

## Property Summary

4018 North US Highway 1  
For Sale



### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Melbourne, FL! This prime property, zoned BU-1, presents an enticing prospect for Land and Retail investors. Located at 4018 North US Highway 1, this strategically positioned site offers unparalleled visibility and access. The flourishing Melbourne area ensures a vibrant market for potential development, enhancing the property's potential for high returns. Whether envisioning a retail development or seeking a prime parcel for strategic land investment, this offering holds immense promise.

### LOCATION DESCRIPTION

Corner lot of Post Rd and US Hwy 1 in Melbourne  
Lighted interesection with high traffic counts:  
Post Rd - 14,700 AADT  
US Hwy 1 - 43,000 AADT

### OFFERING SUMMARY

Sale Price:	\$219,500
Lot Size:	0.33 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,743	21,898	50,223
Total Population	5,934	49,587	115,020
Average HH Income	\$79,076	\$105,393	\$111,532

### JEFFERY T. ROBISON, CCIM

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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.



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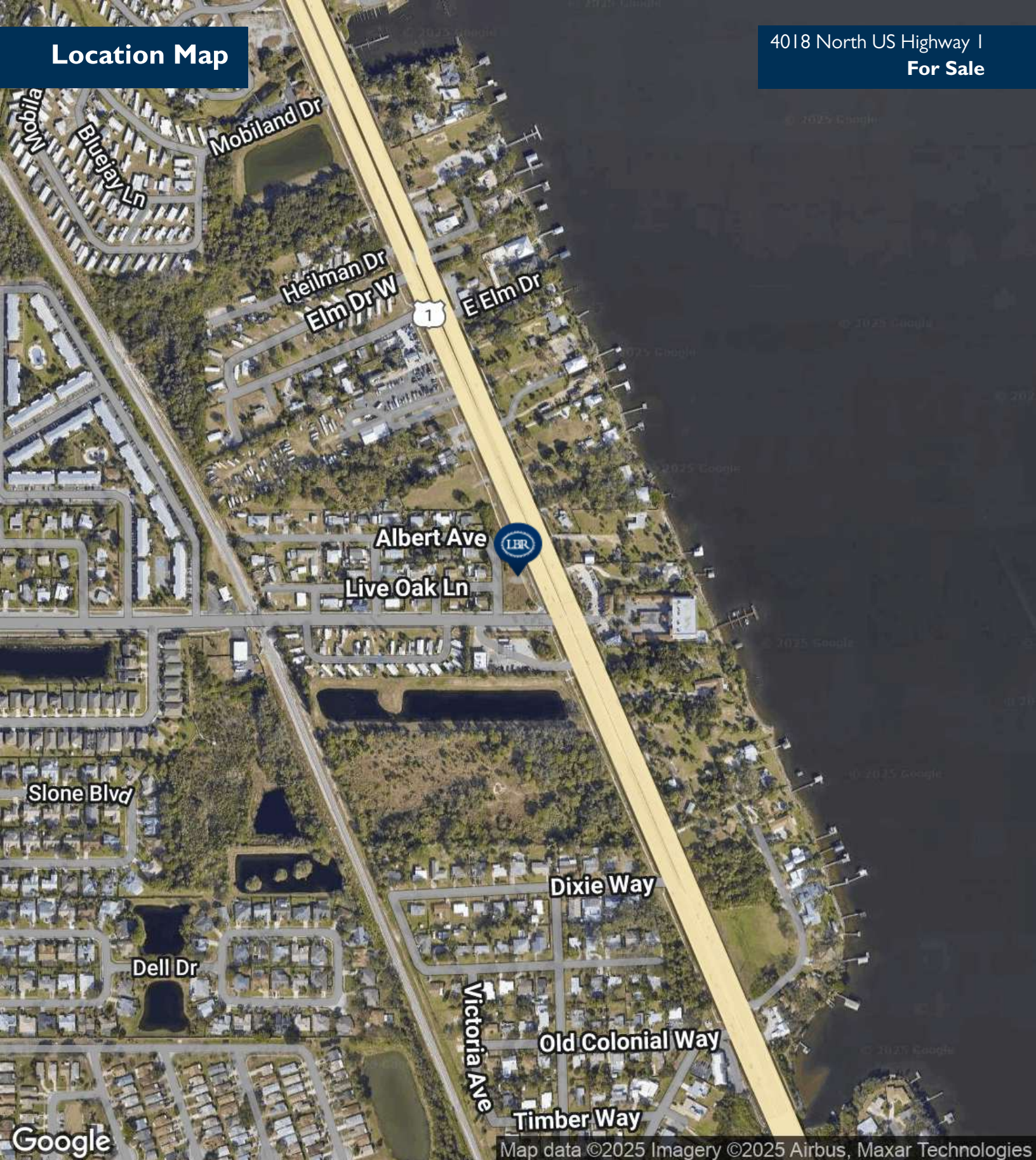
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## Location Map

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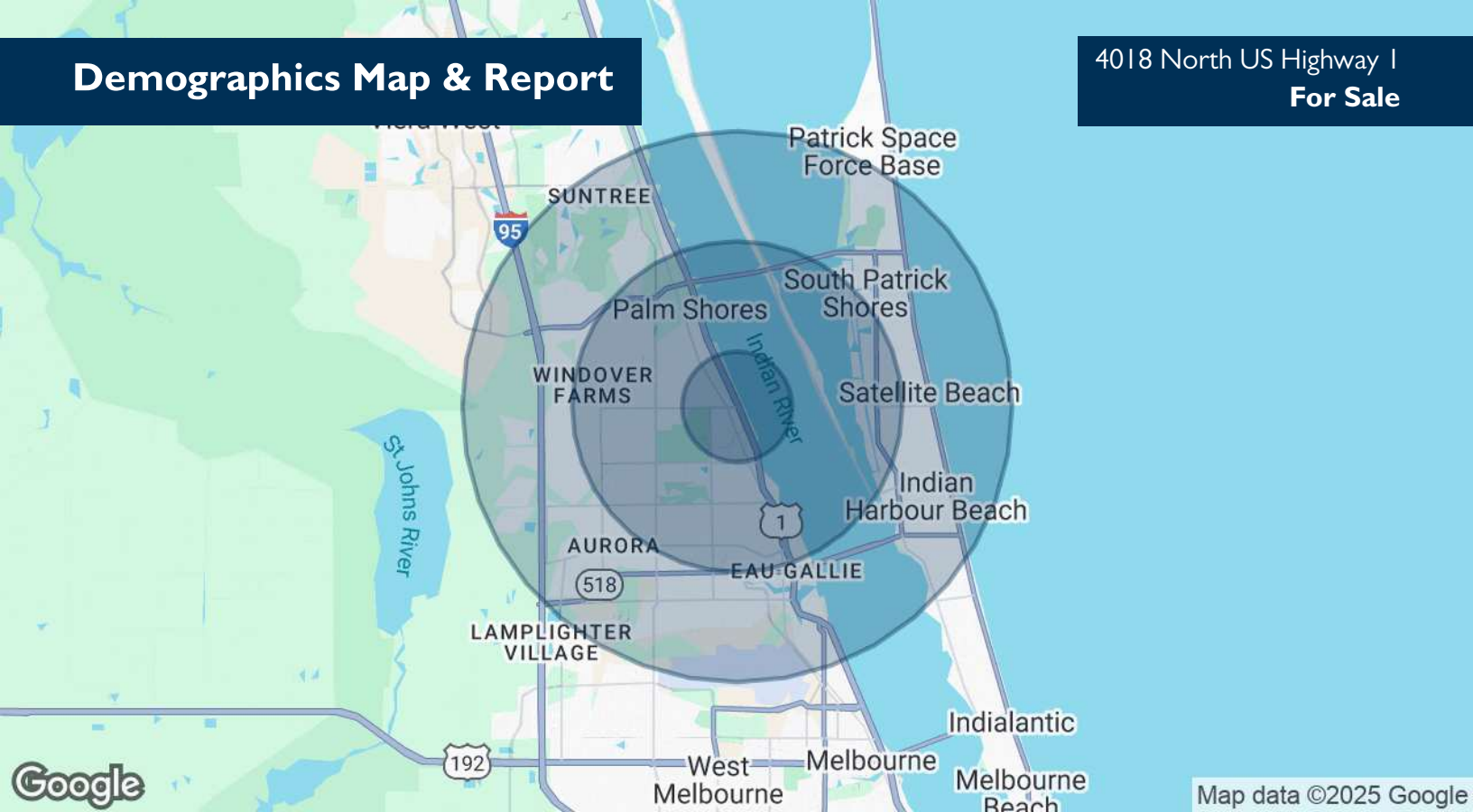


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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,934	49,587	115,020
Average Age	48	46	47
Average Age (Male)	46	45	45
Average Age (Female)	49	47	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,743	21,898	50,223
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$79,076	\$105,393	\$111,532
Average House Value	\$286,854	\$409,977	\$436,639

Demographics data derived from AlphaMap

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