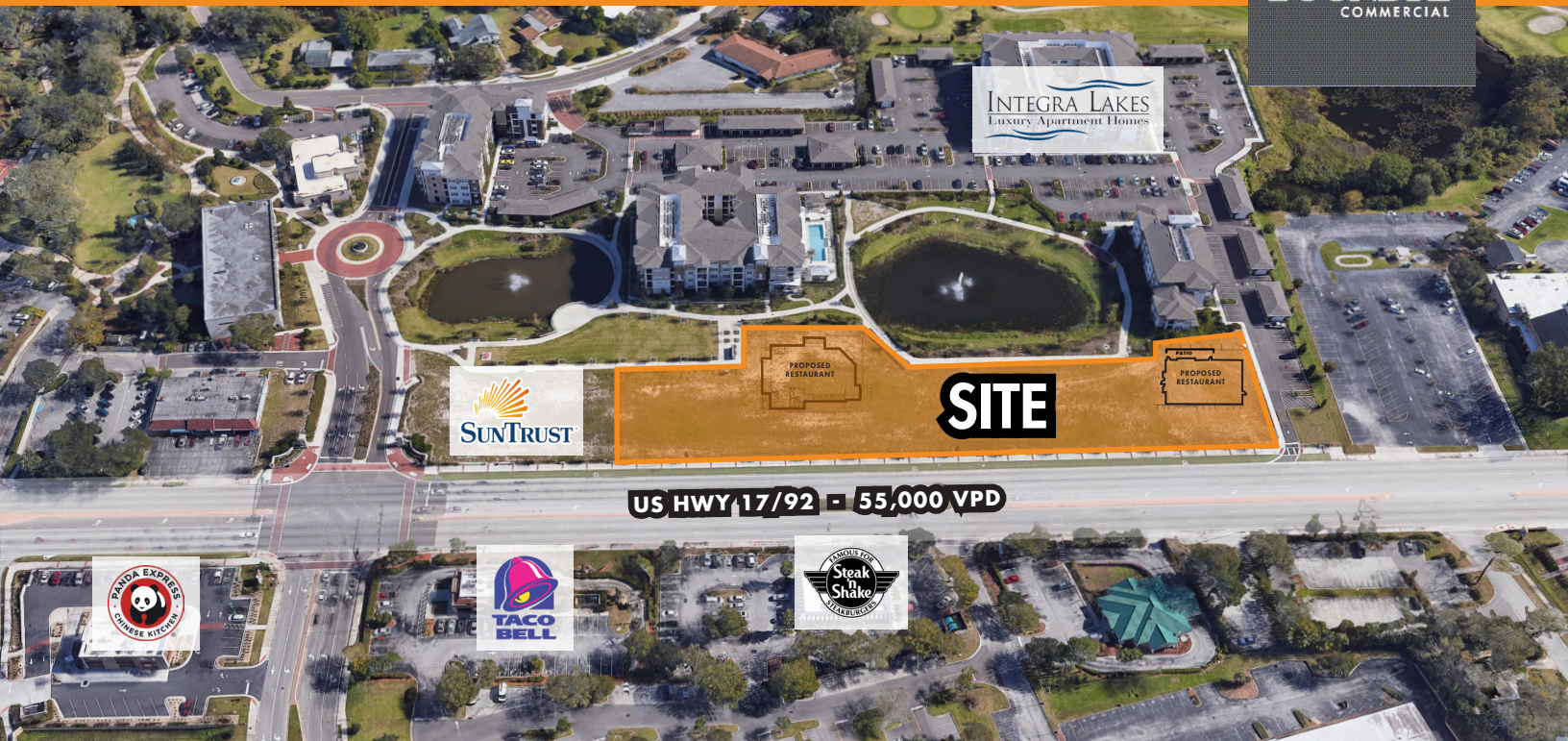


LAKE CONCORD PARK

4453 US HIGHWAY 17/92, CASSELBERRY FL 32707

FOUNDRY
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2 ± AC LAND FOR GROUND LEASE OR SALE

PROPERTY HIGHLIGHTS

- 2 ± Acres available for Ground Lease or Sale
- Prime location for sit down restaurants
- PAD READY- Full Site Improvements
- Utilities stubbed to the site
- Retention provided off-site
- Approved right-in and right-out at designated locations
- Signalized intersection at Triplet Lake Drive and US Hwy 17/92
- Suntrust Bank opening December 2019
- Integra Lakes Luxury Apartments with 250 units on site
- Curb-in deal with full site improvements already complete

LAND AVAILABLE

TOTAL ACRES	2 ± AC
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 ESTIMATED POPULATION	8,093	93,035	239,028
AVG. HOUSEHOLD INCOME	\$54,483	\$73,442	\$86,596
MEDIAN HOME VALUE	\$194,338	\$233,549	\$291,770
MEDIAN AGE	40.7	40.7	40.7

For more information, please contact:

JILL GULL

Senior Vice President

407.650.1113

jill.gull@foundrycommercial.com

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Orlando, Florida 32801

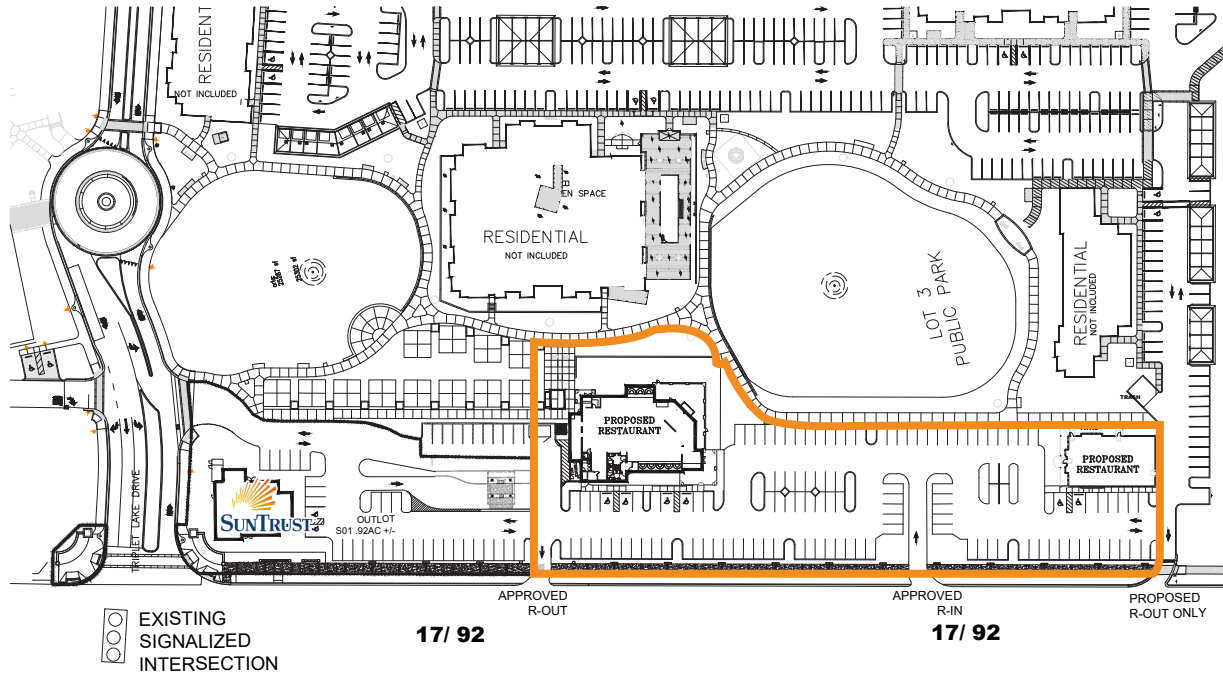
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SITE PLAN



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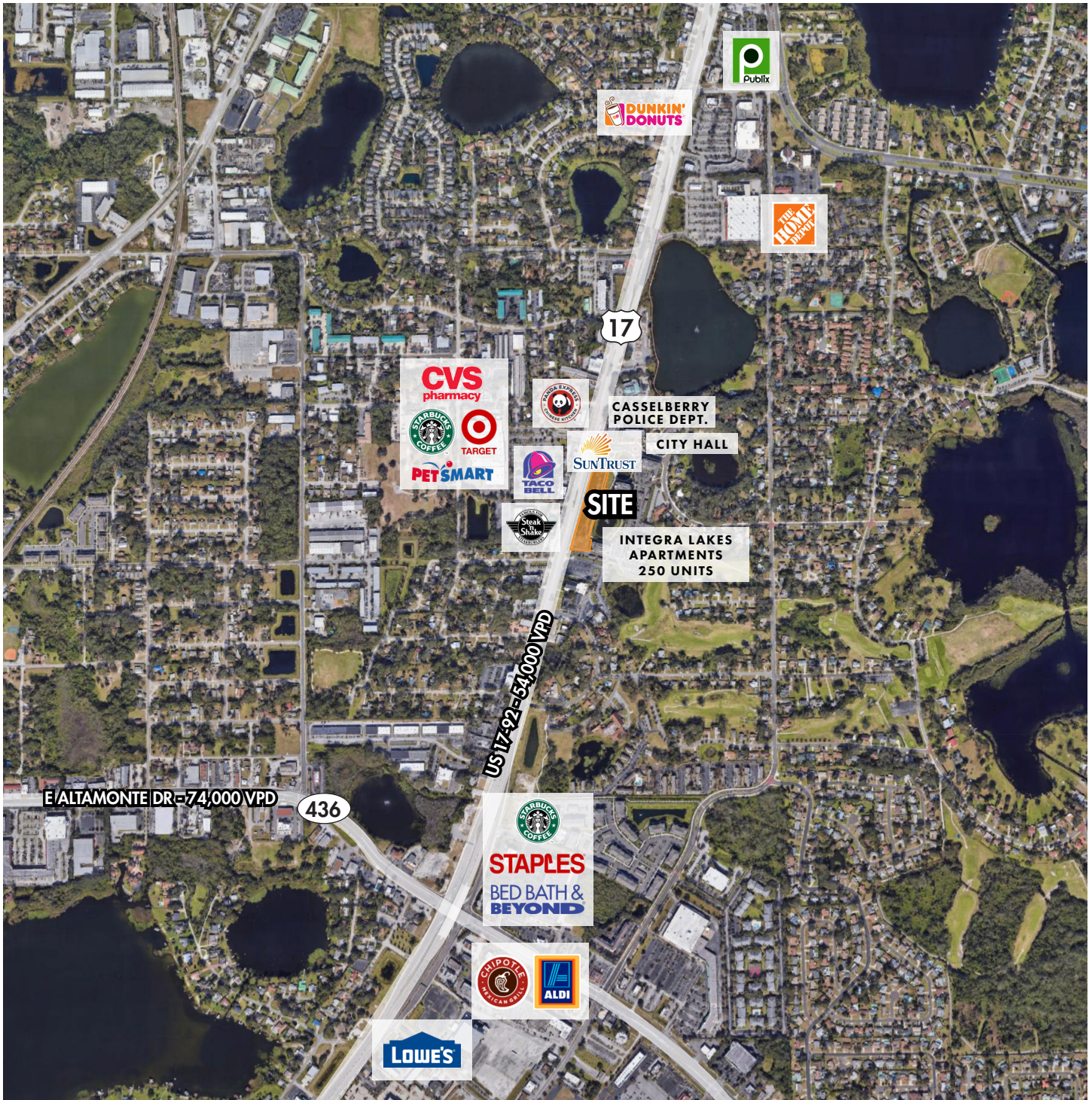
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LOCATION



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AERIAL



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