

# Mixed Use Oceanfront Property

1077 HWY A1A, SATELLITE BEACH, FL 32937

# FOR SALE

\$1,995,000



## PROPERTY FEATURES

- 6726 SF, 3 story oceanfront
- Mixed Use Professional/Residential
- 2 oceanfront parcels on 1.62 acres
- Over 200 feet of direct beachfront
- Zoned RM-3 (residential-mixed use)
- Immaculately maintained
- 37,000 watt solar array
- New high-efficiency AC systems
- Pavestone parking lot for 16 vehicles
- Additional drive and 2 car garage
- Redevelopment for up to 17 units



**James Flint**

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Each office independently owned and operated.

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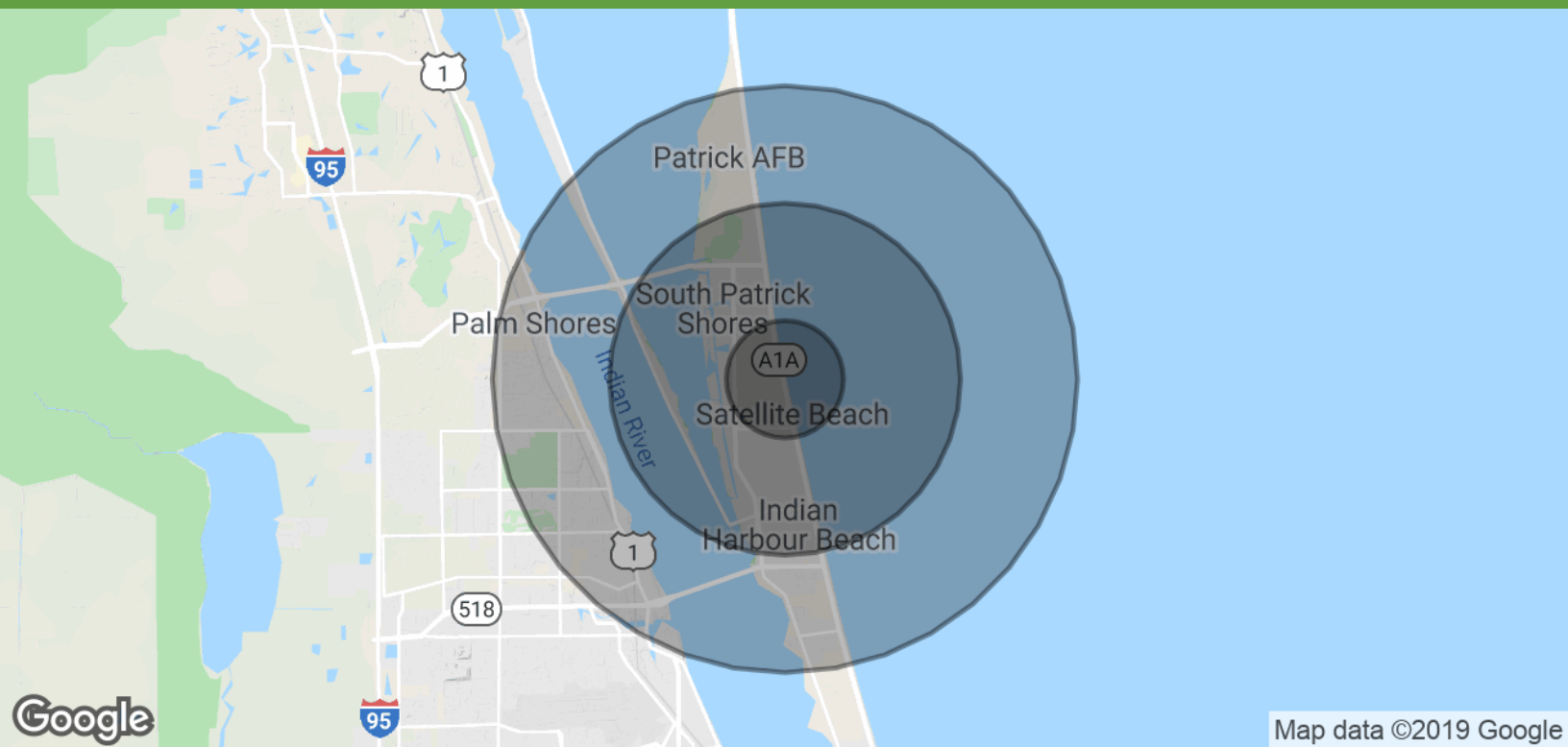
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Map data ©2019 Google

| <b>POPULATION</b>   | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total Population    | 3,602         | 24,852         | 52,795         |
| Median age          | 40.6          | 47.3           | 46.2           |
| Median age (Male)   | 40.7          | 47.2           | 45.4           |
| Median age (Female) | 40.7          | 47.8           | 47.2           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total households               | 1,426         | 10,566         | 23,083         |
| # of persons per HH            | 2.5           | 2.4            | 2.3            |
| Average HH income              | \$71,512      | \$84,749       | \$75,779       |
| Average house value            | \$334,353     | \$481,369      | \$319,727      |

\* Demographic data derived from 2010 US Census



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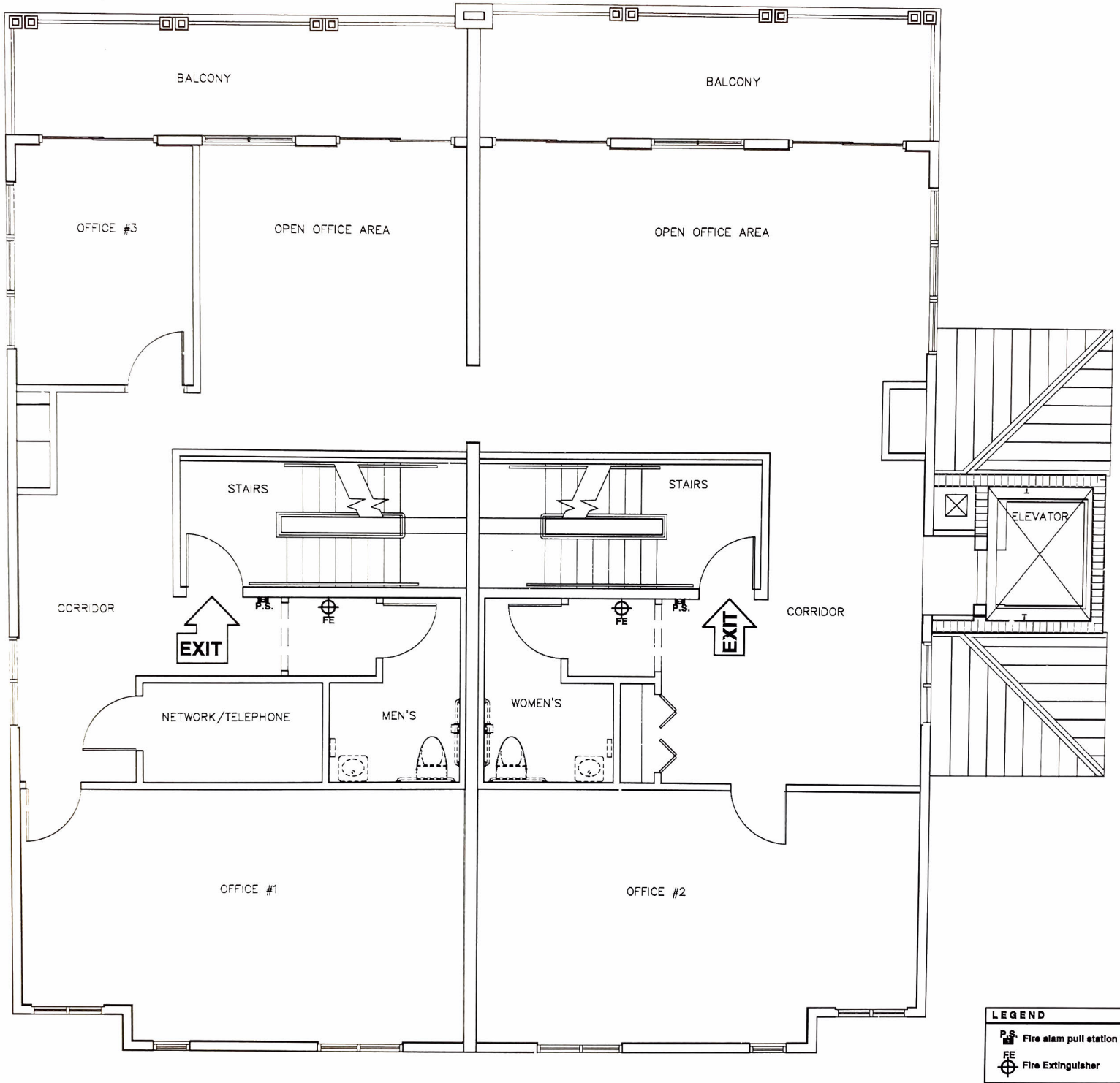




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SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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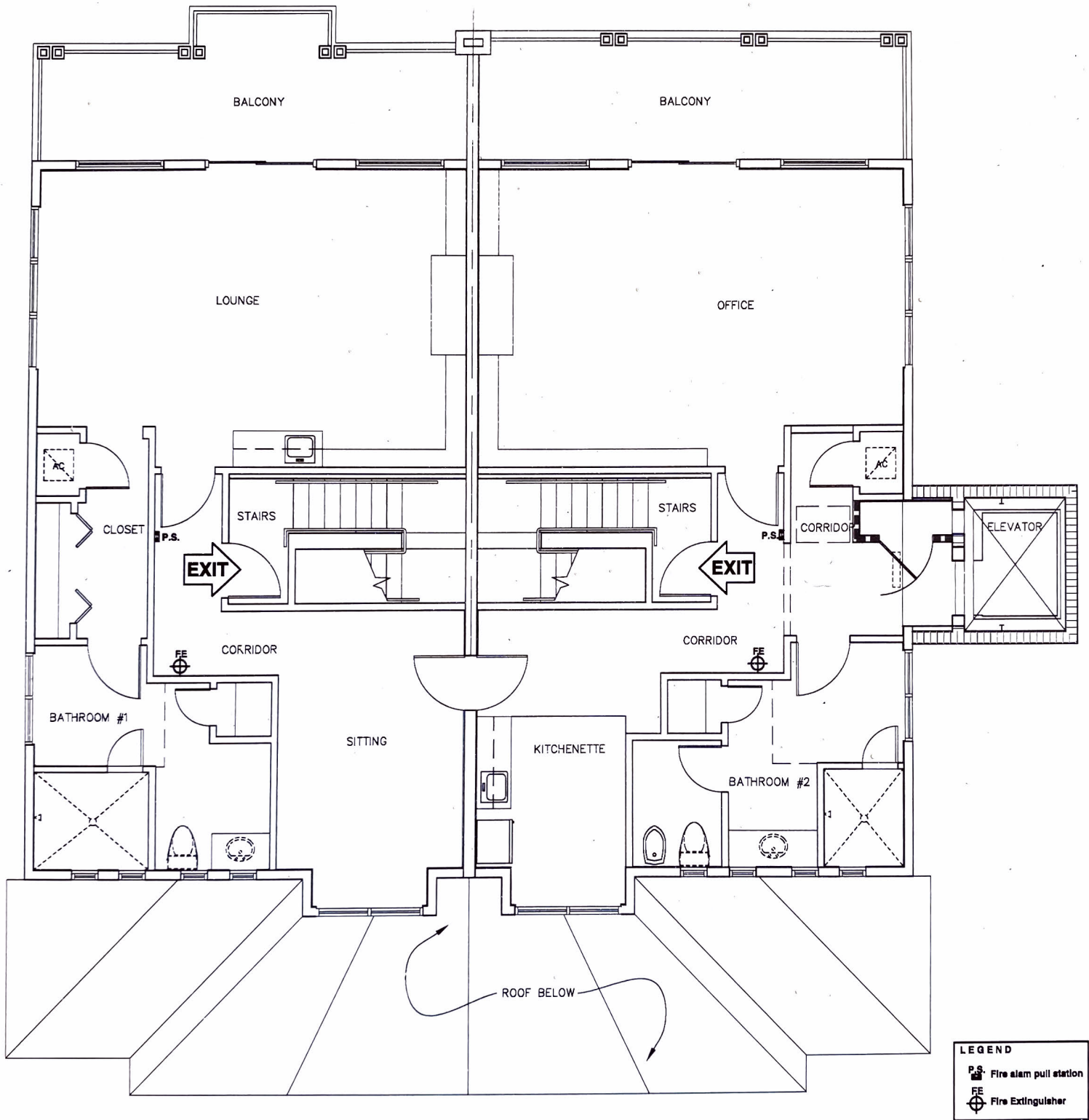
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THIRD FLOOR PLAN  
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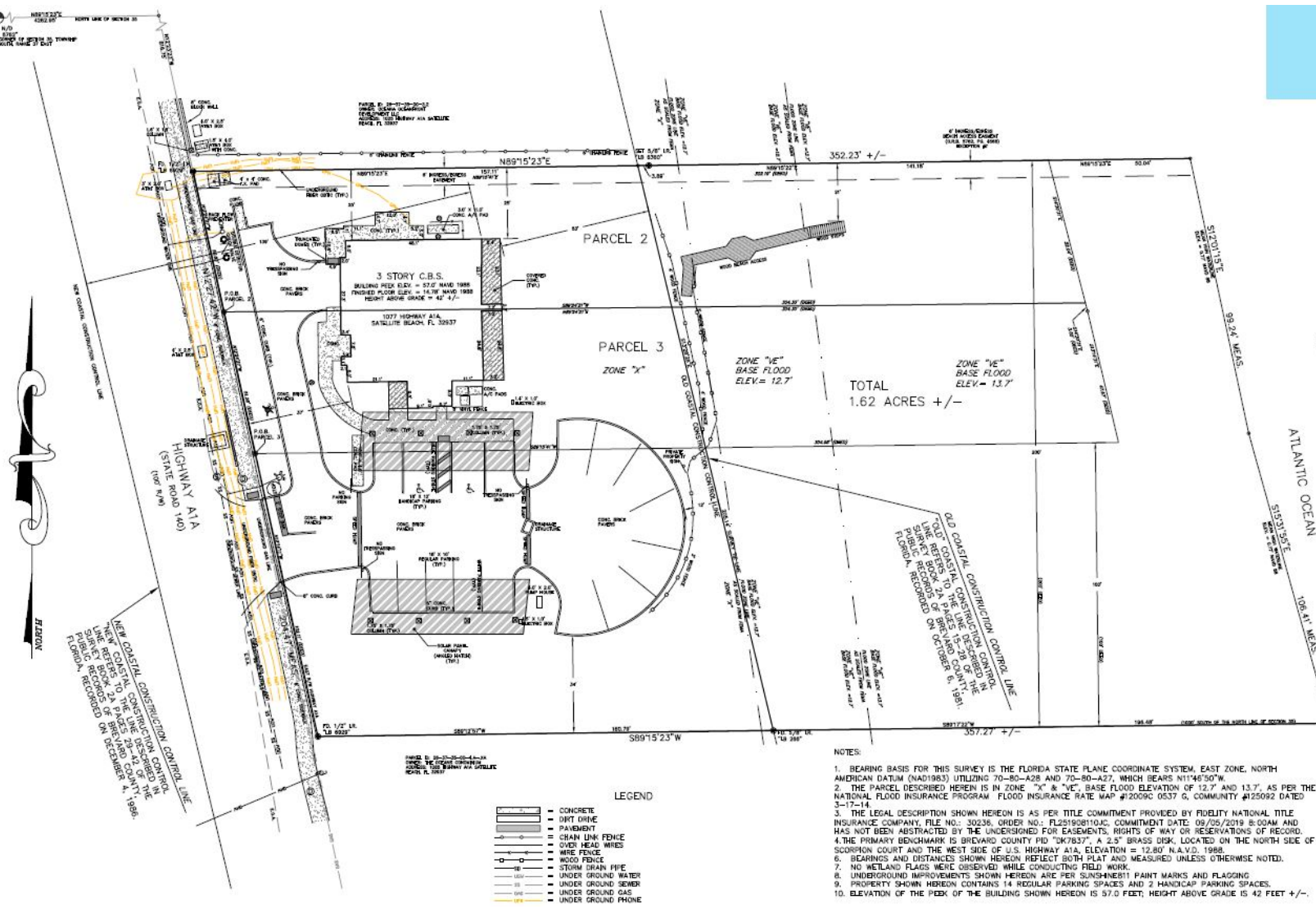
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