

SPACE FOR LEASE

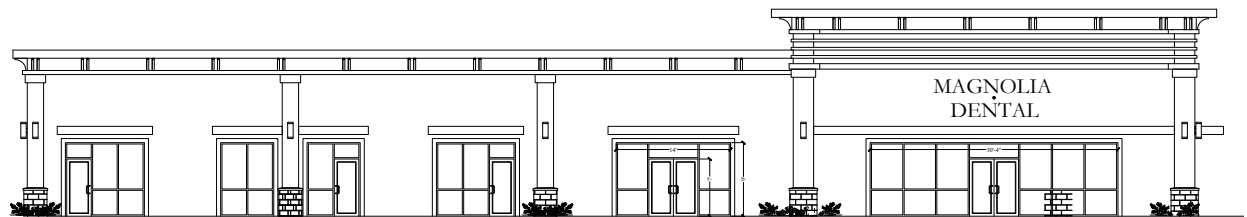
STONECREST CENTER – PHASE II

17136 SE 109th Terrace Rd., Summerfield, FL 34491

NEW CONSTRUCTION

- 1,380 - 4,168 SF available
- GLA - 9,844 SF
- Direct frontage to HWY 441
- High growth trade area
- Traffic Counts: US Hwy 441 – 40,000 AADT

| DEMOGRAPHICS | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Population | 3,186 | 36,362 | 76,166 |
| Avg. HH Income | \$52,190 | \$67,622 | \$71,090 |
| No. of Businesses | 164 | 834 | 2,102 |
| Daytime Population | 1,439 | 9,645 | 22,856 |



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SITE PLAN

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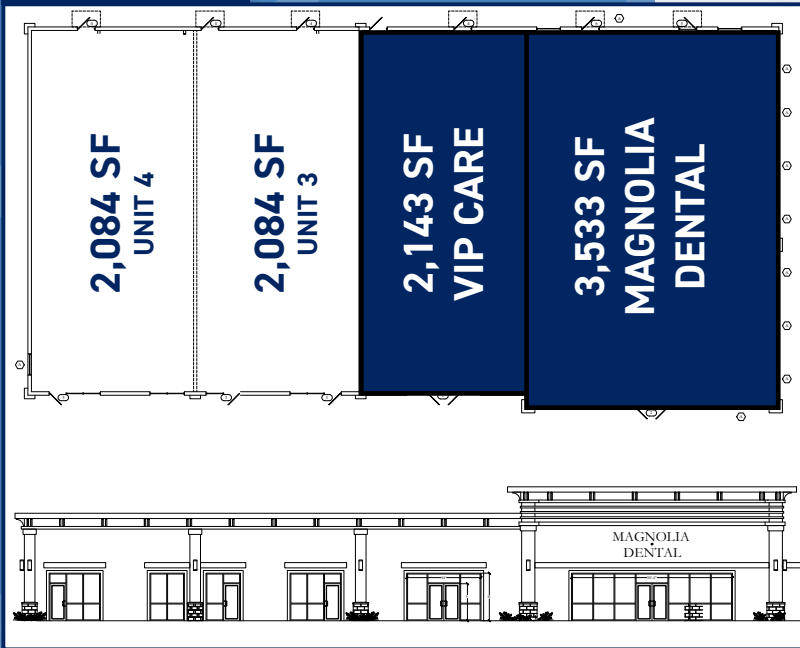
Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

PHASE II OPTIONS

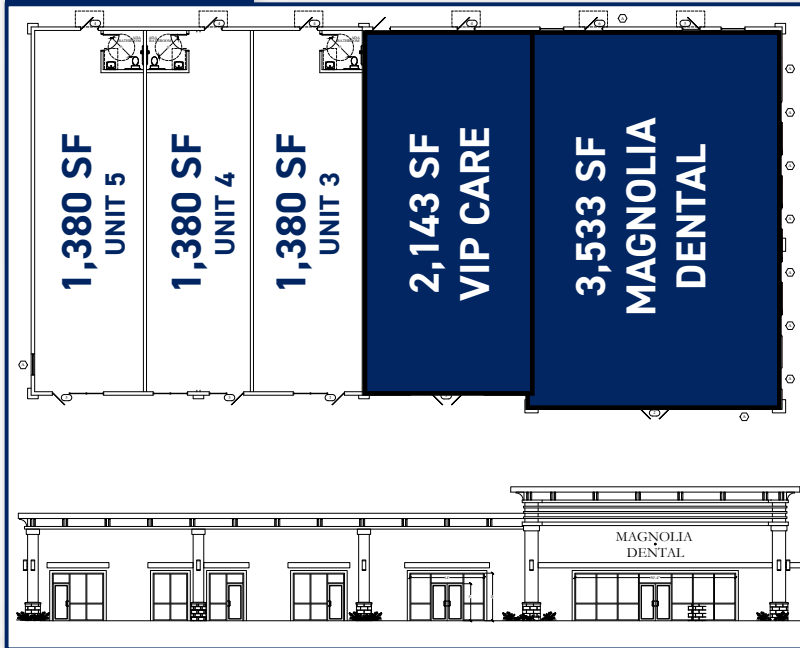
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PHASE II OPTION 1



PHASE II OPTION 2



TENANTS:

MAGNOLIA DENTAL
VIP CARE

3,533 SF
2,084 SF

PRECONSTRUCTION OPTIONS:

| | |
|-----------------|-----------------|
| OPTION 1 | 1,380 SF |
| OPTION 2 | 2,084 SF |
| OPTION 3 | 4,168 SF |



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