

VACANT PRIME COMMERCIAL LAND FOR SALE

Vacant Commercial Land For Sale Agressive Pricing To Sell

6060 US Highway | Grant, FL 32949 FOR SALE | \$275,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker 321.722.0707 X14 brian@teamlbr.com

VACANT COMMERCIAL LAND PRICED TO SELL

• 6060 US Highway I Grant, FL 32949



OFFERING SUMMARY

Sale Price: \$275,000

Vacant Land for Sale - Commercial Related Amenities- Restaurant, Retail

Lot Dimensions 200' Wide x 125' Deep

PROPERTY OVERVIEW

Price / Acre: \$225,410

200 FEET OF DIRECT US I VISIBILITY on 1.22 ACRES OF LAND

Site approved for Food Service Building with Drive-thru

Establish your Farmers Market Location or Pizza Restaurant here!

Lot Size: I.22 Acres

Traffic Count over 15,000 Vehicles Pass Daily

Zoning: BU2

Waterfront visibility from Subject Property
Proximity to boat ramp facilities on nearby waterfront.

APN#: 29-38-34-25-00007.0-0011.00

LOCATION OVERVIEW

GREAT VISIBILITY Directly on US Highway I in Beautiful Grant-Valkaria

TURNING AND DECELERATION LANES- EASY INGRESS AND EGRESS

Market: Brevard

Approved Site Plan with St. Johns River Water Management exemption for 2,318 +/- square foot building with drive-thru available for buyer's use.

Submarket: Grant Valkaria

All utilities available, electric, water and septic. Located next to Chevron Gas with Convenience Store

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US I VISIBILITY

• 6060 US Highway I Grant, FL 32949







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ADDITIONAL PHOTOS

• 6060 US Highway I Grant, FL 32949





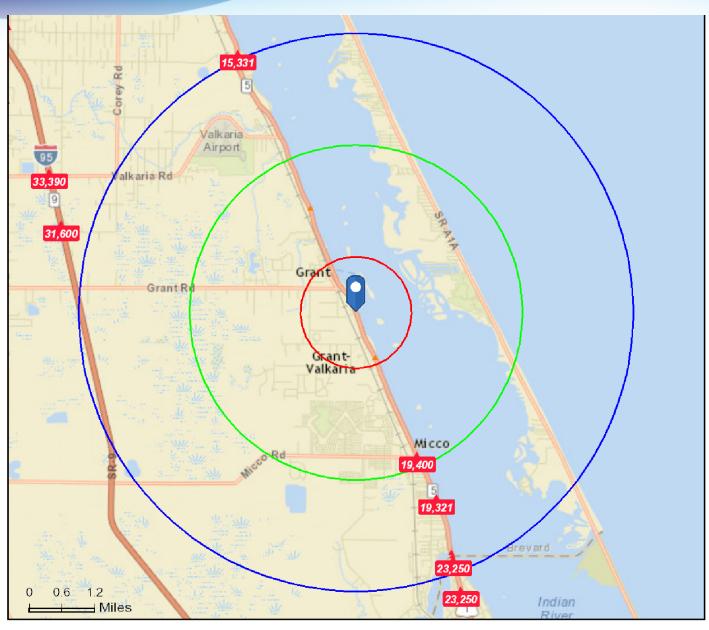


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TRAFFIC COUNT MAP

• 6060 US Highway | Grant, FL 32949





Average Daily Traffic Volume

△Up to 6,000 vehicles per day

△6,001 - 15,000

△15,001 - 30,000

△30,001 - 50,000



LOCATION MAPS

• 6060 US Highway | Grant, FL 32949

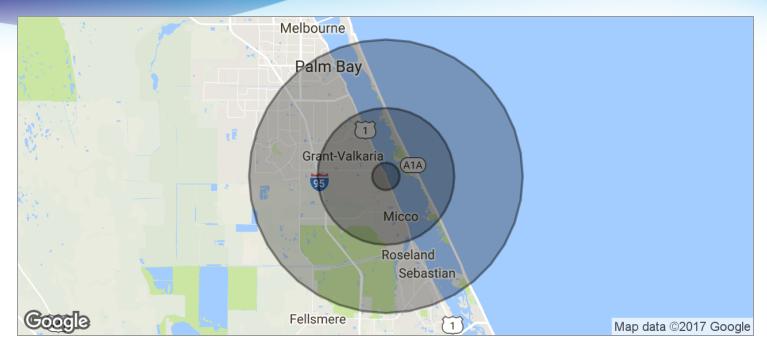




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DEMOGRAPHICS MAP

• 6060 US Highway | Grant, FL 32949



| POPULATION | I MILE | 5 MILES | 10 MILES | |
|---------------------|--------|----------------------|---------------------------|--|
| TOTAL POPULATION | 287 | 15,127 | 86,342 | |
| MEDIAN AGE | 49.3 | 59.8 | 48.3 | |
| MEDIAN AGE (MALE) | 49.4 | 59.9 | 47.5 | |
| MEDIAN AGE (FEMALE) | 50.1 | 59.8 | 49.1 | |
| | | | | |
| HOUSEHOLDS & INCOME | I MILE | 5 MILES | 10 MILES | |
| TOTAL HOUSEHOLDS | I MILE | 5 MILES 7,070 | 10 MILES 35,993 | |
| | | | | |
| TOTAL HOUSEHOLDS | 107 | 7,070 | 35,993 | |

^{*} Demographic data derived from 2010 US Census