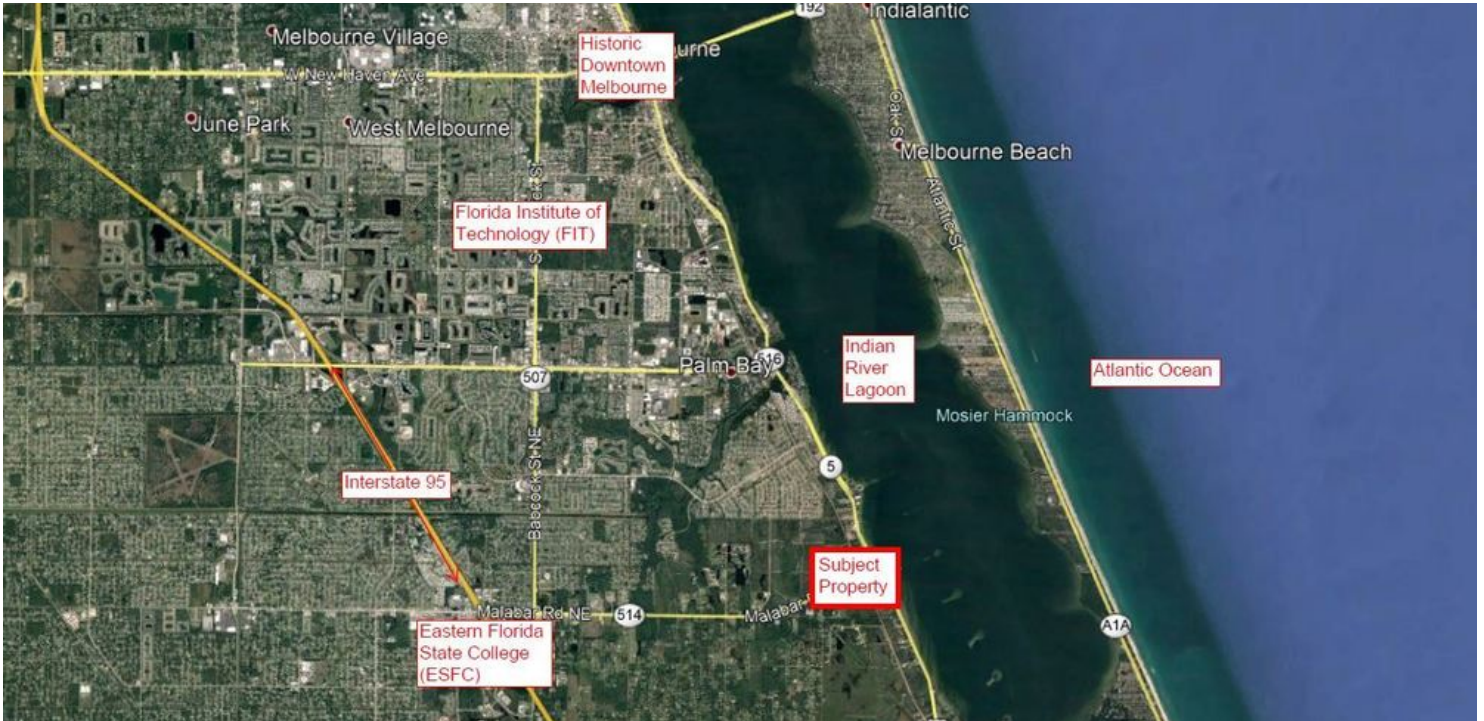


# 2560 Malabar Road

Malabar, FL 32950

**FOR SALE: 2.04 Acres Vacant Commercial Land in Malabar, FL**



## OFFERING SUMMARY

**Sale Price:** \$150,000

**Acreage:** 2.04 Acres

**Zoning:** Town of Malabar Office Institutional (OI)

**BCPA Tax ID#:** 2851116

## PROPERTY OVERVIEW

Estimated 90' +/- Frontage on Malabar Road  
 Estimated 423' +/- Depth on Eastern Border  
 Width Varies to a Maximum Width of 280' +/-  
 Utilities: Well & Septic, FPL.

Flexible OI Zoning Allows: Office, Medical, Parking Lots, Veterinary, and More!  
 Future Land Use is RLC. Call Zach Ullian for Details. (321) 750-3439.

## LOCATION OVERVIEW

Located on the north side of Malabar Road within walking distance to Malabar Town Hall & Route 1 Motorsports. Subject property has high visibility and is easily accessible via nearby US1, I-95 & Babcock Street. Don't miss out on this excellent opportunity to own commercial property in the quickly growing Malabar community!!



Individual Members  
 Michael S. Ullian  
 Adam Rathbun

**Michael S. Ullian, President, CCIM, SIOR**

Licensed Real Estate Broker  
 Cell: 321.258.7556  
 mike@ullianrealty.com

**Zachary Ullian**

Licensed Real Estate Sales Associate  
 Cell: 321.750.3439  
 zach@ullianrealty.com



**SIOR**  
 Individual Member  
 Michael S. Ullian

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## Additional Photos



Individual Members  
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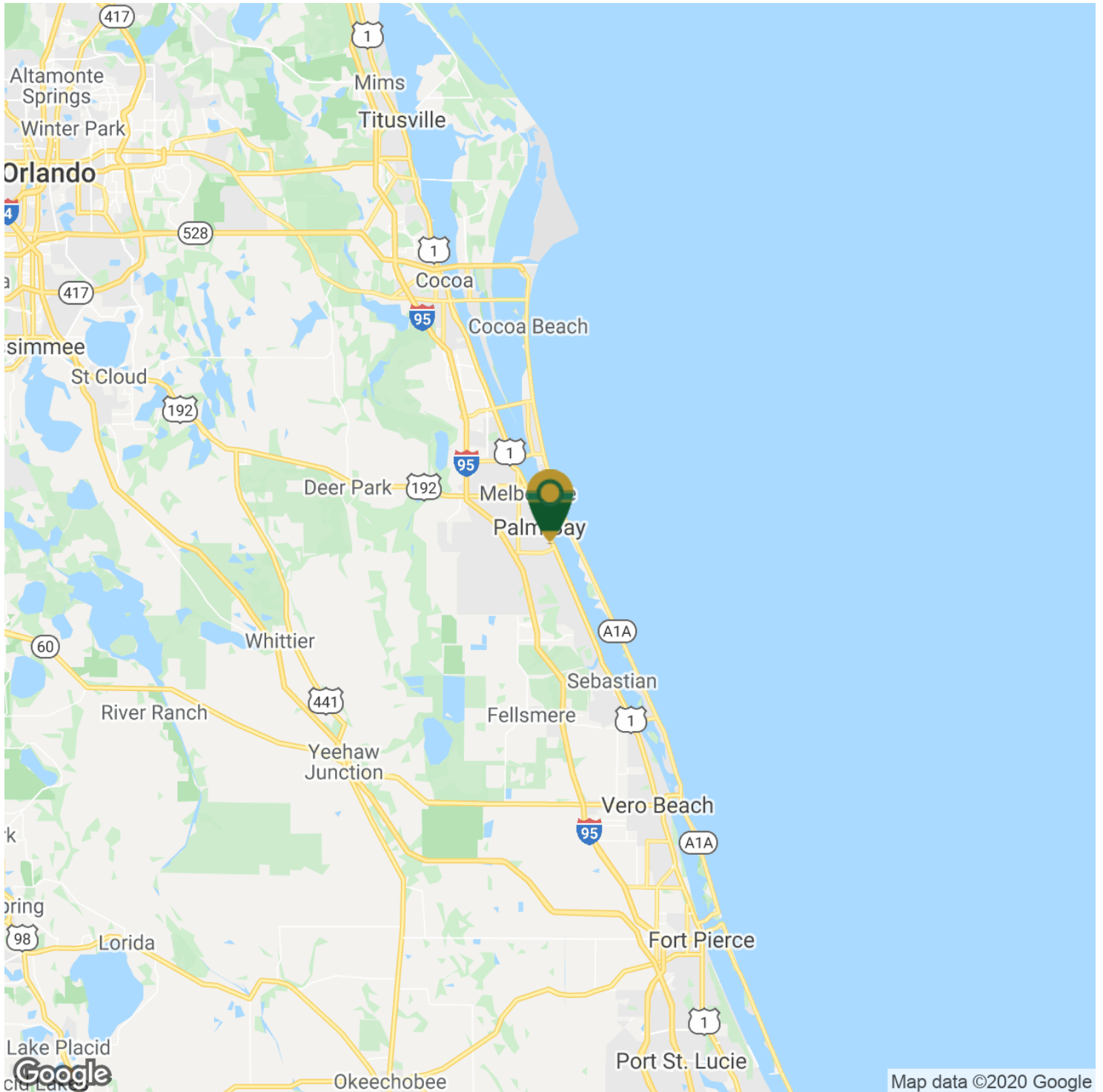


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## Location Maps



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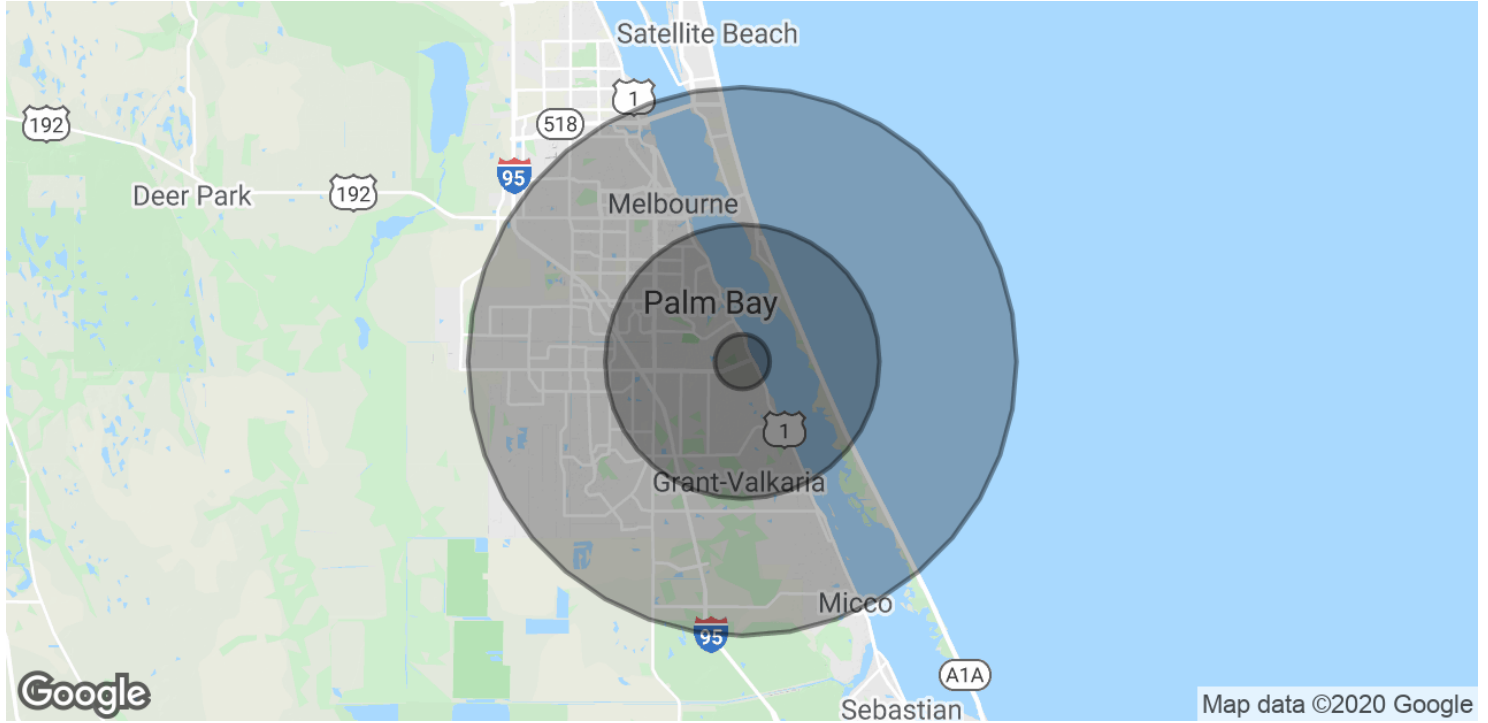
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Malabar, FL 32950

## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,030	54,051	203,829
Average age	47.6	45.3	43.8
Average age (Male)	47.0	42.5	41.8
Average age (Female)	49.7	48.0	45.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	398	22,736	82,273
# of persons per HH	2.6	2.4	2.5
Average HH income	\$77,576	\$61,226	\$60,458
Average house value		\$247,053	\$219,579

\* Demographic data derived from 2010 US Census



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