

EXECUTIVE SUMMARY

• 2881 Palm Bay Rd NE Palm Bay, FL 32905



OFFERING SUMMARY

Sale Price:	\$325,000
Price / SF:	\$162.50
Lot Size:	0.75 Acres
Year Built:	1954
Building Size:	2,000 SF
Zoning:	HC
APN#:	28-37-24-25-24-1

PROPERTY OVERVIEW

Great Opportunity Directly on Palm Bay Rd!
New Bar/Sandwich Shop with additional building on property.
Fully permitted, complete, approved plans come with purchase.
Great traffic counts and demographics.
Property may be utilized in any other way allowed the broad Highway Commercial zoning.

LOCATION OVERVIEW

Located on Palm Bay Rd in close proximity to US I

JEFF CHESTINE

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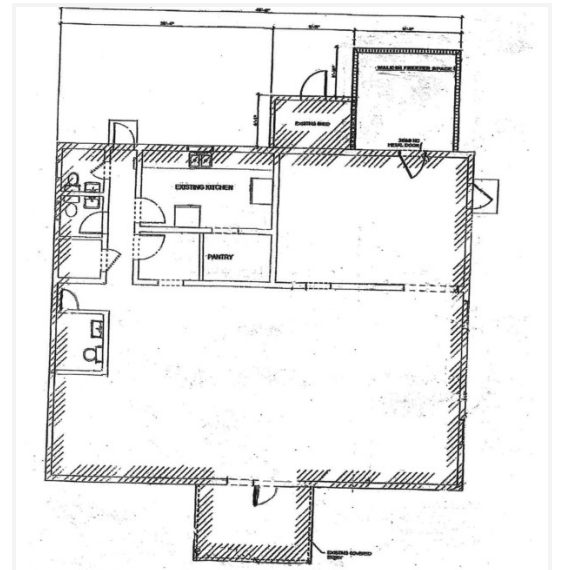
Lightle Beckner Robison

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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LOCATION MAPS

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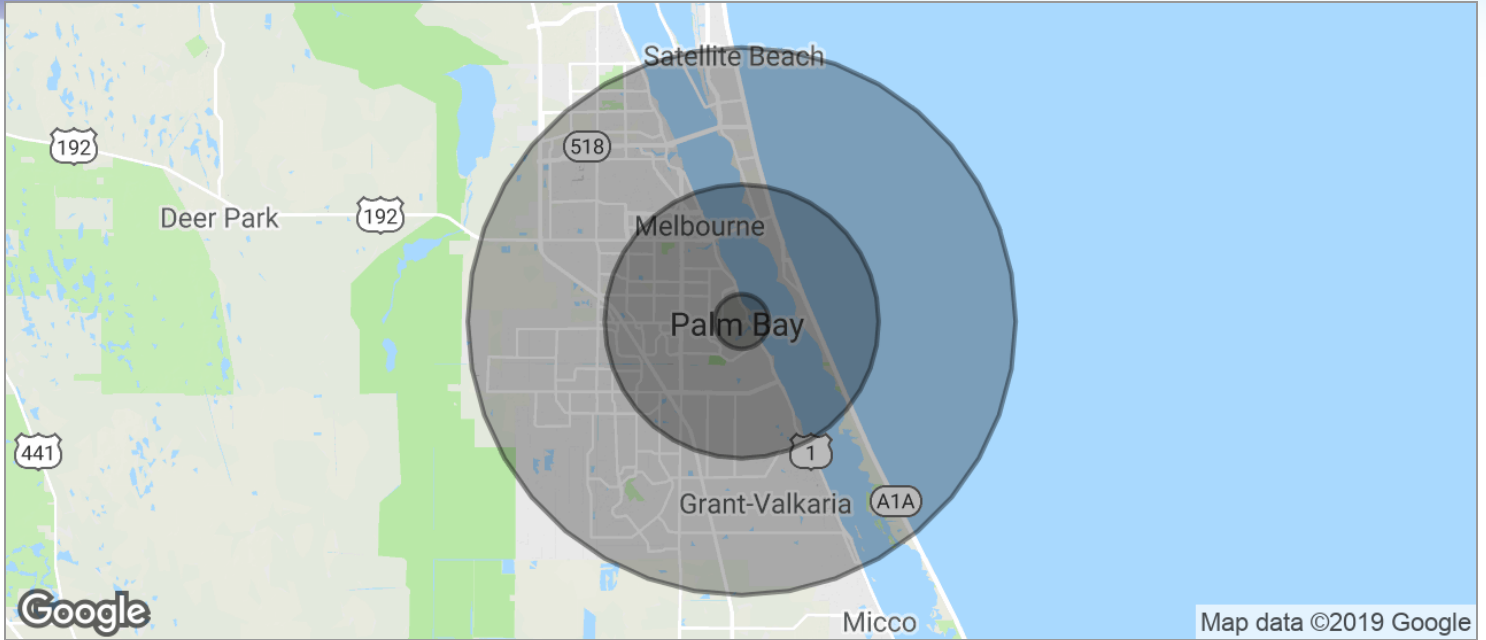
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,468	86,897	250,555
MEDIAN AGE	50.0	44.2	43.1
MEDIAN AGE (MALE)	49.4	41.2	41.2
MEDIAN AGE (FEMALE)	52.2	46.9	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,517	36,524	101,434
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$58,334	\$59,572	\$60,911
AVERAGE HOUSE VALUE		\$217,487	\$218,474

* Demographic data derived from 2010 US Census

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