

# SALE COMMERCIAL LAND

RETAIL CORRIDOR

9150 Sebastian Blvd.  
(CR 512)  
Sebastian, FL 32958

1.6± ACRES

SALE PRICE:  
\$600,000

## DESCRIPTION:

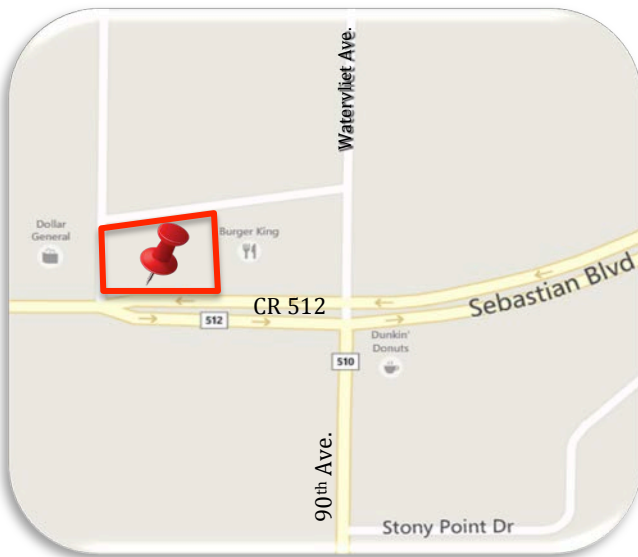
Site is located across from a Publix anchored retail center. Also at this intersection are 2 gas stations and several national tenants creating a great retail mixture – ready for development!

## TRAFFIC COUNTS:

14,445 AADT

## LOCATION:

- Sebastian Blvd / CR 512 at 90<sup>th</sup> Ave.
- 2.2 miles to I-95
- 4.2 miles to US 1



**ZONING: C-2 General Commercial**  
City of Sebastian - Indian River County

## PROPERTY FEATURES:

- » Vacant Commercial Land
- » Easy Access
- » Retail Corridor
- » Situated between Burger King and Dollar General
- » 186' fronting CR 512

Jeffery T. Robison, Broker

(321) 722-0707 x13

(877) 722-0707 x13

Jeff@TeamLBR.com

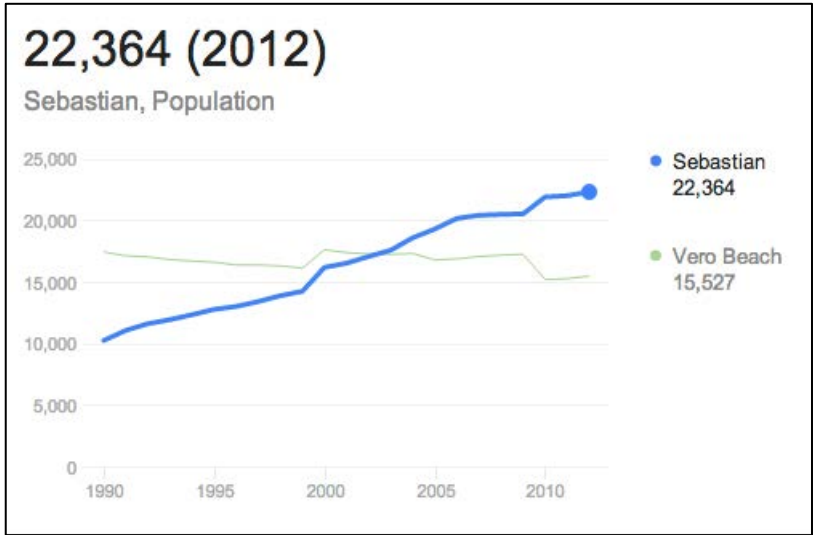
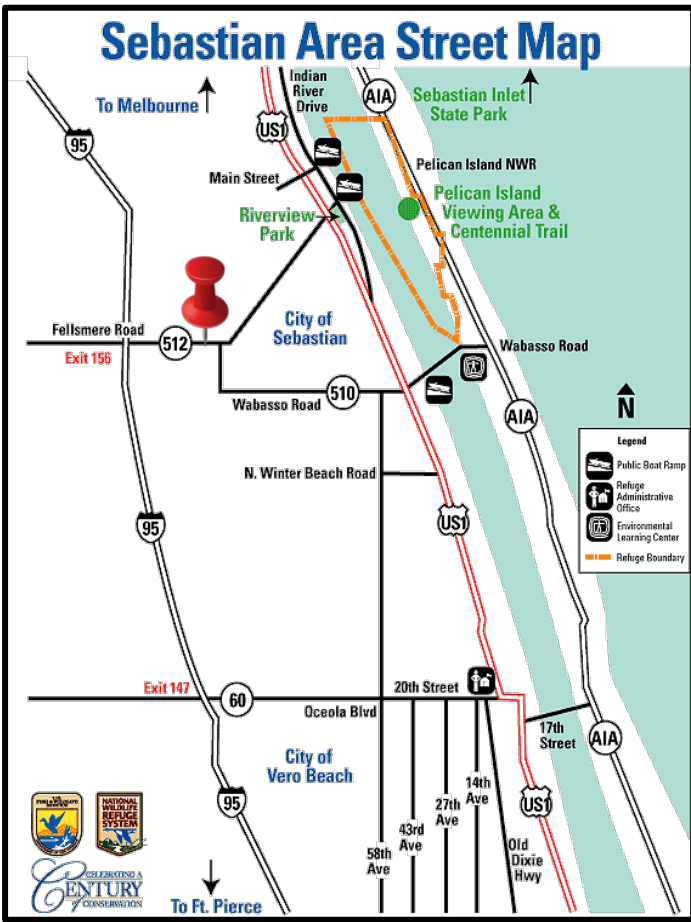
www.TeamLBR.com

© Lightle Beckner Robison, Inc.  
All Rights Reserved

1398 South Babcock Street · Melbourne, Florida 32901 · (321) 722-0581 fax

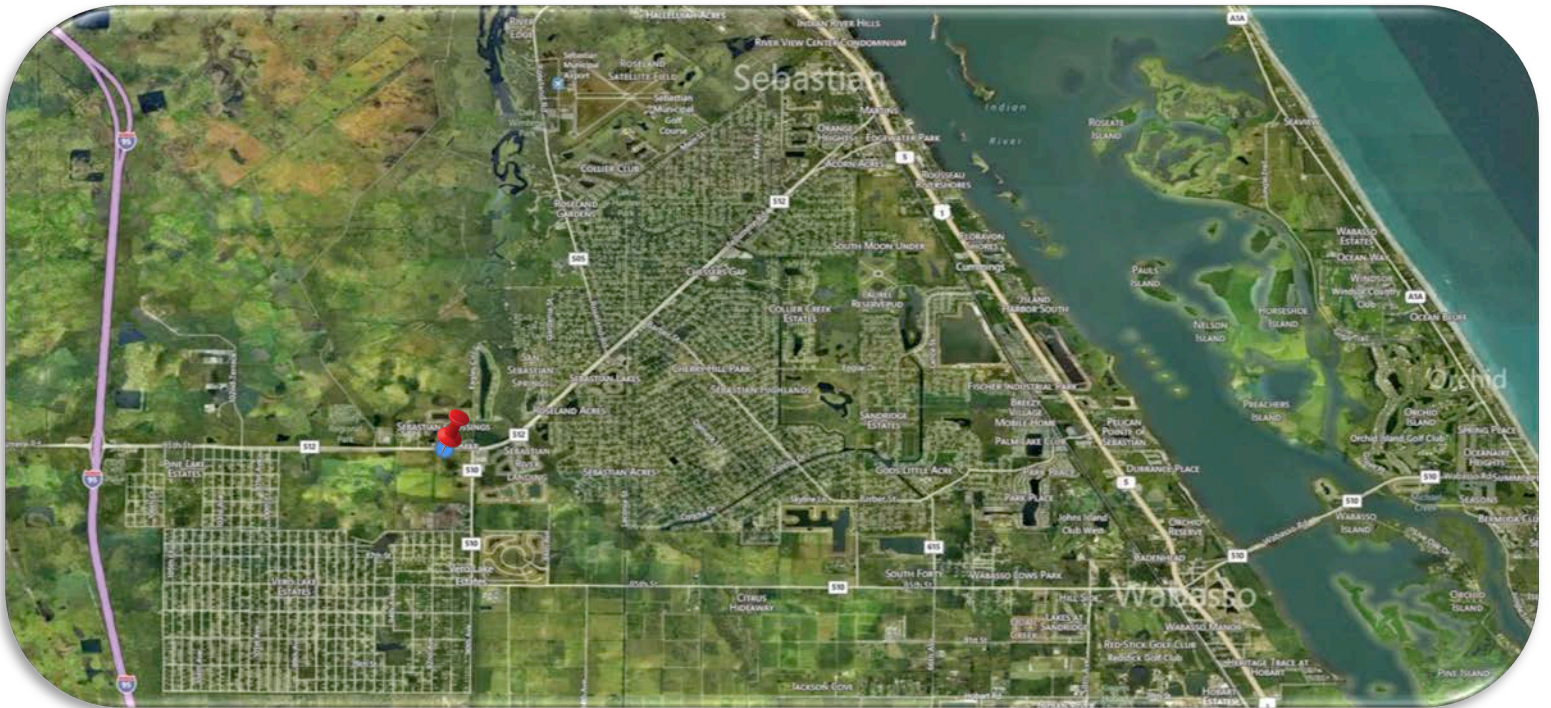
Information contained herein has been obtained from others and considered to be reliable;  
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

**9150 Sebastian Blvd. (CR 512)  
Sebastian, FL 32958**



**2013 Demographics**

	1 mile	3 miles	5 miles
Population	1,832	22,908	35,268
Avg. HH Income	\$54,474	\$55,533	\$52,253
Daytime Employees	374	3,957	8,532
Daytime Businesses	124	1,365	2,414



**LBR**  
**LIGHTLE BECKNER ROBISON**  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES

**Jeffery T. Robison, Broker**

**(321) 722-0707 x13**

**(877) 722-0707 x13**

**Jeff@TeamLBR.com**

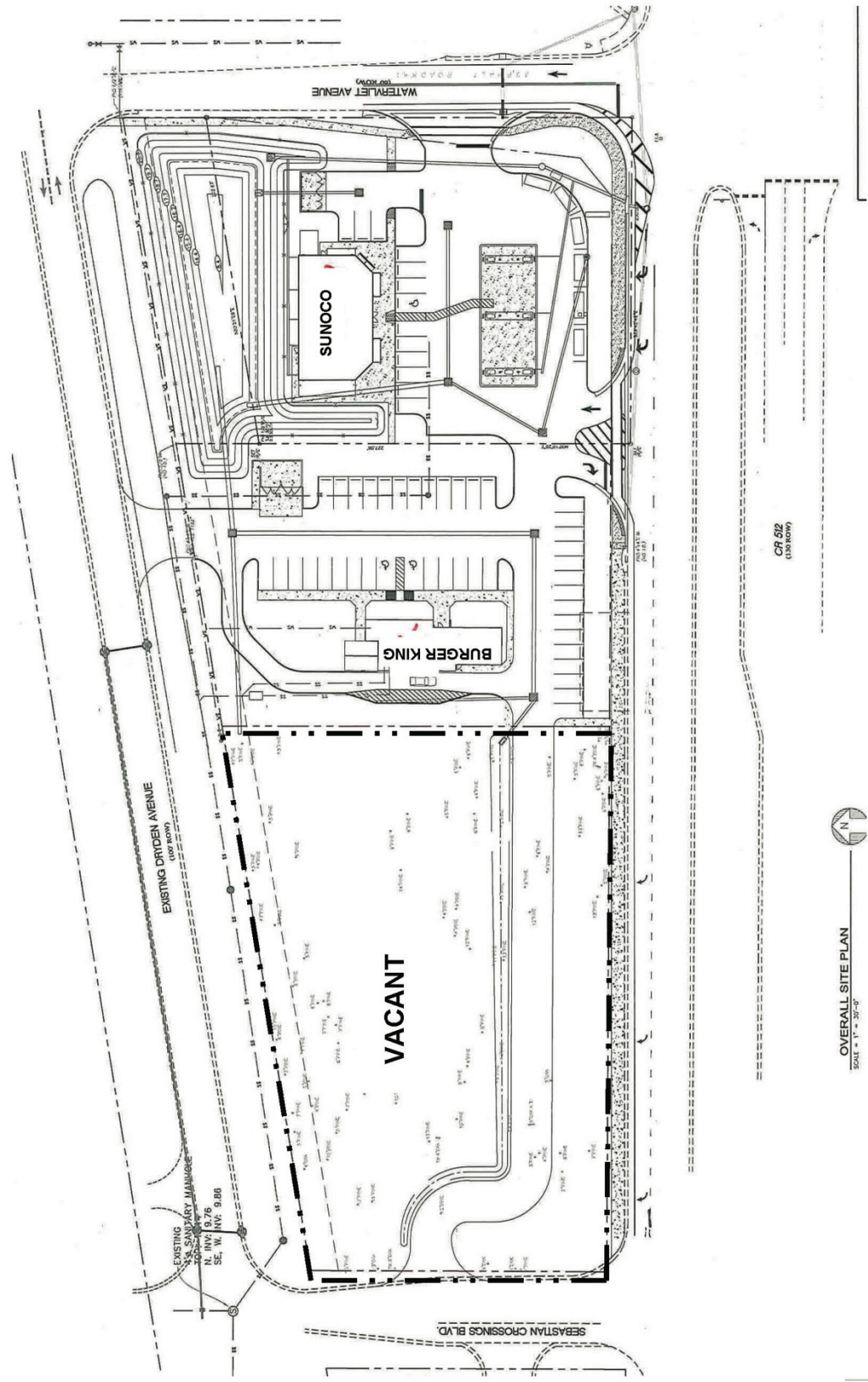
[www.TeamLBR.com](http://www.TeamLBR.com)

© Lightle Beckner Robison, Inc.  
All Rights Reserved

1398 South Babcock Street · Melbourne, Florida 32901 · (321) 722-0581 fax

Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

9150 Sebastian Blvd. (CR 512)  
 Sebastian, FL 32958



LIGHTLE BECKNER ROBISON  
 INCORPORATED  
 COMMERCIAL REAL ESTATE SERVICES

www.TeamLBR.com

© Lightle Beckner Robison, Inc.  
 All Rights Reserved

Jeffery T. Robison, Broker

(321) 722-0707 x13

(877) 722-0707 x13

Jeff@TeamLBR.com

1398 South Babcock Street · Melbourne, Florida 32901 · (321) 722-0581 fax

Information contained herein has been obtained from others and considered to be reliable;  
 However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

# 9150 Sebastian Blvd. (CR 512) Sebastian, FL 32958

CR 512  
SEBASTIAN

**Notes:**

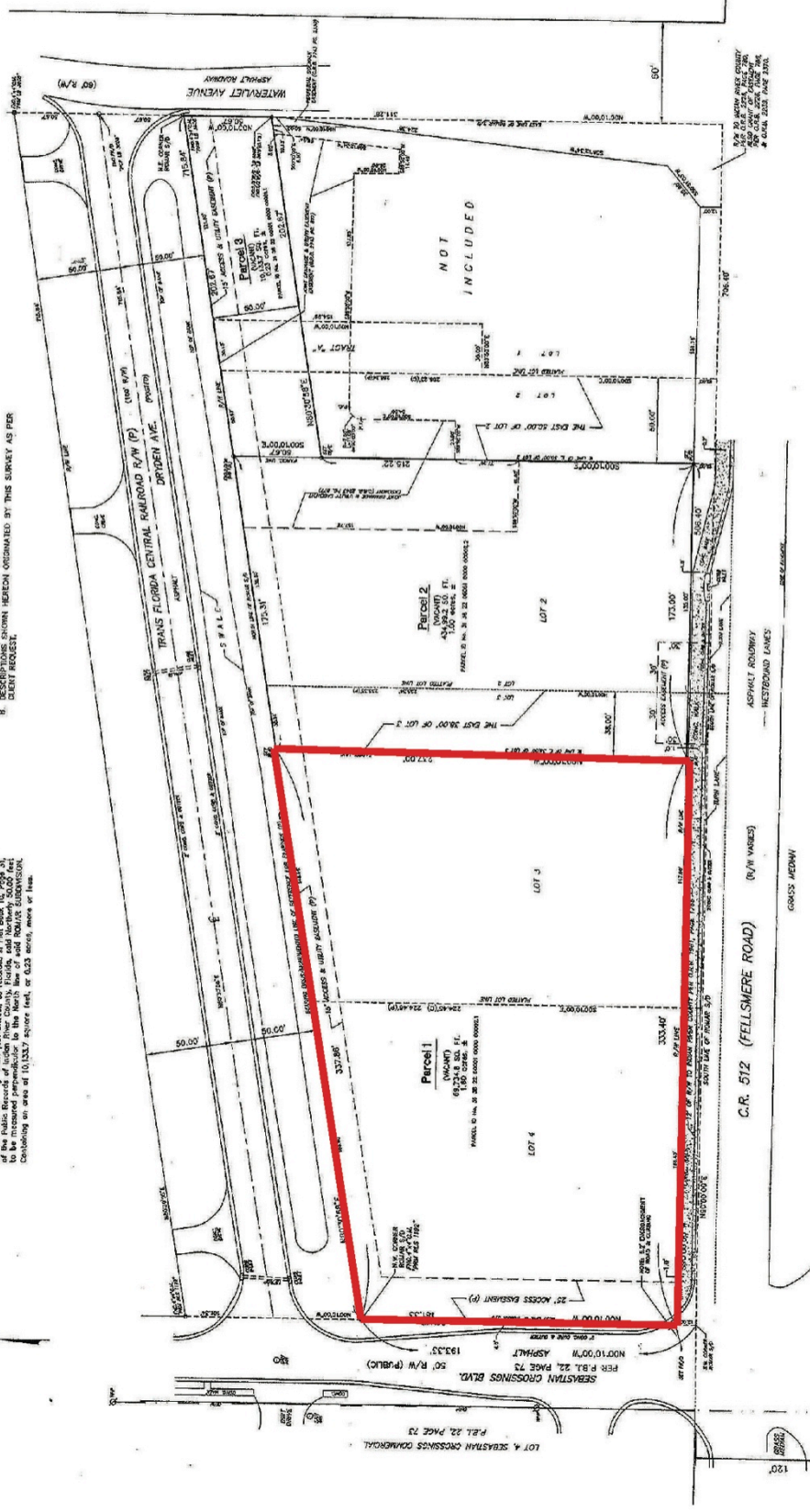
1. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
2. REFERENCES OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR & MAPPER.
3. UNDEVELOPED LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.
4. UNDEVELOPED LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.
5. UNDEVELOPED LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.
6. UNDEVELOPED LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.
7. UNDEVELOPED LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.
8. UNDEVELOPED LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.
9. UNDEVELOPED LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.
10. UNDEVELOPED LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.

**PARCEL DESCRIPTIONS**

**PARCEL 1:**  
Lot 3, less the East 36.00 feet thereof, together with all of Lot 4, Square 12, less the East 36.00 feet thereof, as recorded in Plat Book 10, Page 38, of the Public Records of Indian River County, Florida, and the East 36.00 feet of the South 12 feet thereof, as recorded in Plat Book 10, Page 38, of the Public Records of Indian River County, Florida, and the East 36.00 feet of the South 12 feet thereof, as recorded in Plat Book 10, Page 38, of the Public Records of Indian River County, Florida, containing an area of 66,736 square feet, or 1.52 acres, more or less.

**PARCEL 2:**  
Lot 2, less the East 36.00 feet thereof, together with the East 36.00 feet of Lot 3, less the East 36.00 feet thereof, as recorded in Plat Book 10, Page 38, of the Public Records of Indian River County, Florida, and the East 36.00 feet of the South 12 feet thereof, as recorded in Plat Book 10, Page 38, of the Public Records of Indian River County, Florida, containing an area of 140 square feet, more or less.

**PARCEL 3:**  
The Northerly 50.00 feet of Tract "A", together with the Northerly 50.00 feet of the Northerly 50.00 feet of the East 50.00 feet of Lot 2, Square 12, less the East 36.00 feet thereof, as recorded in Plat Book 10, Page 38, of the Public Records of Indian River County, Florida, and the Northerly 50.00 feet of the East 50.00 feet of the East 50.00 feet of Lot 2, Square 12, less the East 36.00 feet thereof, as recorded in Plat Book 10, Page 38, of the Public Records of Indian River County, Florida, containing an area of 10,337 square feet, or 0.24 acres, more or less.



www.TeamLBR.com

© Lightle Beckner Robison, Inc.  
All Rights Reserved

Jeffery T. Robison, Broker

(321) 722-0707 x13

(877) 722-0707 x13

Jeff@TeamLBR.com

1398 South Babcock Street · Melbourne, Florida 32901 · (321) 722-0581 fax

Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.