

EXECUTIVE SUMMARY

• 9300 U.S. 1 Micco, FL 32976



OFFERING SUMMARY

Sale Price:	\$499,000
Price / SF:	\$298.44
Lot Size:	0.44 Acres
Year Built:	1957
Building Size:	1,672 SF
Zoning:	BU-2
APN#:	30-38-23-HI-39.3

PROPERTY OVERVIEW

Great property directly on US Hwy 1 that fronts the Indian River in Micco. The property has 2 buildings, the front building is 1,672sf and the second building is 960sf. Many possibilities for this commercial property.

LOCATION OVERVIEW

Directly on US Hwy 1 that faces the Indian River

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

ADDITIONAL PHOTOS

• 9300 U.S. 1 Micco, FL 32976



VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

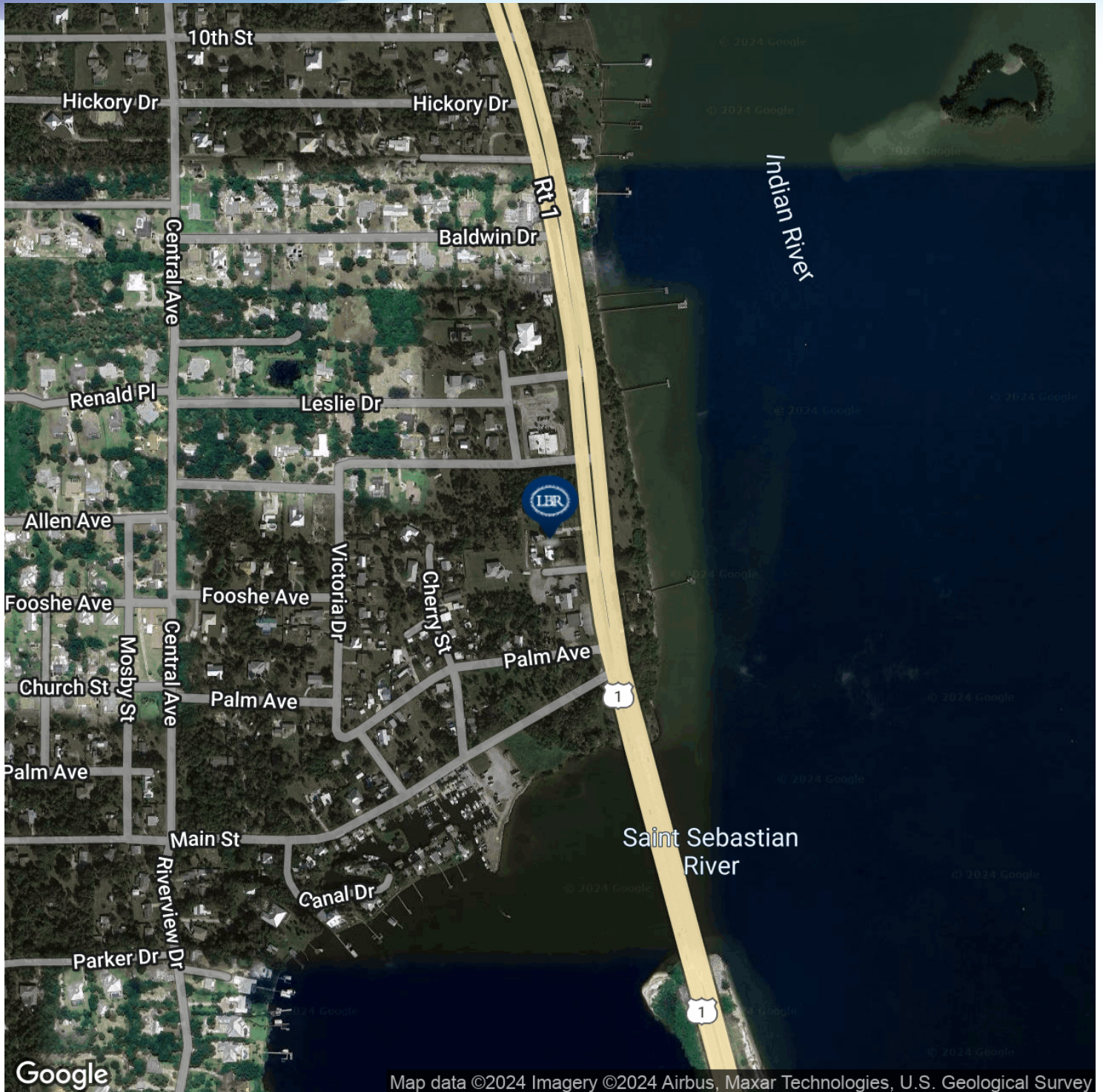
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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

• 9300 U.S. 1 Micco, FL 32976



VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

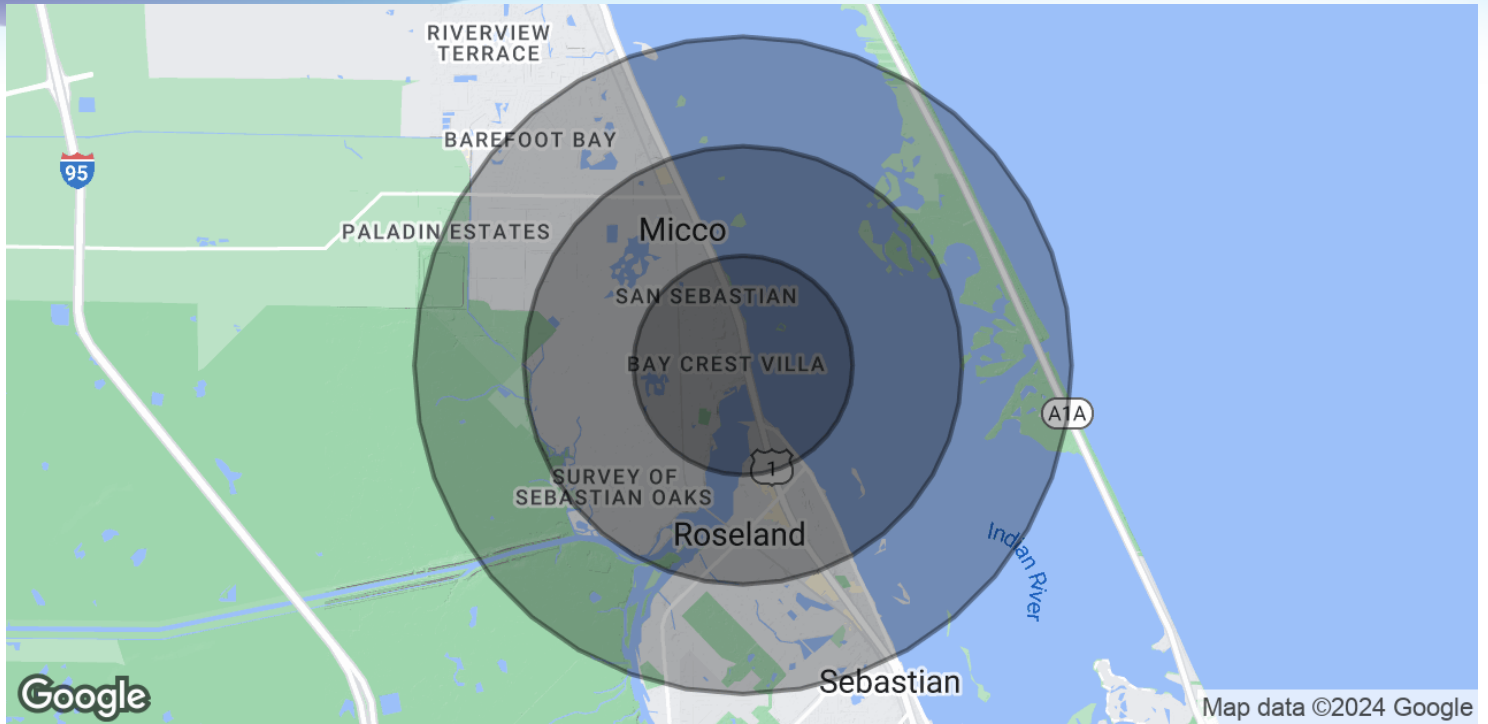
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

DEMOGRAPHICS MAP & REPORT

• 9300 U.S. 1 Micco, FL 32976



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,150	4,936	9,747
Average Age	67.1	66.6	66.1
Average Age (Male)	64.8	65.7	66.8
Average Age (Female)	67.7	66.6	65.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,551	3,567	7,386
# of Persons per HH	1.4	1.4	1.3
Average HH Income	\$39,401	\$44,494	\$44,803
Average House Value	\$184,082	\$205,886	\$205,478

* Demographic data derived from 2020 ACS - US Census

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.