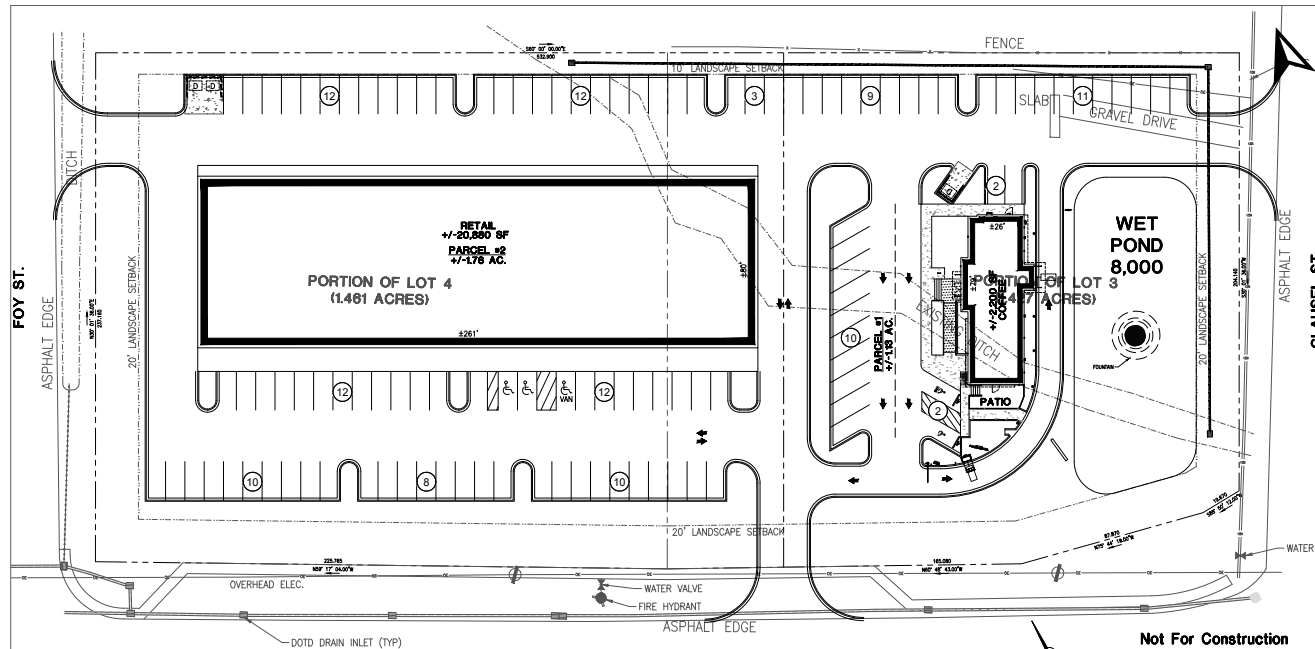
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