

# COMMERCIAL LAND FOR SALE

• Carriage Gate Dr. West Melbourne, FL 32904



## OFFERING SUMMARY

**Sale Price:** \$1,850,000

**Price / Acre:** \$79,502

**Lot Size:** 23.27 Acres

**Zoning:** GU

**APN#:** 28-36-13-00-750

## PROPERTY OVERVIEW

Located in one of Brevard's fast - growing communities. Near shopping, churches, A-Rate schools, city and regional parks. Access to I-95 and much more.

## LOCATION OVERVIEW

Property is located on Carriage Gate Rd  
Brevard County Municipality

### JEFFERY T. ROBISON, CCIM

Principal | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

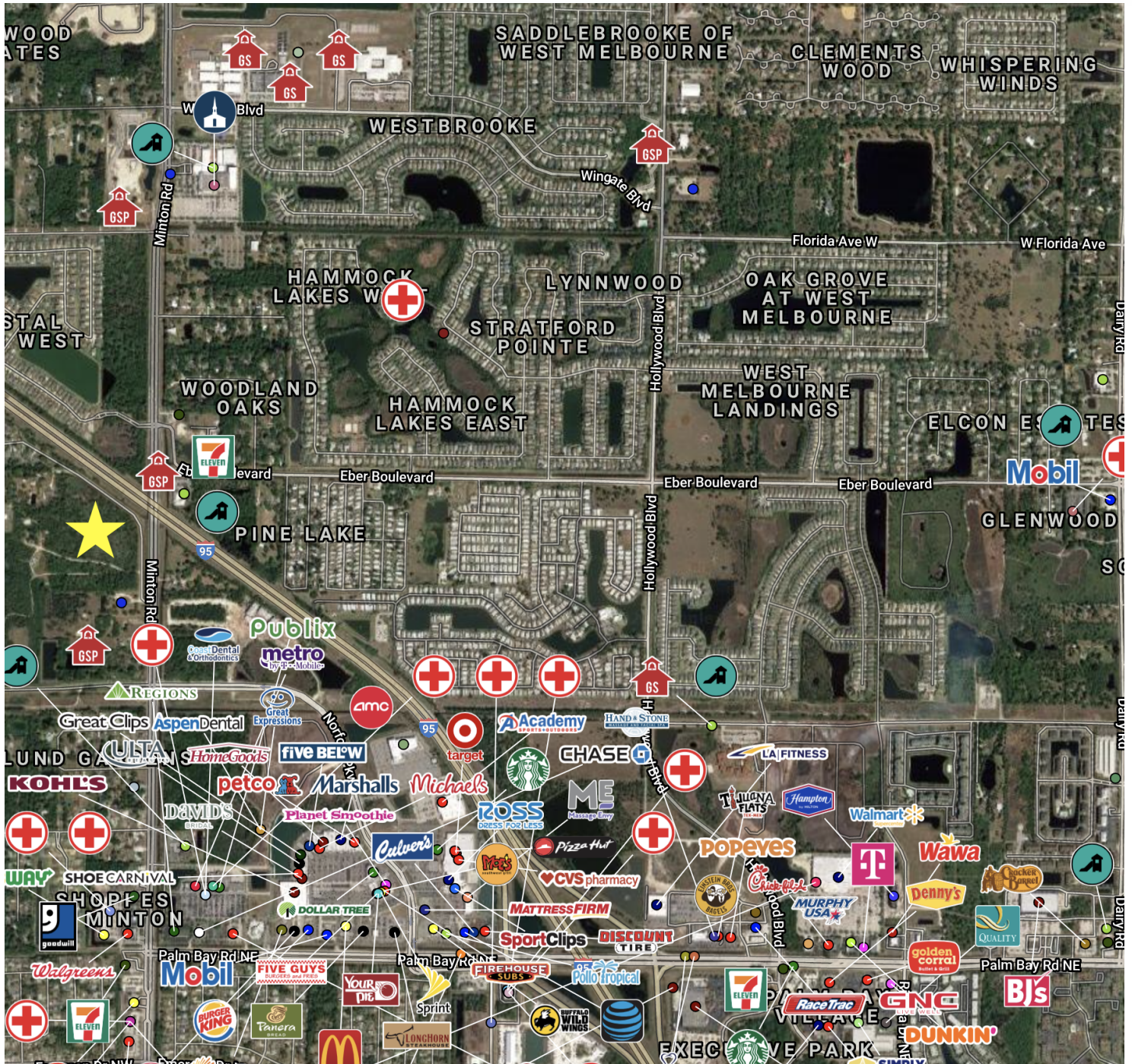
### Lightle Beckner Robison

321.722.0707 • teamlbr.com  
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.

# RETAILER MAP

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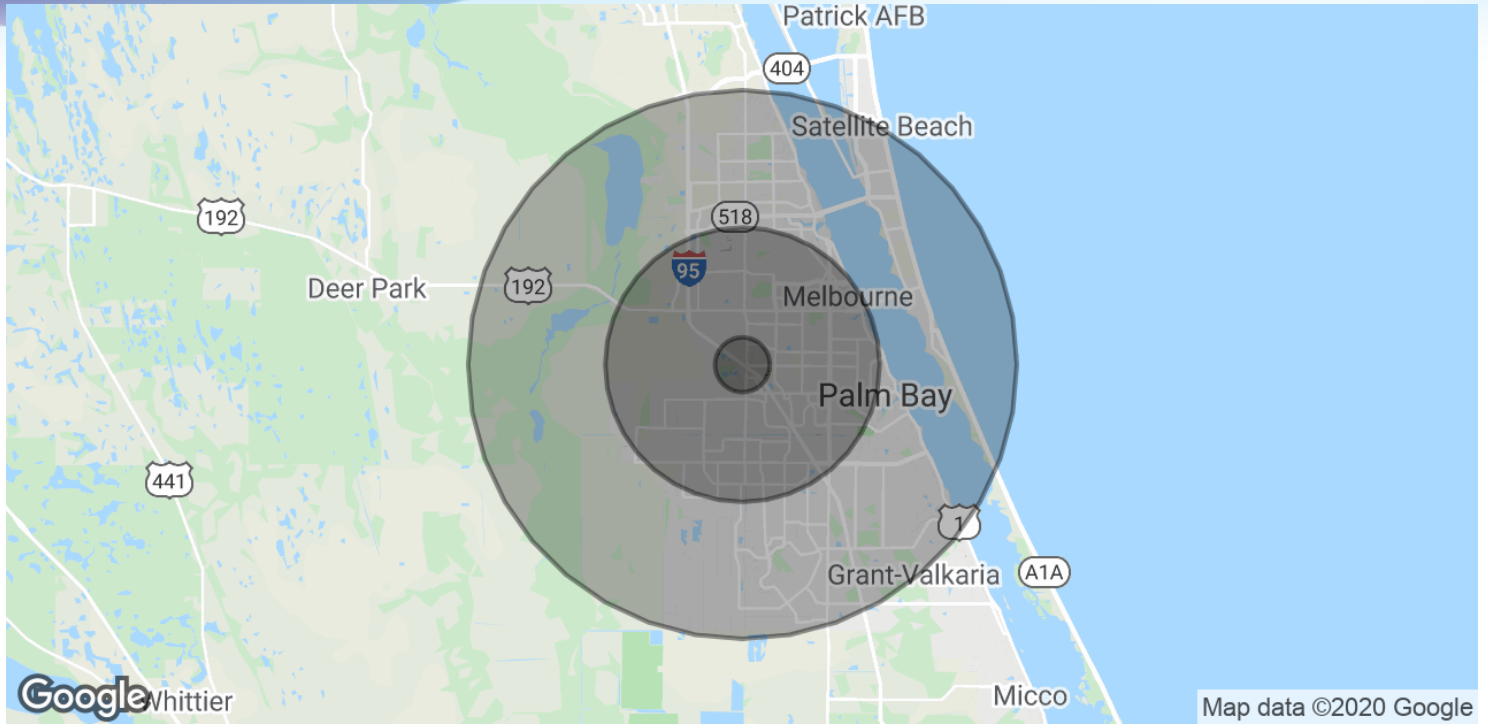
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# DEMOGRAPHICS MAP & REPORT

• Carriage Gate Dr. West Melbourne, FL 32904



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,676	121,931	282,392
Average age	41.3	42.3	43.0
Average age (Male)	41.7	39.5	41.1
Average age (Female)	40.9	44.6	44.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,929	48,979	113,756
# of persons per HH	2.4	2.5	2.5
Average HH income	\$61,310	\$53,680	\$62,357
Average house value	\$205,305	\$168,549	\$221,456

\* Demographic data derived from 2010 US Census

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