

For Sale

I-95 and SR 46 Development Parcel

1.96 Acres | \$929,000



4430 Highway 46

Mims, Florida 32754

Property Highlights

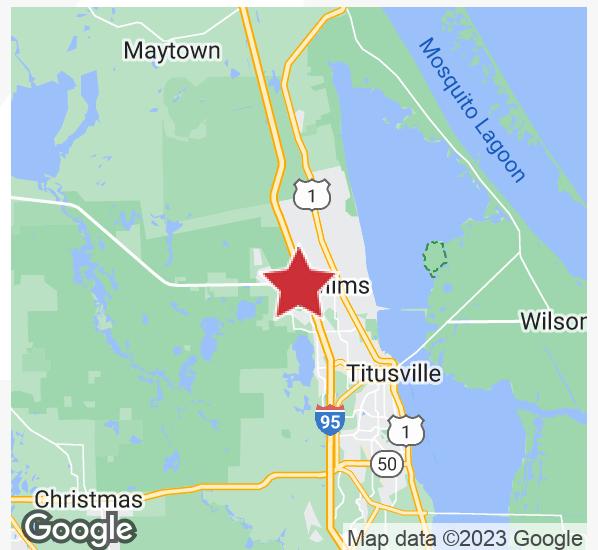
- Prime location on SR 46 at I-95 interchange adjacent to new Love's Travel Stop
- 1.96 acres suitable for hotel, restaurants/fast food, retail, auto service centers
- Ground lease may be available
- Zoned BU-2, retail, commercial in jurisdiction of Brevard County, Florida
- Pad ready site with all utilities located at property line
- Traffic Counts: 7,900 AADT (Hwy 46) & 43,000 AADT (I-95)

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	61	1,985	10,191
Total Population	177	6,082	31,769
Average HH Income	\$79,532	\$90,739	\$88,880

OFFERING SUMMARY

Sale Price	\$929,000
Ground Lease	Contact Broker
Lot Size	1.96 Acres



For more information

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Adjacent Love's Travel Stop

