



LAND FOR SALE

Commercial Lot For Sale Prominent **AIA** Location **Satellite Beach**

1740 Highway AIA Satellite Beach, FL 32937

FOR SALE | \$590,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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COMMERCIAL LOT FOR SALE / SATELLITE BEACH

• 1740 Highway A1A Satellite Beach, FL 32937



OFFERING SUMMARY

Sale Price: \$590,000

Price / Acre: \$907,692

Lot Size: 0.65 Acres

PROPERTY OVERVIEW

Developable, Cleared Lot Many Allowable Uses Including Retail, Office, Eating and Drinking Establishments . See Muni Code Satellite Beach Sec.30-416. C for Additional Information.

Directly Across the Street from the Atlantic Ocean

Recently Completed Sidewalk on North Side of Property Connecting to Palmetto Ave

2022 AADT Traffic Count 20,400 Vehicles +/- 193 Feet AIA Frontage

Municipal Water and Sewer

Owner Would Consider Ground Lease Opportunity / Live Local Act for Multifamily

<https://www.floridahousing.org/live-local-act/multifamily-middle-market-certification>

LOCATION OVERVIEW

Discover a prime investment opportunity in the vibrant beachside community of Satellite Beach, FL. Situated along the stunning Highway A1A, the area offers a desirable blend of coastal charm and commercial potential for retail and land investors. This dynamic location is nestled between the Atlantic Ocean and Banana River. With its inviting atmosphere and strong economic prospects, the Satellite Beach area presents an attractive prospect for savvy investors seeking to capitalize on the thriving coastal market. Part of the Melbourne, Palm Bay Metropolitan Statistical Area.

+/- 1.5 Miles To Eau Gallie Causeway

+/- 3.7 Miles to SR 404 Pineda Causeway

+/- 6 Miles to Cocoa Beach

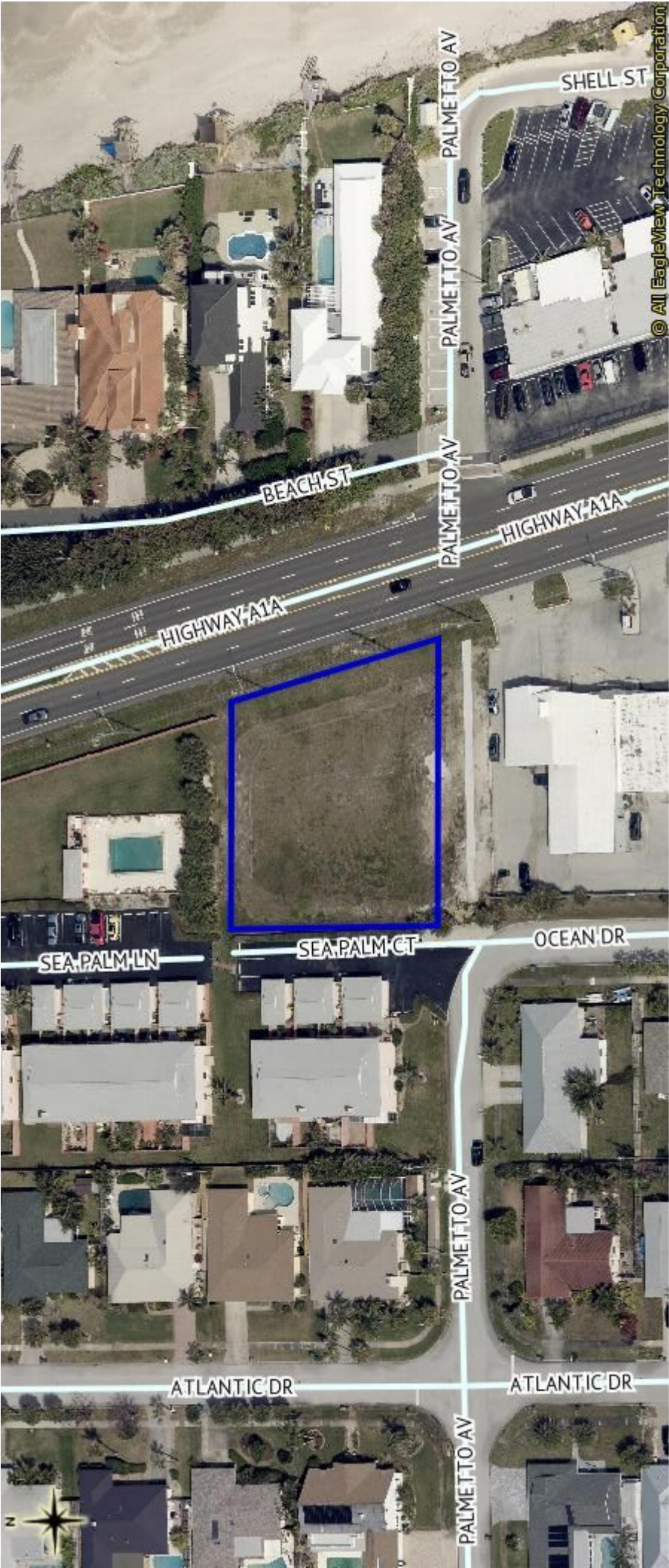
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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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DIRECT FRONTAGE HWY AIA

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COMMUNITY SUMMARY

1740 Highway A1a, Satellite Beach, Florida, 32937 2
Ring of 1 mile

Population Total	7,781	Population Growth	-0.40%	Average HH Size	2.28	Diversity Index	34.6	MedianAge	54.2	MedianHH Income	\$96,040	MedianHome Value	\$372,832	Median Net Worth	\$481,895	Age <18	14.4%	Age 18-64	52.6%	Age 65+	33.0%
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12.3%

Services



10.8%

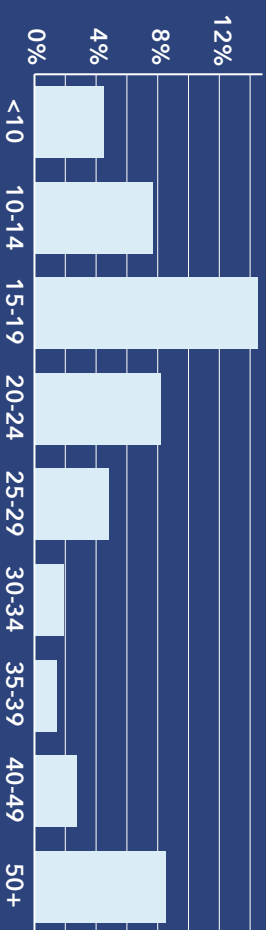
Blue Collar



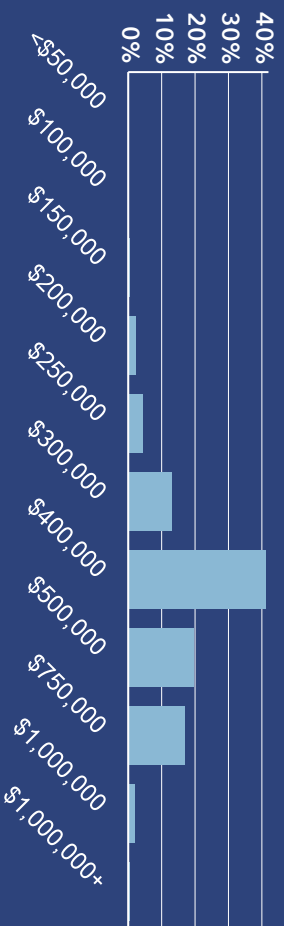
76.9%

White Collar

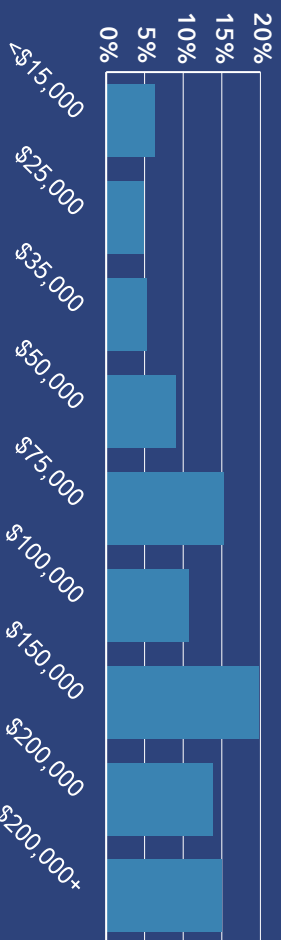
Mortgage as Percent of Salary



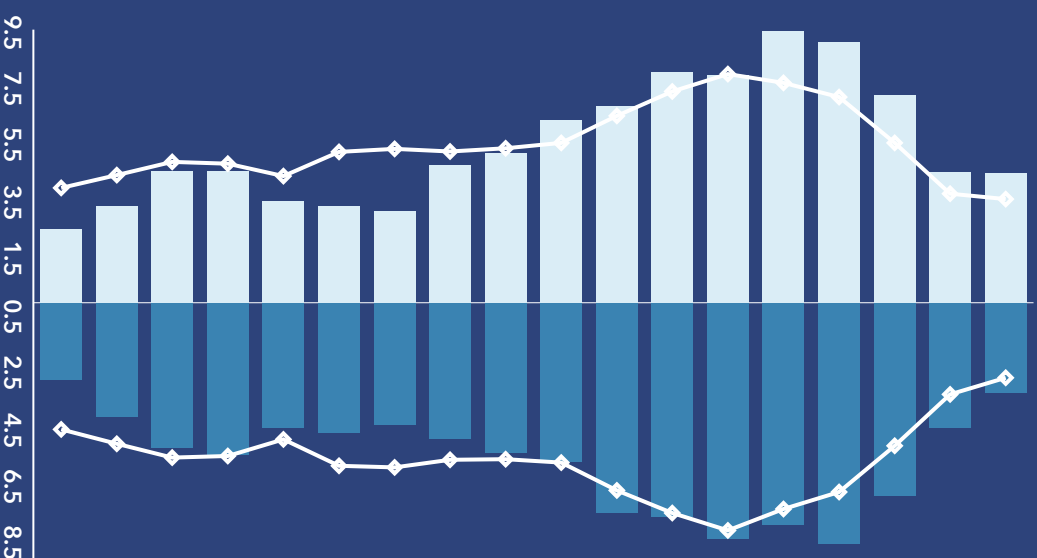
Home Value



Household Income



Age Profile: 5 Year Increments



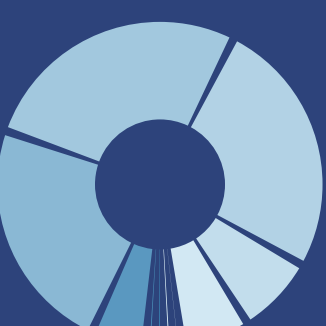
Dots show comparison to

Brevard County

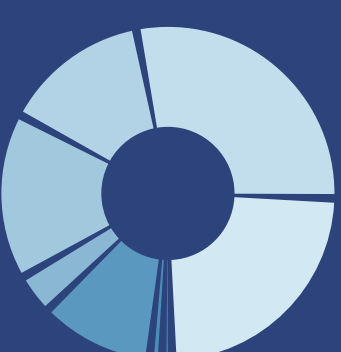
Home Ownership



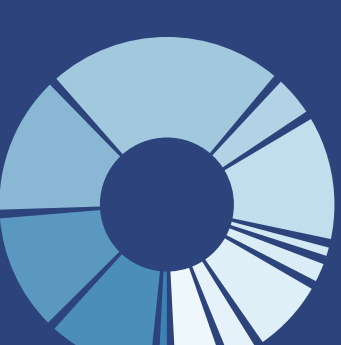
Housing: Year Built



Educational Attainment



Commute Time: Minutes

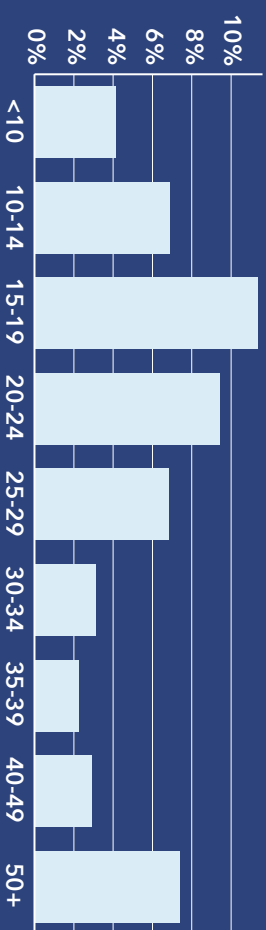


COMMUNITY SUMMARY

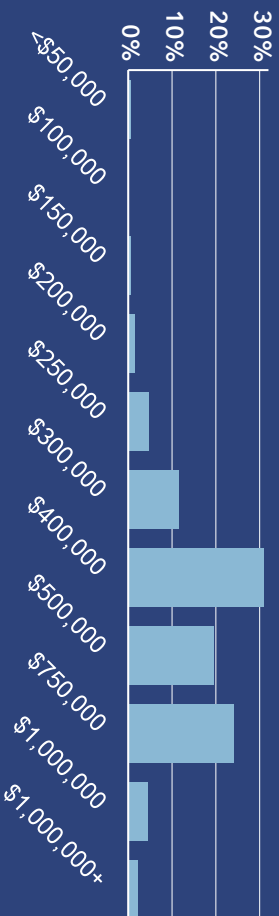
1740 Highway A1a, Satellite Beach, Florida, 32937 2
Ring of 3 miles

Population Total	29,467	Population Growth	-0.07%	Average HH Size	2.25	Diversity Index	37.0	MedianAge	51.7	MedianHH Income	\$89,016	MedianHome Value	\$403,387	Median Net Worth	\$365,743	Age <18	15.4%	Age 18-64	55.3%	Age 65+	29.3%
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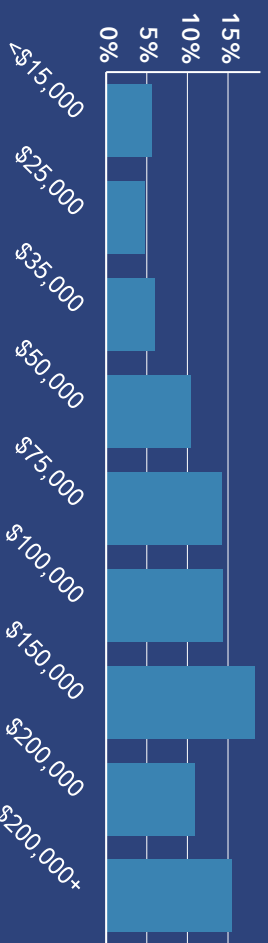
Mortgage as Percent of Salary



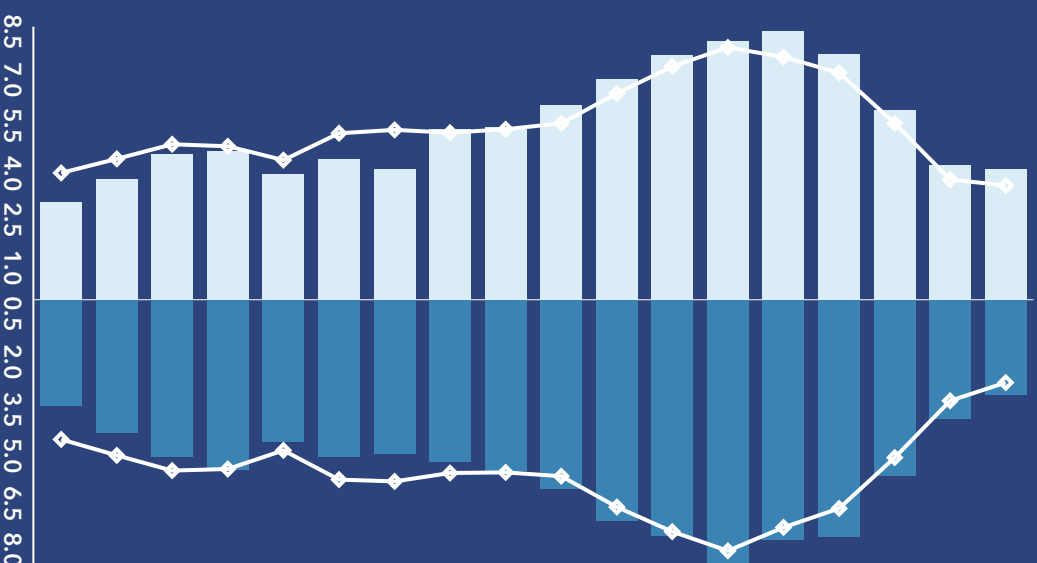
Home Value



Household Income



Age Profile: 5 Year Increments



12.4%

Services



11.9%

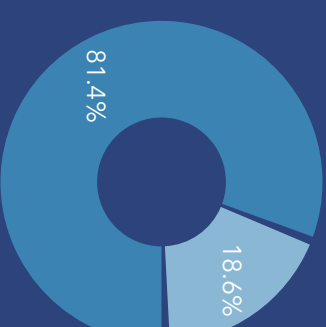
Blue Collar



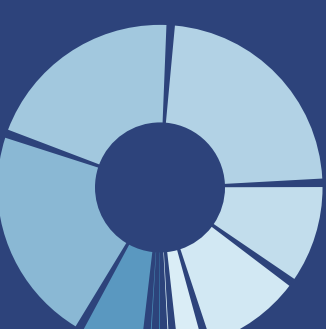
75.6%

White Collar

Home Ownership



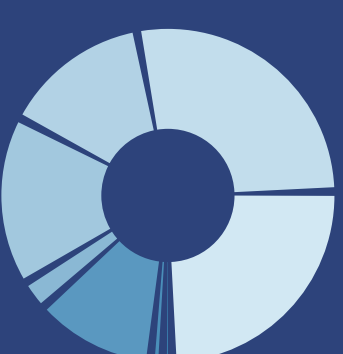
Housing: Year Built



Own Rent

● <1939 ● 1940-49 ● 1950-59
 ● 1960-69 ● 1970-79 ● 1980-89
 ● 1990-99 ● 2000-09 ● 2010-19
 ● ≥ 2020

Educational Attainment



● < 9th Grade ● No Diploma
 ● HS Diploma ● GED
 ● Some College ● Assoc Degree
 ● Bach Degree ● Grad Degree

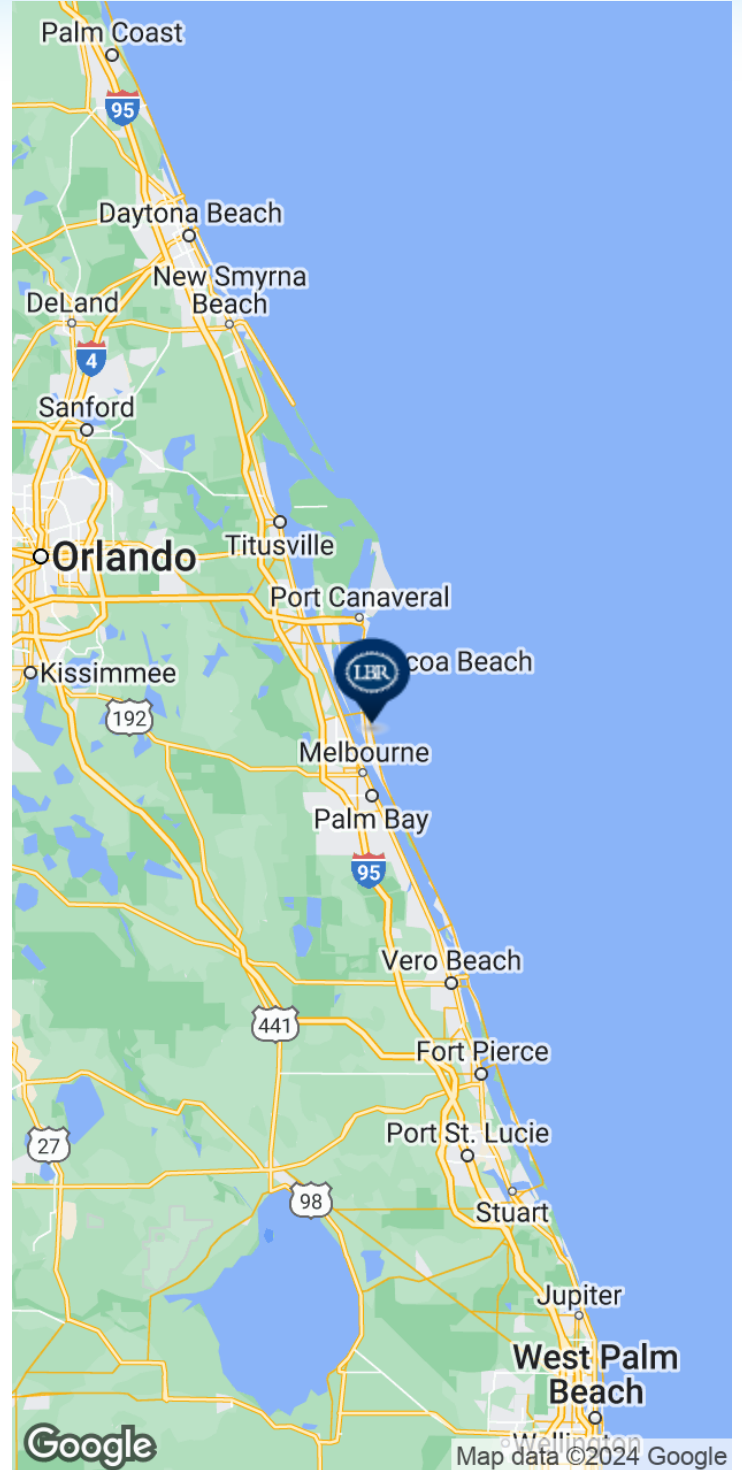
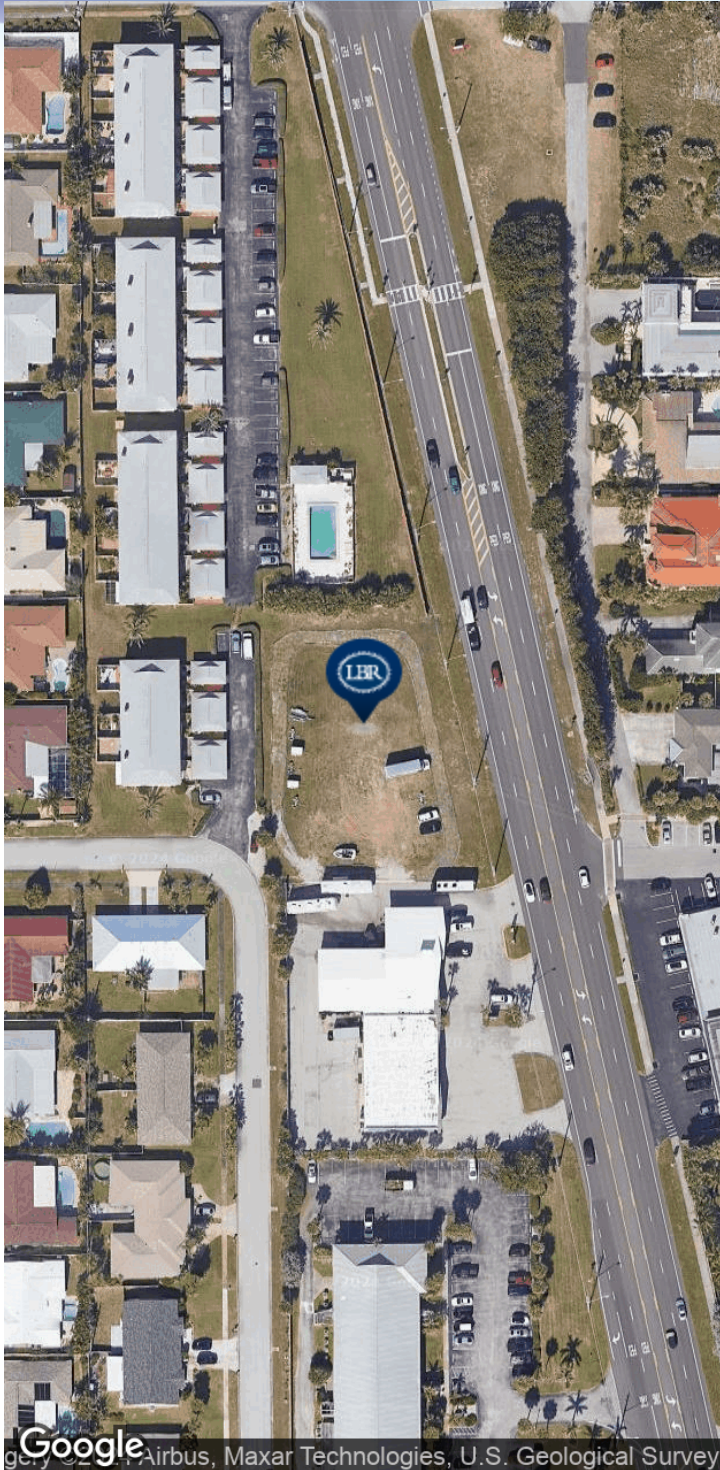
Commute Time: Minutes



● < 5 ● 5-9 ● 10-14
 ● 15-19 ● 20-24 ● 25-29
 ● 30-34 ● 35-39 ● 40-44
 ● 45-59 ● 60-89 ● 90+

LOCATION MAP

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