

SALE MIXED USE LAND

961 Palm Bay Rd. NE
Melbourne, FL 32904

SITE: 17.15± Acres

SALE PRICE: \$1,753,000



MIXED USE DEVELOPMENT LAND

Commercial • Retail • Multifamily

PARCEL ID: 28-37-20-00-00009.0-0000.00

TAX ID: 2829532

USES: Mixed Use – front 11± acres
Medium Density Residential – back 6± acres

FRONTAGE: 480 feet road frontage

ZONED: FLU - Mixed Use/Med Density Residential
City of Melbourne

ACCESS: Palm Bay Rd.

UTILITIES: Telephone - Multiple carriers
Electric – FP&L
Water & Sewer – Melbourne Utilities

FLOOD ZONE: X

INCOME: Billboard lease – Clear Channel Outdoor, Inc.

LOCATION: Palm Bay Rd. is a six-lane east/west corridor and Palm Bay's major retail artery. Palm Bay Rd extends from US 1 to the east all the way to Minton Rd to the west with I-95 only .7 miles to the west of the subject site.

DISTANCES:
.7 mile I-95 & Palm Bay Rd. interchange
4 miles US 1
3.6 miles US 192 via Dairy Rd.
5.9 miles Melbourne International Airport

TRAFFIC COUNTS:

Palm Bay Rd. NE 41,820 AADT (2013)



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INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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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.

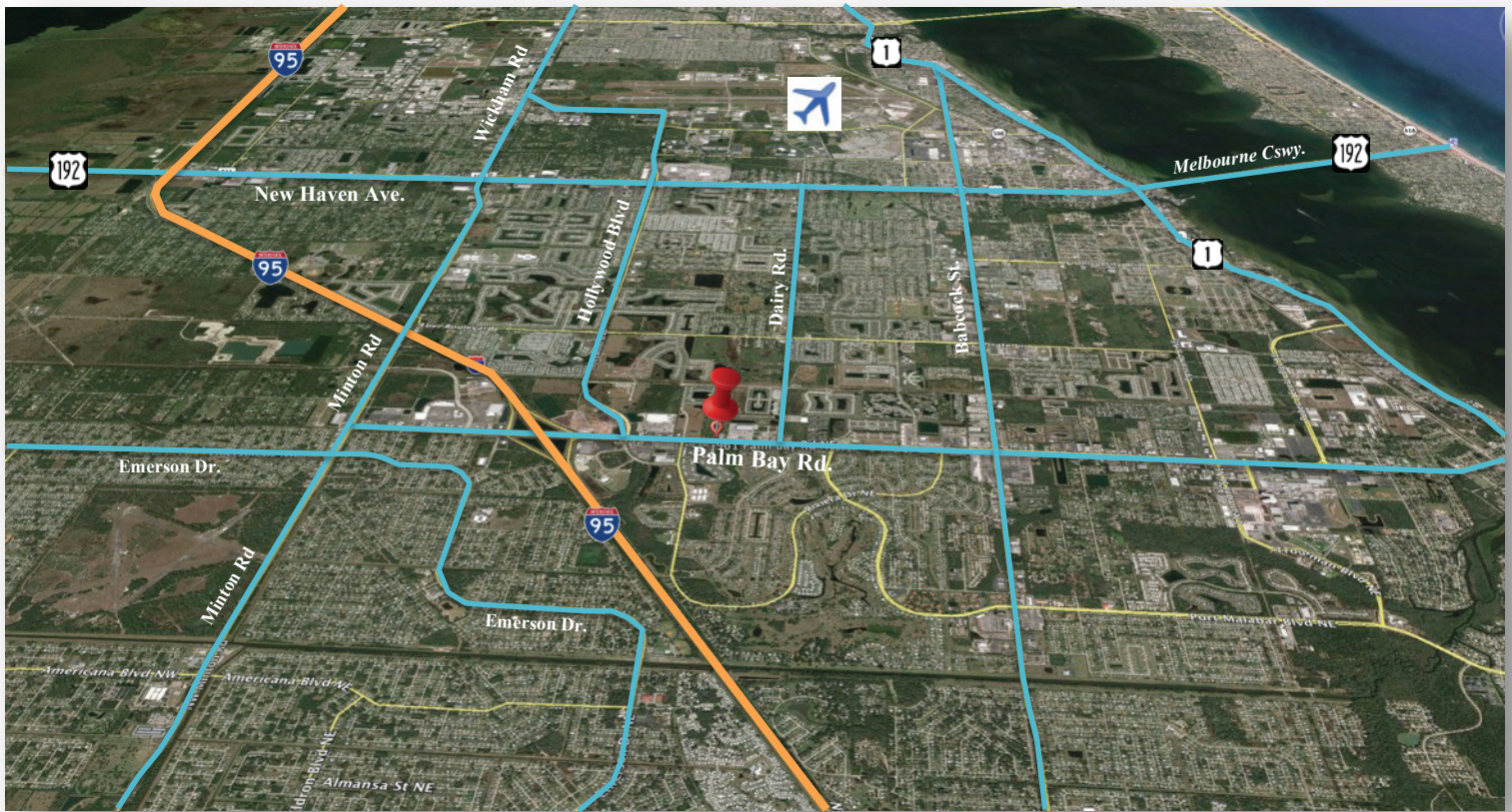
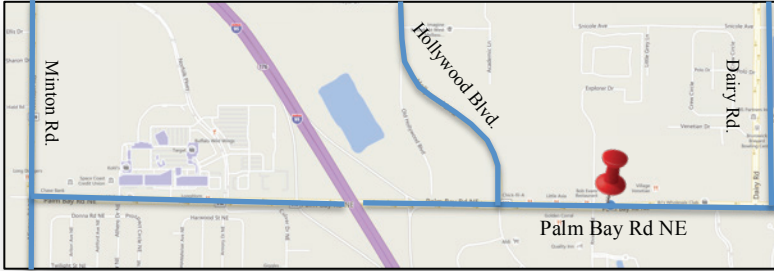
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2014 Demographics

	1 mile	3 miles	5 miles
Population	7,224	69,926	134,382
Avg. HH Income	\$44,794	\$53,855	\$53,257
Median HH Income	\$36,826	\$41,359	\$40,698
Daytime Businesses	417	5,368	13,003
Daytime Employees	1,848	23,575	66,258



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