



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Sebastian, FL. This strategically located property is zoned CL, offering unparalleled potential for a versatile commercial enterprise that caters to the needs of the Sebastian area. This property presents an exceptional opportunity for land and retail investors.

LOCATION DESCRIPTION

Discover the charm and potential of the vibrant Sebastian area. This thriving community offers a wealth of nearby points of interest, including the Pelican Island National Wildlife Refuge, the serene Indian River Lagoon, and the Sebastian Inlet State Park. With its proximity to a bustling network of businesses, dining establishments, and recreational attractions, the area seamlessly blends commercial and leisure opportunities. The location's close-knit local community and steady influx of visitors make it an ideal setting for a wide range of retail and land investments.

OFFERING SUMMARY

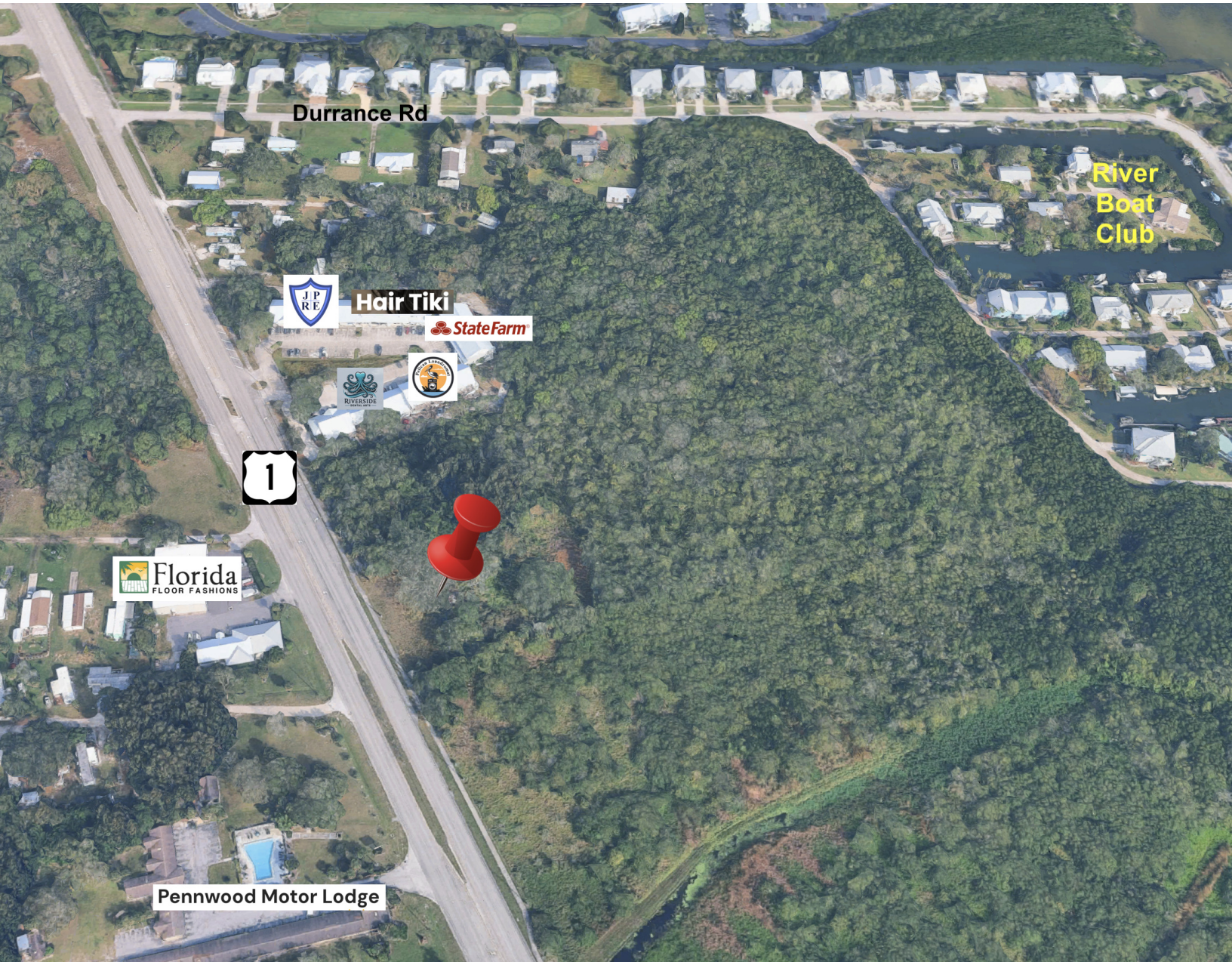
Sale Price:	\$500,000
Lot Size:	1.07 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	440	6,427	17,011
Total Population	1,041	13,584	36,103
Average HH Income	\$129,906	\$91,039	\$87,781

JEFFERY T. ROBISON, CCIM

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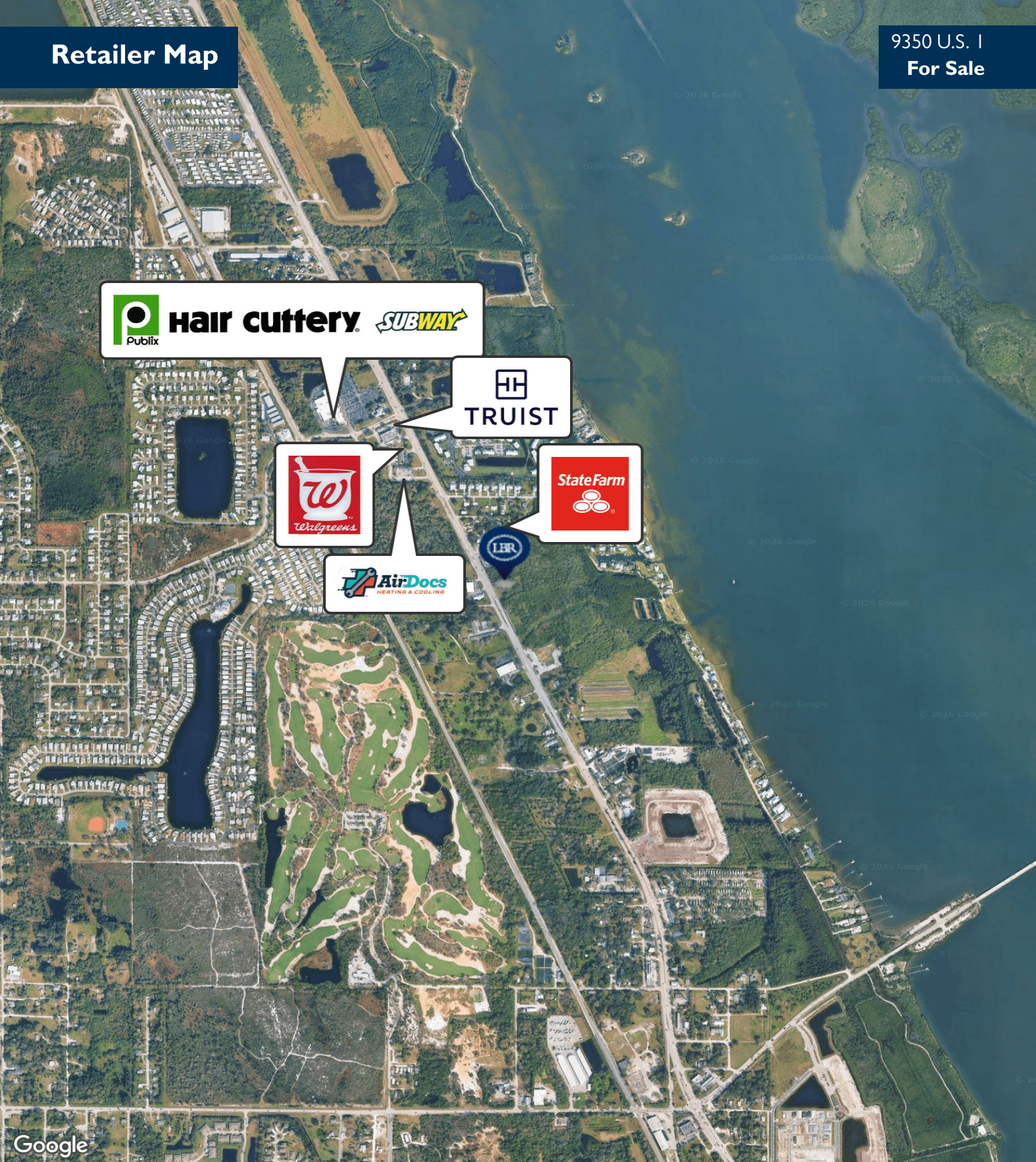


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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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



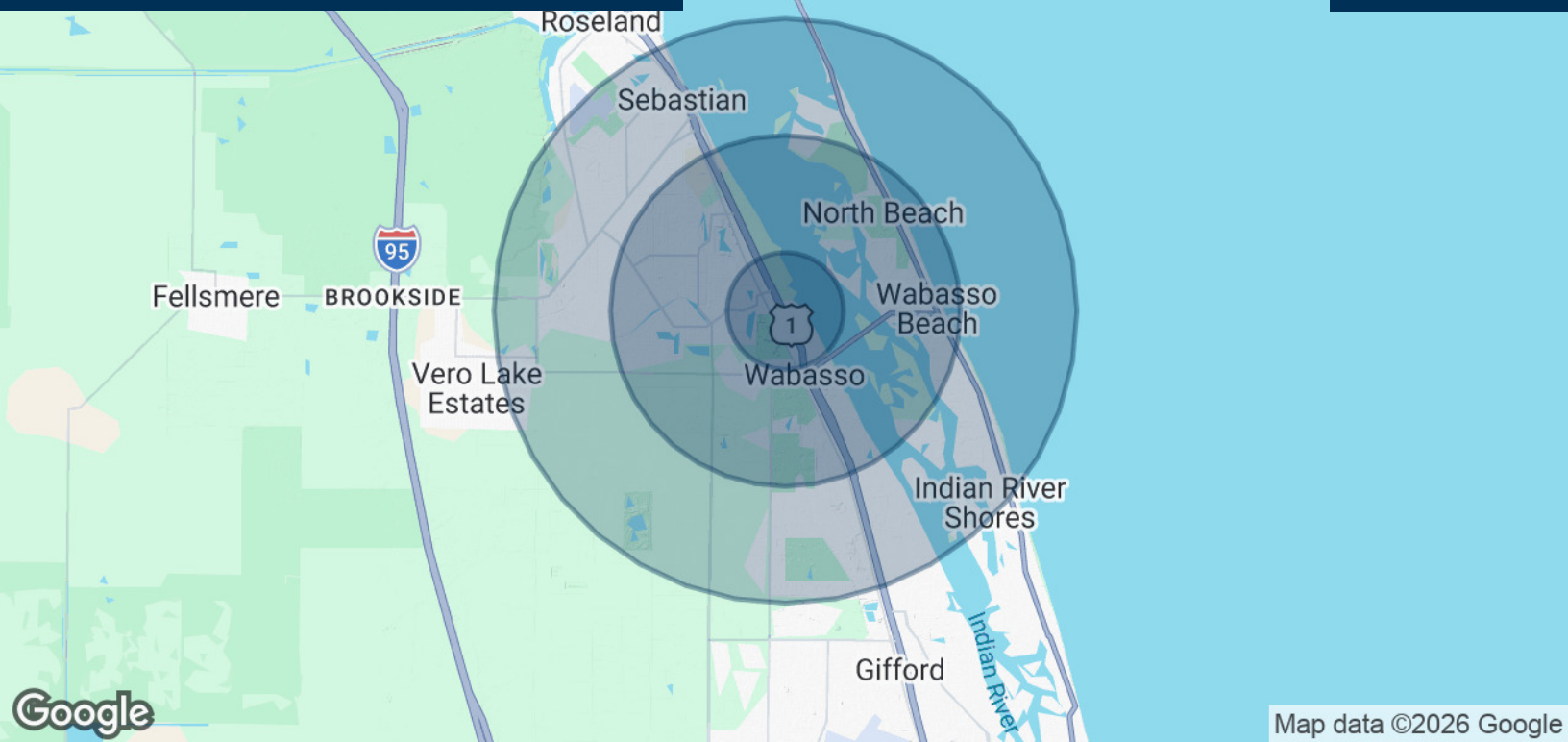
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Demographics Map & Report

9350 U.S. 1
For Sale



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,041	13,584	36,103
Average Age	60.5	59.6	59.3
Average Age (Male)	60.4	58.1	57.5
Average Age (Female)	61.9	60.7	60.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	440	6,427	17,011
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$129,906	\$91,039	\$87,781
Average House Value	\$376,549	\$341,836	\$300,387

2023 American Community Survey (ACS)

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