

FOR LEASE > RETAIL SPACE

# Freestanding Building

13550 US HIGHWAY 1, SEBASTIAN, FL 32958



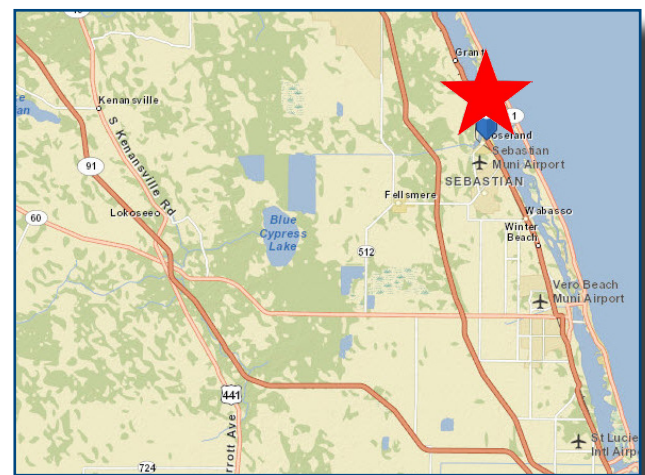
Central Florida



## Property Features

- > Space available: 14,129 SF on 1.83 acres
- > Hard corner at a lighted intersection of Roseland Road and US Highway 1
- > Easily accessible with excellent visibility on the corner
- > Less than .25 miles from the Sebastian River Medical Center with approximately 800 employees
- > 71 on-site parking spaces
- > Two drive-thru lanes
- > Sublease term through 12/31/2023
- > Traffic Counts: 23,000 on US Hwy 1  
9,400 on Roseland Road
- > Two monument signs available

## Location Map



*Call for details!*

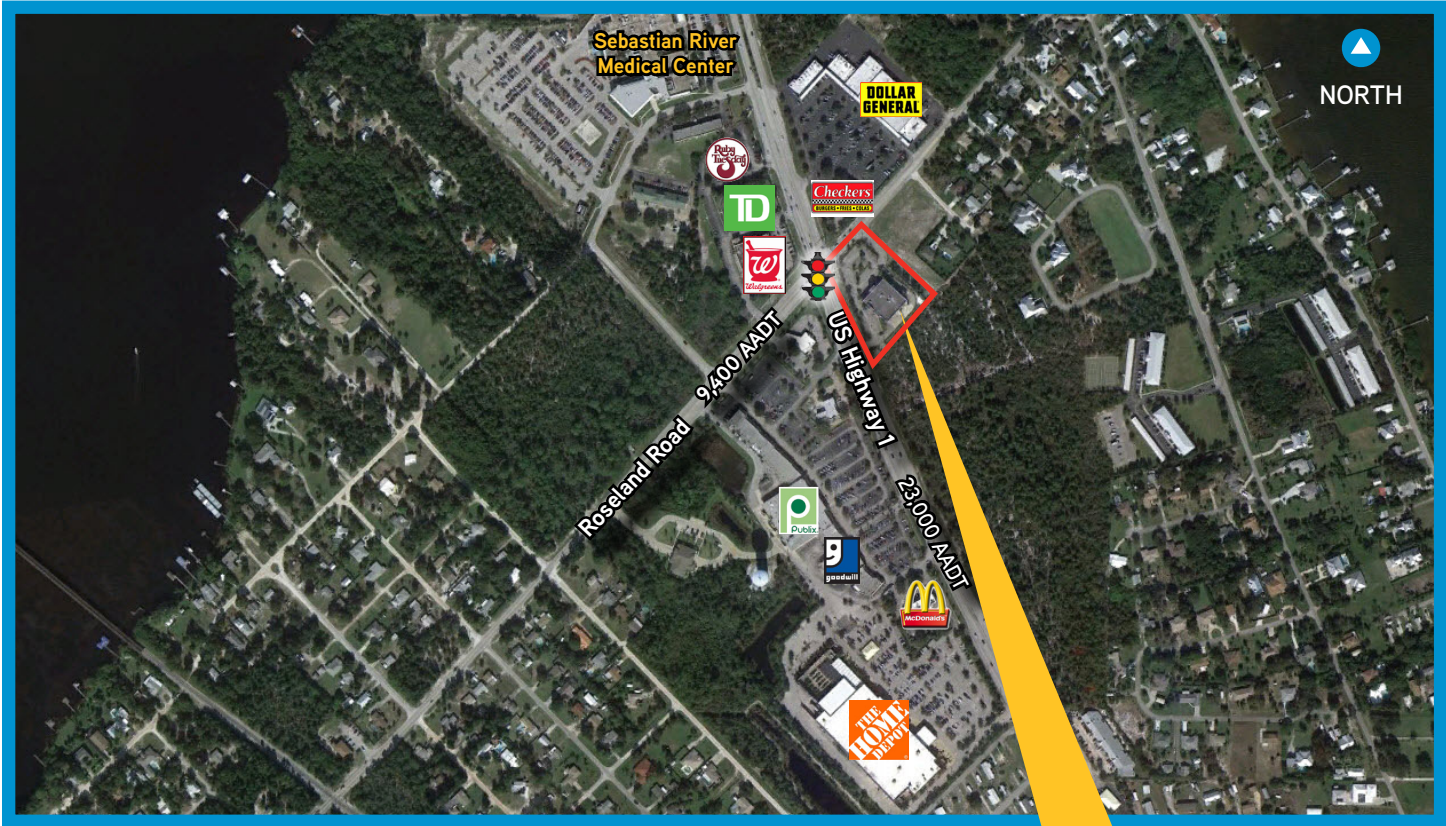
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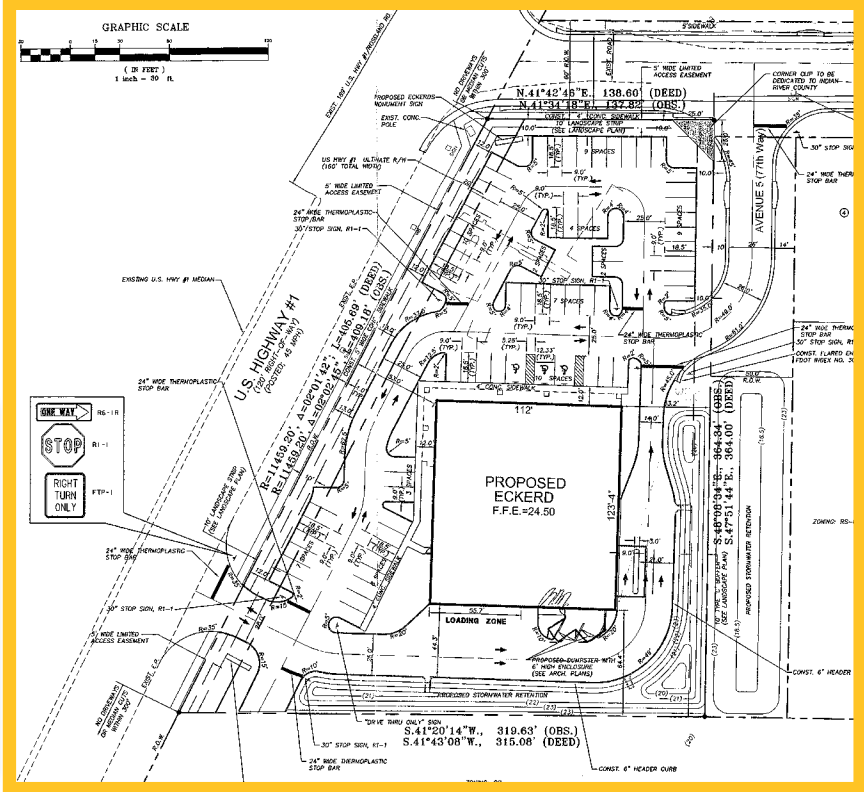


# Aerial & Site Plan



## Demographics

	1 Mile	3 Miles	5 Miles
Total Population	1,571	8,270	27,993
Total Households	785	4,064	13,472
Average HH Income	\$56,570	\$51,143	\$50,684



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