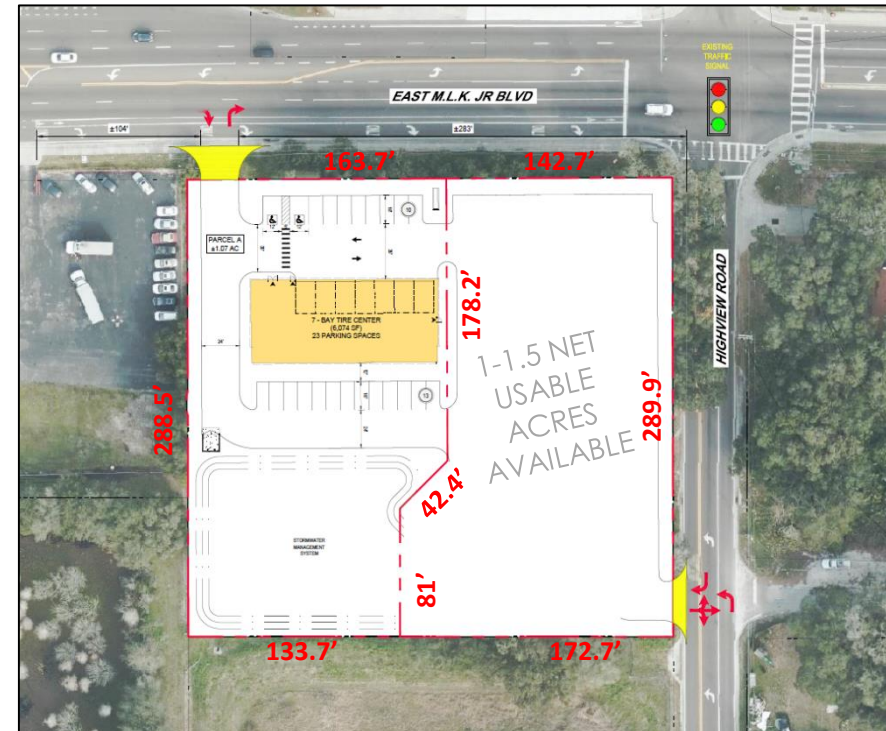


SWC E. MLK Jr. BLVD. & HIGHVIEW RD. SEFFNER, FL

Gary Eisenberg
Director of Real Estate
248.985.0323
geisenberg@velmeir.com



DEMOGRAPHICS

RADIUS	1 MILE	2 MILE	3 MILE
Population	8,506	36,482	70,559
Households	2,922	13,246	25,851
Med HH Income	\$59,451	\$59,949	\$59,303
Average Age	35.8	37.8	37.4
Daytime Employees	2,266	7,582	18,646

PROPERTY HIGHLIGHTS

- 1-1.5 net usable acres available for Ground Lease or Build to Suit
- RI/RO on MLK w/a future left in
- Full Access on Highview Rd
- Great QSR, general retail or gas convenience site
- Projected delivery in 2021

TRAFFIC COUNTS

E. MLK Jr Blvd	35,500 VPD (2018)
Highview Rd	9,100 VPD (2019)
Composite	44,600 VPD