

US Highway 1 - 0.52 Acres, Rockledge, FL 32955

FOR SALE



OFFERING SUMMARY

Sale Price: \$120,000

Price / Acre: \$230,769

Lot Size: 0.52 Acres

Zoning: BU-2

PROPERTY OVERVIEW

The rectangle-shaped 0.52-Acre vacant land parcel is situated on the west side US 1, just south of Gus Hipp Blvd. This property is zoned BU-2 by Brevard County, allowing commercial development for the following uses: Parks & Recreation, Retail, Schools, medical buildings, along with most general commercial uses. Utilities are located in the vicinity.

LOCATION OVERVIEW

The site is located just off of route 1 in the City of Rockledge, approximately 1/2 miles south of Gus Hipp Blvd. There is less than a 30-minute commute to the Melbourne International Airport, approximately 45 minutes from Orlando International Airport, 1 hour commute to Downtown Orlando, 35 minutes from Kennedy Space Center and just 25 minutes to Cocoa Beach. The property is centrally located in the county of Brevard, with US Highway 1 being the closest main north-south artery spanning the county.



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www.dreyercommercial.com

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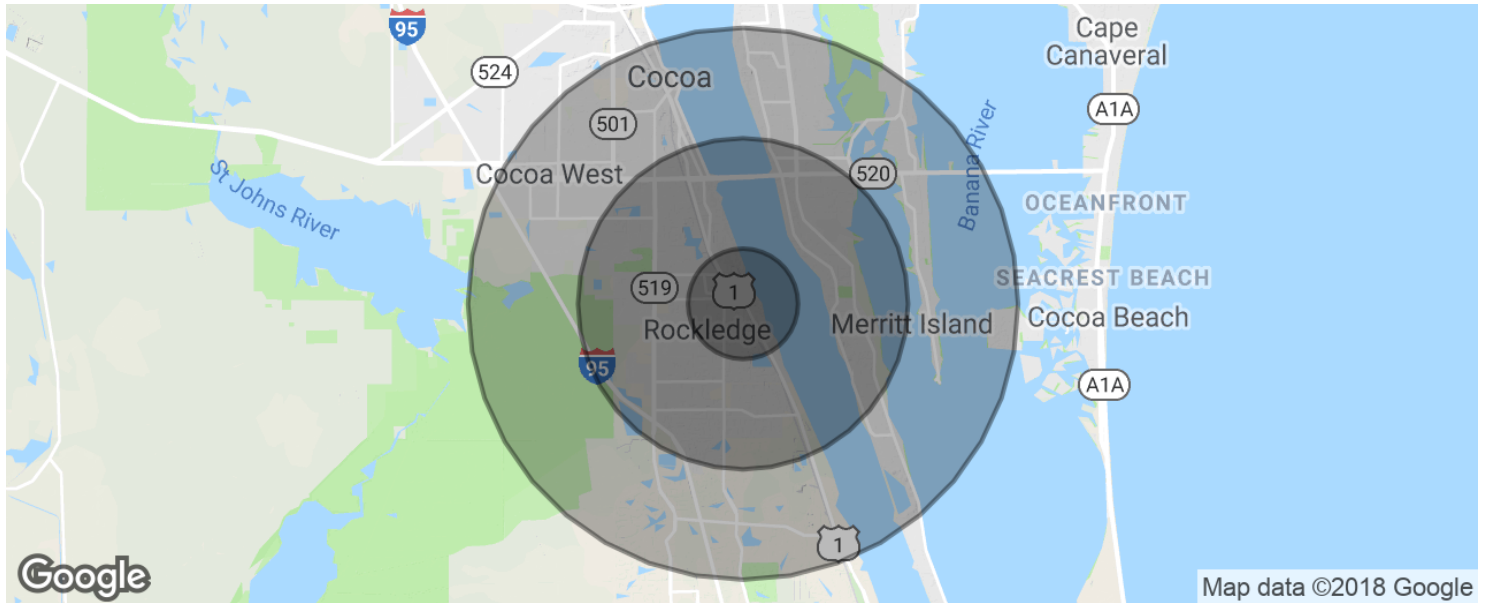


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,287	35,324	80,852
Median age	43.3	43.6	42.8
Median age (Male)	43.7	43.5	42.1
Median age (Female)	42.8	43.6	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,323	13,796	32,873
# of persons per HH	2.8	2.6	2.5
Average HH income	\$75,246	\$71,965	\$65,890
Average house value	\$216,665	\$218,636	\$244,069

* Demographic data derived from 2010 US Census



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