



LAND FOR SALE

Prominent Location US I Vacant Commercial Land

1435 Rose Ct Melbourne, FL 32935

FOR SALE | \$189,500

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 1435 Rose Ct Melbourne, FL 32935



OFFERING SUMMARY

Sale Price:	\$189,500
Price / Acre:	\$473,750
Lot Size:	0.4 Acres
Zoning:	CI
APN#:	27-37-05-05-0000A.0-0011.01

PROPERTY OVERVIEW

Rose Court Commercial Land For Sale | \$199,500 Located on US Highway 1 in the thriving city of Melbourne, Florida, Rose Court Commercial Land offers an exceptional investment opportunity. This vacant 0.4-acre lot is zoned for neighborhood commercial use, allowing for a wide range of professional and commercial office development possibilities. Situated in a prominent location, this property boasts high visibility with frontage directly on US Highway 1, ensuring maximum exposure for any business. With an average daily traffic count of 41,500 vehicles passing by, this location presents a prime opportunity for businesses seeking visibility and accessibility. Surrounded by a growing community, Rose Court Commercial Land is conveniently located approximately 2 miles from Wickham and Post Roads, 5 miles from Eau Gallie Blvd at US Highway 1, and 6 miles from I-95 at Pineda Causeway.

The area is characterized by a strong demographic profile, with a population of over 109,000 within a 5-mile radius and an average household income of \$81,775. Don't miss out on this great investment opportunity. Contact Brian L. Lightle, CCIM, SIOR, CRE, founder and broker associate of Lightle Beckner Robison, Inc., for more information. Take advantage of this vacant commercial land and turn your vision into reality today.

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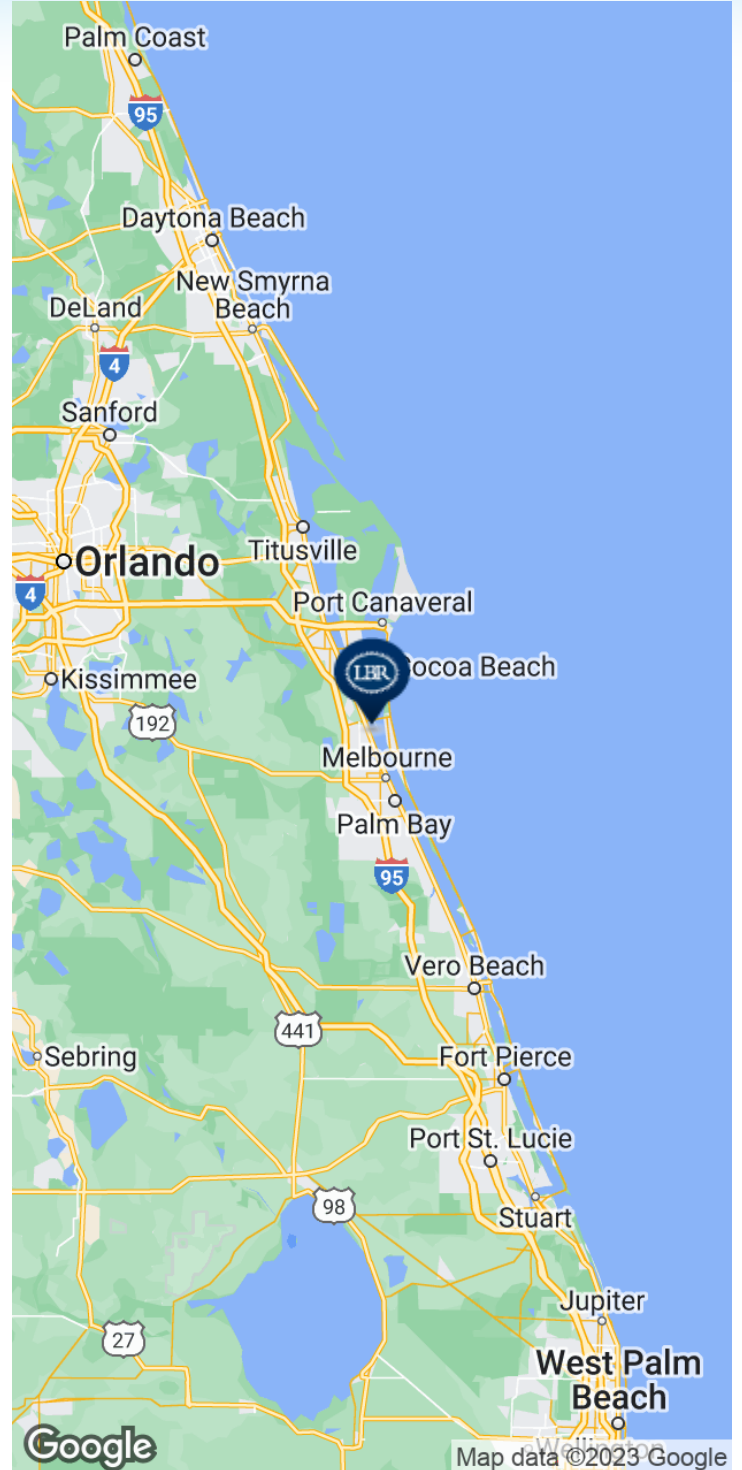
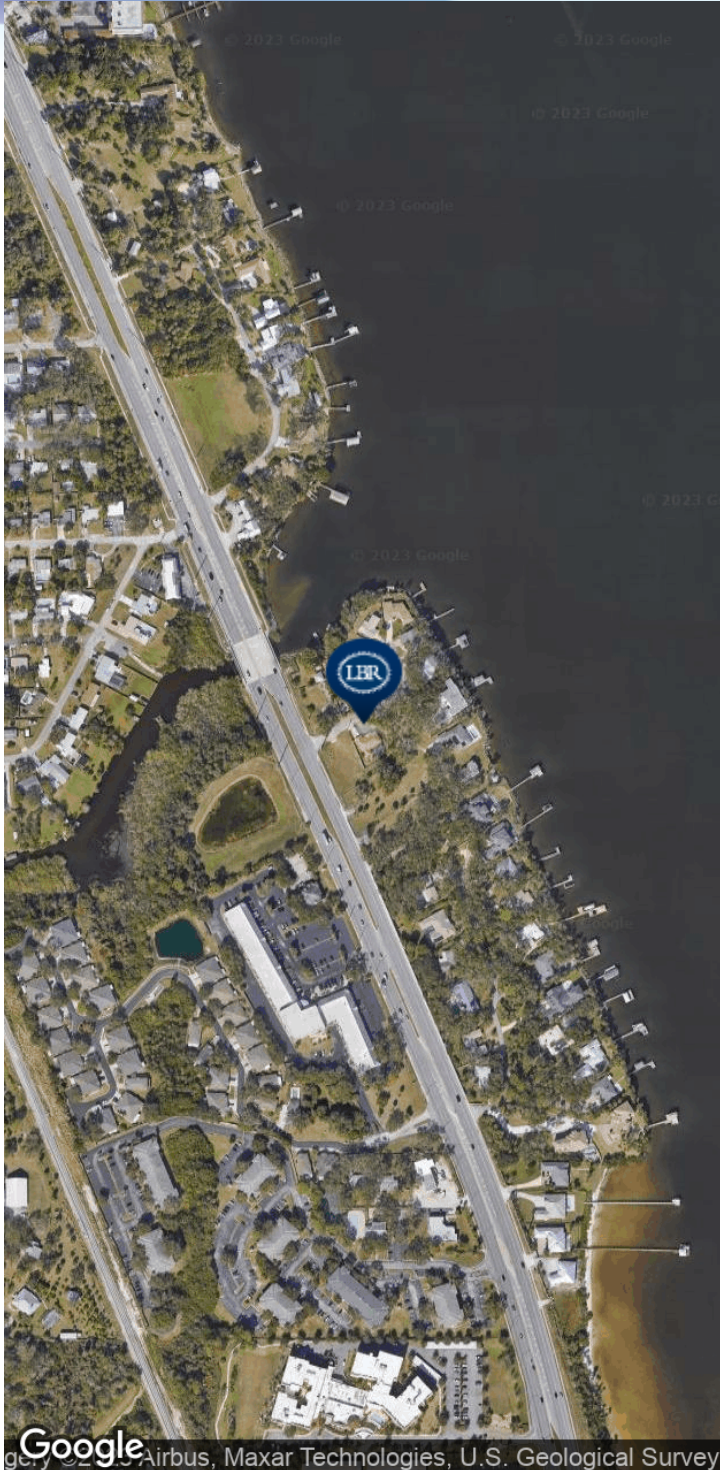
Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAP

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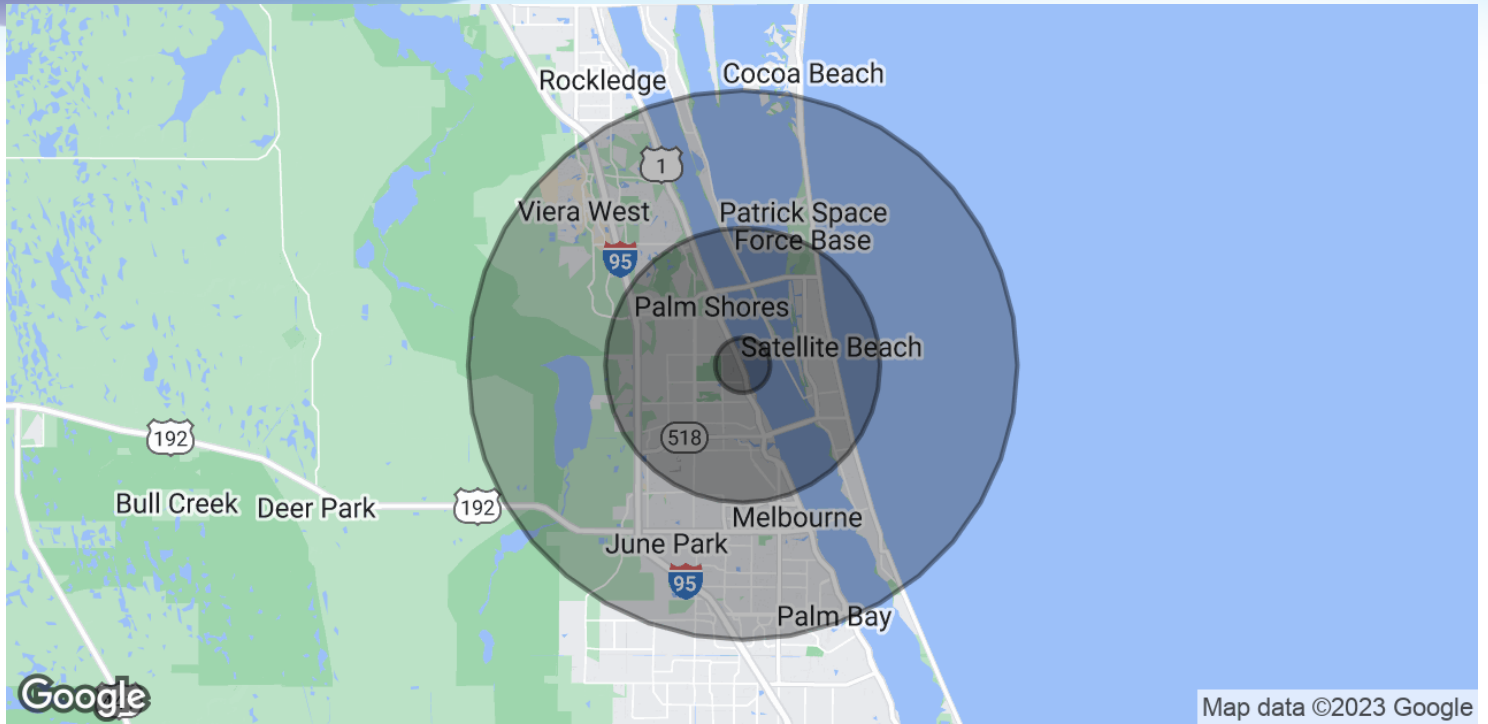
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DEMOGRAPHICS MAP & REPORT

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Map data ©2023 Google

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,185	109,763	248,551
Average Age	48.5	45.9	45.3
Average Age (Male)	42.3	44.2	43.9
Average Age (Female)	50.4	47.2	46.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,092	49,712	113,513
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,465	\$81,775	\$76,361
Average House Value	\$177,767	\$264,399	\$260,131

* Demographic data derived from 2020 ACS - US Census

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