

FOR SALE

9085 US Highway 1, Sebastian, FL



SLC Commercial
Realty & Development



Property Description:

Excellent commercial opportunity with 151.85 feet of frontage on US Highway 1. Property is located just north of the CR510 & US Highway 1 intersection.

LOCATION:

9085 US Highway 1, Sebastian, FL 32958

PARCEL IDS:

31392800000300000016.0

LAND SIZE:

8.56 ± Acres

ZONING:

CG, General Commercial (Unincorporated Indian River County)

LAND USE:

Single-Family Improved

REAL ESTATE TAXES:

\$5,485.71 (2017)

Sale Price:

\$595,000.00

Terry Torres, CCIM, Broker Associate

Cell Phone 772.473.7685

terrytorres@slccommercial.com



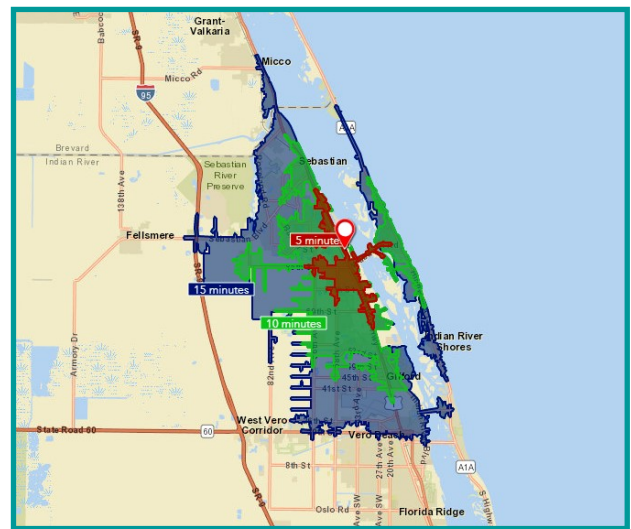
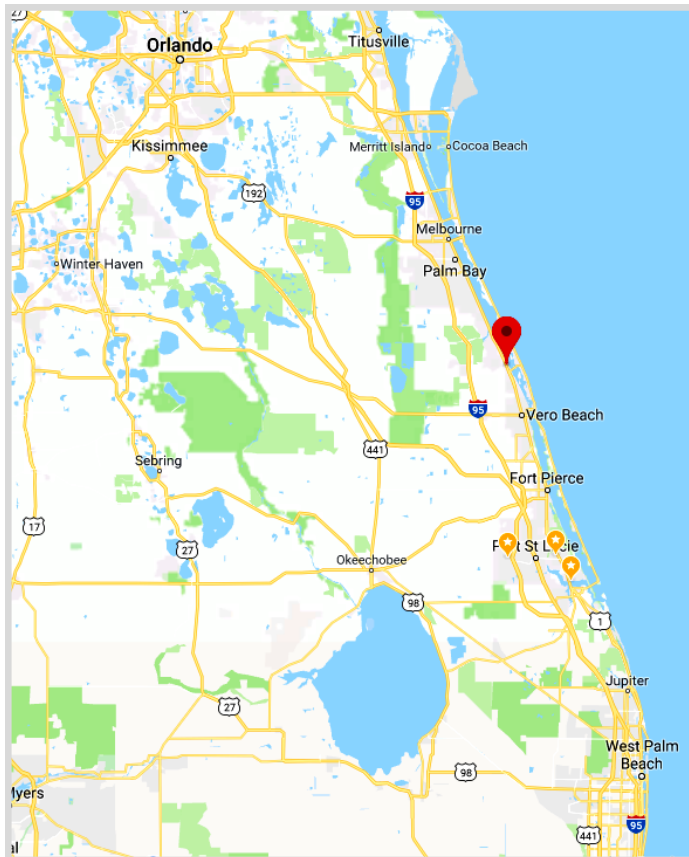
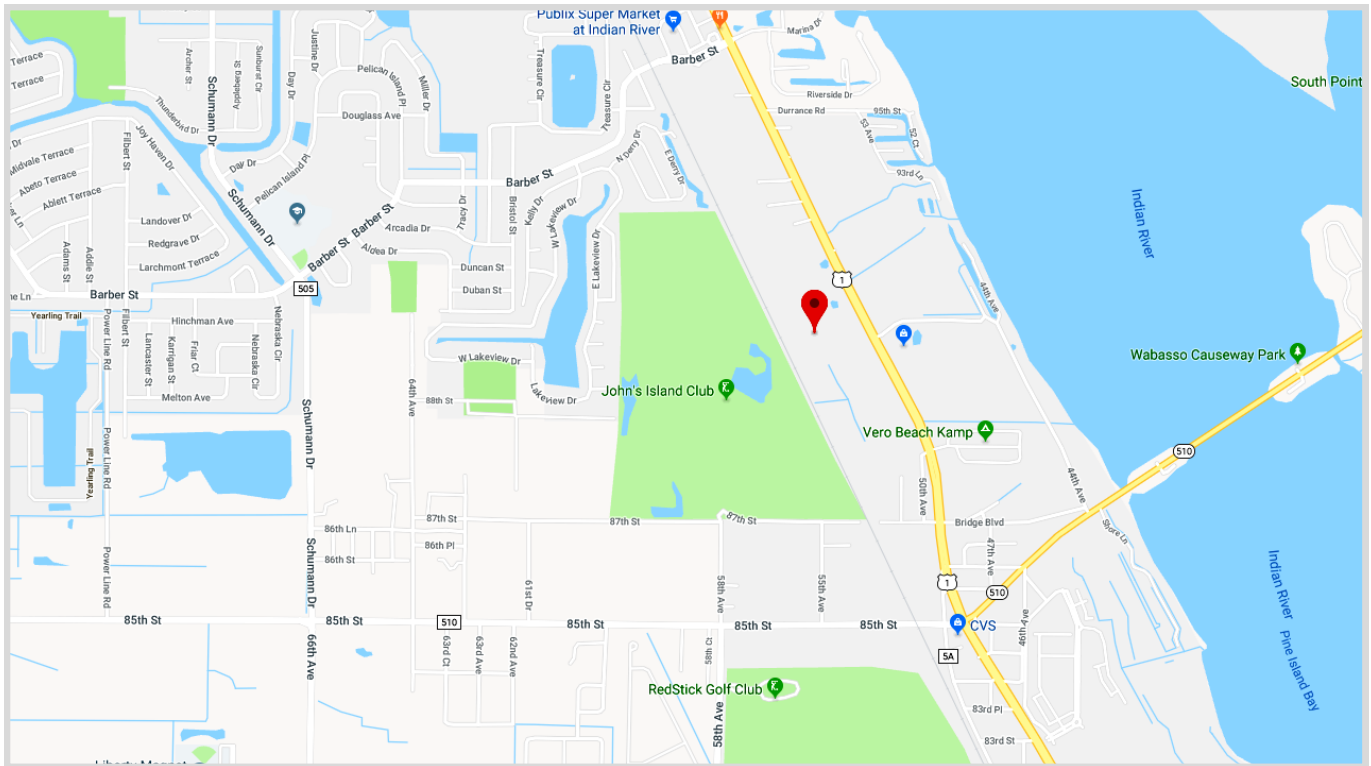
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Location Maps/Demos

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Demographic Profile Drive Time Radius

	5 Minutes	10 Minutes	15 Minutes
Population	2,464	15,710	46,191
Households	1,330	10,747	29,617
Ave HH Income	\$63,913	\$84,471	\$76,897
Median Age	60.4	57.0	53.9

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Zoning - Permitted Uses

DISTRICT USES PERMITTED	PRO	OCR	MED	CN	CL	CG	CH
<i>Agriculture</i>							
Agricultural Production							
Horticultural and landscape plants and specialties	-	-	-	-	P	P	P
Kennels and animal boarding	-	-	-	-	-	A	A
Pet-grooming (no boarding)	-	-	-	-	P	P	P
Agricultural Services							
Landscape services	-	-	-	-	-	P	P
Commercial fishery	-	-	-	-	-	A	P
<i>Commercial</i>							
Construction							
General building contractors/special trade contractors/ construction yards ⁴	-	-	-	-	-	-	P
<i>Finance, Insurance, Real Estate, Legal Services</i>							
Banks and credit institutions	-	P	-	P	P	P	-
Small-scale banks and credit institutions	A	P	-	P	P	P	P
Security and commodity brokers	P	P	-	P	P	P	-
Insurance agents, brokers and service	P	P	-	P	P	P	-
Automatic teller machines	-	P	P	P	P	P	-
Real Estate	P	P	-	P	P	P	-
Holding and other investment offices	P	P	-	P	P	P	-
Legal services	P	P	-	P	P	P	-
<i>Services</i>							
Lodging facilities hotels and motels	-	P	P	-	P	P	-
Boardinghouses	-	A	-	A	A	P	-
Bed and breakfast	P	A	A	A	A	A	-
Membership based hotels	-	-	-	-	-	P	-
<i>Personal Services</i>							
Laundries and laundromats (excluding drycleaners)	-	-	-	P	P	P	-
Garment pressing and drycleaners drop-off/pickup	-	-	-	P	P	P	-
Linen supply	-	-	-	-	-	P	P
Carpet and upholstery cleaning	-	-	-	-	-	P	P
Drycleaning plants	-	-	-	-	-	-	P
Photographic studios	-	A	-	P	P	P	-
Beauty shops	-	A	-	P	P	P	-
Barber shops	-	A	-	P	P	P	-
Shoe repair	-	A	-	P	P	P	-
Funeral homes	-	-	-	-	-	P	-



Zoning - Permitted Uses

DISTRICT USES PERMITTED	PRO	OCR	MED	CN	CL	CG	CH
Funeral chapels	-	-	-	-	P	P	-
Crematoriums	-	-	-	-	-	P	P
<i>Business Services</i>							
Advertising	P	P	-	-	P	P	P
Credit reporting and collection	P	P	-	-	P	P	P
Mailing, reproduction and stenographic services	-	P	-	-	P	P	P
Equipment rental and leasing	-	-	-	-	P	P	P
Employment agencies	P	P	-	-	P	P	P
Help supply services	-	-	-	-	-	P	P
Computer and data processing	P	P	-	-	P	P	P
Bail bondsman	-	-	-	-	P	P	P
General and professional office ⁴	P	P	-	P	P	P	-
<i>Auto Repair, Services and Parking</i>							
Automotive rentals	-	-	-	-	-	P	P
Automobile parking and storage	-	-	-	-	-	P	P
Body and paint shops	-	-	-	-	-	-	P
General automotive repair	-	-	-	-	-	P	P
Carwashes	-	-	-	-	P	P	P
Automotive fluid sales and services (other than gasoline)	-	-	-	-	A	P	P
<i>Miscellaneous Repair</i>							
Electrical repair	-	-	-	-	P	P	P
Watch, clock, jewelry	-	-	-	-	P	P	P
Reupholsters and furniture	-	-	-	-	-	-	P
Welding	-	-	-	-	-	-	P
Motion Pictures							
Production and distribution services	-	-	-	-	-	P	P
Motion picture theaters	-	-	-	-	P	P	-
Drive in theaters (unenclosed commercial amusement)	-	-	-	-	-	-	S
Video tape rentals	-	-	-	P	P	P	-
<i>Amusement and Recreation</i>							
Dance studios, school and halls, gyms	-	-	-	-	P	P	P
Theatrical production including music	-	-	-	-	P	P	-
Enclosed commercial amusements	-	-	-	-	P	P	P
Unenclosed commercial amusements except miniature golf courses and driving ranges	-	-	-	-	-	-	S
Health and fitness centers	-	-	-	A	P	P	P
Membership sports and recreation	-	-	-	-	P	P	P
Coin-operated amusements	-	-	-	P	P	P	-



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Miniature golf courses	-	-	-	-	-	S	A
Driving ranges	-	-	-	-	-	A	A
<i>Health and Medical Services</i>							
Offices and clinics	P	P	P	P	P	P	-
Total care facilities	-	-	P	-	-	-	-
Hospitals	-	-	P	-	-	-	-
Medical and dental laboratory	-	-	P	-	P	P	-
Home health care services	-	-	P	-	P	P	-
Specialty outpatient clinics	-	-	P	-	P	P	-
Veterinarian clinic	-	-	-	-	A	A	A
<i>Wholesale Trade</i>							
Durable goods (not including demolition debris site, junkyards, recycling center)	-	-	-	-	-	-	P
Nondurable goods	-	-	-	-	-	-	P
Recycling center (incl vegetation debris mulching)	-	-	-	-	-	-	A
<i>Retail Trade</i>							
Convenience stores	-	-	-	P	P	P	P
Building materials and garden supplies	-	-	-	-	-	A	P
Paint, glass and wallpaper stores	-	-	-	-	P	P	P
Hardware stores	-	-	-	-	P	P	P
Retail nurseries and garden supplies	-	-	-	-	P	P	P
Model mobile home display	-	-	-	-	-	A	P
Mobile home trailer sales	-	-	-	-	-	-	A
<i>General Merchandise</i>							
Department stores	-	-	-	-	A	P	-
Variety stores	-	-	-	-	A	P	-
Flea market	-	-	-	-	-	-	A
Auction facilities, unenclosed	-	-	-	-	-	-	A
Auction facilities, enclosed	-	-	-	-	-	P	P
Used merchandise (including pawn shops)	-	-	-	-	P	P	P
<i>Food Stores</i>							
Grocery stores	-	-	-	P	P	P	-
Meat and fish markets	-	-	-	P	P	P	-
Fruit and vegetable markets	-	-	-	P	P	P	-
Candy, nut and confectionery stores	-	-	P	P	P	P	-
Dairy product stores	-	-	-	P	P	P	-
Retail bakeries	-	-	-	P	P	P	-



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<i>Automotive Dealers and Services</i>							
New and used cars dealers	-	-	-	-	-	P	P
Used vehicle sales	-	-	-	-	-	S	A
Auto and home supply stores	-	-	-	-	P	P	P
Gasoline service stations	-	-	-	-	A	P	P
Boat sales and rentals	-	-	-	-	-	A	P
Recreational vehicle sales	-	-	-	-	-	A	A
Motorcycle dealers	-	-	-	-	-	P	P
Automotive fuel sales	-	-	-	A	A	P	P
Commercial marina	-	-	-	-	-	A	P
Marine repair and service	-	-	-	-	-	A	P
Apparel and Accessory Stores	-	-	-	P	P	P	-
<i>Furniture and Home Furnishings</i>							
Furniture and home furnishing stores	-	-	-	-	A	P	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	-	A	-	-	P	P	P
Household appliance stores	-	-	-	-	A	P	P
Radio, television and computer stores	-	-	-	P	P	P	-
<i>Eating and Drinking Establishments</i>							
Restaurants	-	-	A	P	P	P	P
Carry out restaurants	-	A	A	P	P	P	P
Drive through restaurants	-	-	-	-	-	P	P
Bars and lounges	-	-	-	-	S	P	P
Bottle clubs	-	-	-	-	-	S	A
<i>Miscellaneous Retail</i>							
Drug stores	-	-	P	A	P	P	-
Liquor stores	-	-	-	P	P	P	-
Miscellaneous shopping goods	-	-	-	-	P	P	-
Florists	-	-	P	P	P	P	-
News stands	-	-	P	P	P	P	-
Sporting goods	-	-	-	-	P	P	-
Optical goods	-	-	P	P	P	P	-
Gift stores	-	-	P	P	P	P	-
Book and card store	-	-	P	P	P	P	-
Catalogue and mail order house	-	-	-	-	-	P	P
Fuel Dealers	-	-	-	-	-	P	P
Food and Kindred Products	-	-	-	-	-	-	P



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Fruit and vegetable packing houses	-	-	-	-	-	A	A
Fruit and vegetable juice extraction	-	-	-	-	-	-	A
<i>Community Services</i>							
Educational Services							
Educational centers including primary & secondary schools	-	A	A	A	A	A	-
Colleges and universities	-	A	A	-	A	A	-
Libraries	A	A	A	A	P	P	-
Vocational, technical and business	-	P	P	P	P	P	-
Institutional							
Individual and family services	-	-	P	-	P	P	-
Job training services	-	-	-	-	P	P	P
Child care and adult care	A	A	P	A	P	P	-
Homes for aged, including nursing homes and rest homes	-	-	A	-	S	S	-
Variety stores	-	-	-	-	A	P	-
Flea market	-	-	-	-	-	-	A
Auction facilities, unenclosed	-	-	-	-	-	-	A
Auction facilities, enclosed	-	-	-	-	-	P	P
Used merchandise (including pawn shops)	-	-	-	-	P	P	P
Food Stores							
Grocery stores	-	-	-	P	P	P	-
Meat and fish markets	-	-	-	P	P	P	-
Fruit and vegetable markets	-	-	-	P	P	P	-
Candy, nut and confectionery stores	-	-	P	P	P	P	
Dairy product stores	-	-	-	P	P	P	-
Retail bakeries	-	-	-	P	P	P	-
Automotive Dealers and Services							
New and used cars dealers	-	-	-	-	-	P	P
Used vehicle sales	-	-	-	-	-	S	A
Auto and home supply stores	-	-	-	-	P	P	P
Gasoline service stations	-	-	-	-	A	P	P
Boat sales and rentals	-	-	-	-	-	A	P
Recreational vehicle sales	-	-	-	-	-	A	A
Motorcycle dealers	-	-	-	-	-	P	P
Automotive fuel sales	-	-	-	A	A	P	P
Commercial marina	-	-	-	-	-	A	P
Marine repair and service	-	-	-	-	-	A	P
Apparel and Accessory Stores	-	-	-	P	P	P	-



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<i>Furniture and Home Furnishings</i>							
Furniture and home furnishing stores	-	-	-	-	A	P	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	-	A	-	-	P	P	P
Household appliance stores	-	-	-	-	A	P	P
Radio, television and computer stores	-	-	-	P	P	P	-
<i>Eating and Drinking Establishments</i>							
Restaurants	-	-	A	P	P	P	P
Carry out restaurants	-	A	A	P	P	P	P
Drive through restaurants	-	-	-	-	-	P	P
Bars and lounges	-	-	-	-	S	P	P
Bottle clubs	-	-	-	-	-	S	A
<i>Miscellaneous Retail</i>							
Drug stores	-	-	P	A	P	P	-
Liquor stores	-	-	-	P	P	P	-
Miscellaneous shopping goods	-	-	-	-	P	P	-
Florists	-	-	P	P	P	P	-
News stands	-	-	P	P	P	P	-
Sporting goods	-	-	-	-	P	P	-
Optical goods	-	-	P	P	P	P	-
Gift stores	-	-	P	P	P	P	-
Book and card store	-	-	P	P	P	P	-
Catalogue and mail order house	-	-	-	-	-	P	P
Fuel Dealers	-	-	-	-	-	P	P
Food and Kindred Products	-	-	-	-	-	-	P
Fruit and vegetable packing houses	-	-	-	-	-	A	A
Fruit and vegetable juice extraction	-	-	-	-	-	-	A
<i>Community Services</i>							
<i>Educational Services</i>							
Educational centers including primary and secondary schools	-	A	A	A	A	A	-
Colleges and universities	-	A	A	-	A	A	-
Libraries	A	A	A	A	P	P	-
Vocational, technical and business	-	P	P	P	P	P	-
<i>Institutional</i>							
Individual and family services	-	-	P	-	P	P	-
Job training services	-	-	-	-	P	P	P
Child care and adult care	A	A	P	A	P	P	-



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Homes for aged, including nursing homes and rest homes	-	-	A	-	S	S	-
Residential treatment center	-	-	P	-	S	S	S
Place of worship	P	P	-	-	P	P	P
Group homes (residential centers)	-	-	P	-	S	S	S
Adult congregate living facility (21+ residents)	-	-	P	-	S	S	S
Cultural and Civic Facilities	P	P	A	-	P	P	-
Civic and social membership organizations	-	-	A	-	P	P	-
Public Administration							
Government administrative buildings	A	P	A	P	P	P	-
Courts	-	-	-	-	P	P	-
Emergency services	P	P	P	P	P	P	P
Industrial							
Printing and publishing	-	-	-	-	-	-	P
Machine shops	-	-	-	-	-	-	P
Chemicals and Plastics							
Rubber and plastic footwear	-	-	-	-	-	-	P
Hose, belts, gaskets packing	-	-	-	-	-	-	P
Assembly production (not including manufacturing)	-	-	-	-	-	-	P
Transportation and communication							
Railroad/Bus Transportation Services							
Local and suburban transit	-	-	-	-	-	P	P
Trucking and courier services	-	-	-	-	-	-	P
Commercial warehousing and storage	-	-	-	-	-	-	P
Moving and storage	-	-	-	-	-	-	P
Trucking terminals	-	-	-	-	-	-	P
Self-service storage facilities	-	-	-	-	S	A	P
Outdoor storage	-	-	-	-	-	-	A
Vehicle storage lot (paved/unpaved) ³	-	-	-	-	-	-	P
Post Office	P	P	P	P	P	P	P
Water transport services	-	-	-	-	-	-	P
Air transport services	-	-	-	-	-	-	P
Pipelines	-	-	-	-	-	-	P
Heliprot/helipad	-	-	S	-	-	S	-
Recycling centers	-	-	-	-	-	-	A
Travel and tour agencies	-	P	-	-	P	P	-
Freight transport arrangement	-	P	-	-	-	P	P



Zoning - Permitted Uses

DISTRIC USES PERMITTED	PRO	OCR	MED	CN	CL	CG	CH
Communications							
Telephone and telegraph	-	P	-	-	P	P	P
Radio and television broadcasting	-	P	-	-	P	P	P
Cable and pay T.V.	-	P	-	-	P	P	P
Communications towers (wireless facilities)	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
Communications towers (non-wireless facilities) ⁴							
Amateur radio (accessory use)							
Less than 80 feet	P	P	P	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S	S	S	S
Commercial							
Up to 70 feet:							
Camouflaged	P	P	P	P	P	P	P
Non-camouflaged	P	P	P	P	P	P	P
70 feet to 150 feet:							
Camouflaged	A	A	A	A	A	A	A
Monopole (minimum of 2 users)	A	A	A	A	A	A	A
Not camouflaged and not monopole	S	S	S	S	S	S	S
Over 150 feet:							
All tower types (see 971.44(1) for special criteria)	-	-	-	-	-	-	-
Public and private utilities, limited	A	A	A	A	A	A	A
Public and private utilities, heavy	-	-	-	-	-	-	S
Residential Uses							
Single-family dwelling	P	P	-	-	-	-	-
Duplex	P	P	-	-	-	-	-
Multifamily dwelling	P	P	A	A	A	A	-
Accessory housing (watchman)	-	-	-	-	-	-	P

P = Permitted use

A = Administrative permit use

S = Special exception use

¹ No industrial use shall be permitted in the CH district unless public sewer service is provided to the subject property.

² The requirements of subsection 917.06(11), of the Accessory Uses and Structures Chapter, shall apply to towers less than 70'.

³ Standards for unpaved vehicle storage lots are found in subsection 954.08(6).

⁴ Uses, such as limousine services, construction offices, and contractors trades offices shall be considered general office uses if the following conditions are met:

- All types of vehicles [reference 911.15(3)(a)] kept on site shall be limited to those types of vehicles allowed in residential areas, except that commercial vehicles completely screened from adjacent streets and properties shall be allowed to be kept on site. All commercial vehicles allowed to be kept on site shall be parked in designated paved spaces.

- The number of vehicles used for business purposes and that meet the above condition and that are kept on site shall be limited to twenty-five (25) percent of the number of parking spaces required for the office use.

- Except for vehicle parking, all uses shall be conducted within an office building.

⁵ For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.

(5) *Accessory uses and structures* as provided in Chapter 917.

(6) *Required improvements.* All future subdivisions and site plans for development in commercial districts shall install the following improvements, designed and constructed to meet the requirements and specifications of the Code of Laws and Ordinances of Indian River County, Florida.



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Disclaimer

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.