

# Malabar Road & Corey Road Intersection

0 Malabar Road, Malabar, FL 32950

**FOR SALE 2.49 Acres Vacant Land at High-Traffic Corner**



## OFFERING SUMMARY

**Sale Price:** \$179,900

**Acres:** 2.49 Acres

**Future Land Use:** Town of Malabar (RLC)

**BCPA ID #:** 2846138

## PROPERTY OVERVIEW

Estimated 373' +/- Frontage on Malabar Road.  
 Estimated 256' +/- Depth on Corey Road.  
 Malabar Road & Corey Road Intersection Visible to Over 20,000 VPD!!  
 RLC Future Land Use Allows: Office, Medical, Restaurant, Multi-Family & More! (Call for Details).  
 Utilities City Water & Septic, FPL.

## LOCATION OVERVIEW

Located at the northwest corner of the Malabar Road & Corey Road intersection. Subject Property has excellent exposure and frontage on Corey Road which is a High-Traffic connector between Malabar & Grant-Valkaria. Property is easily accessible and has close proximity to Malabar's Hospital, Post Office, Town Hall, and surrounding residential, retail, office & medical. Make this the future home for your business today!



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

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**Zachary Ullian**

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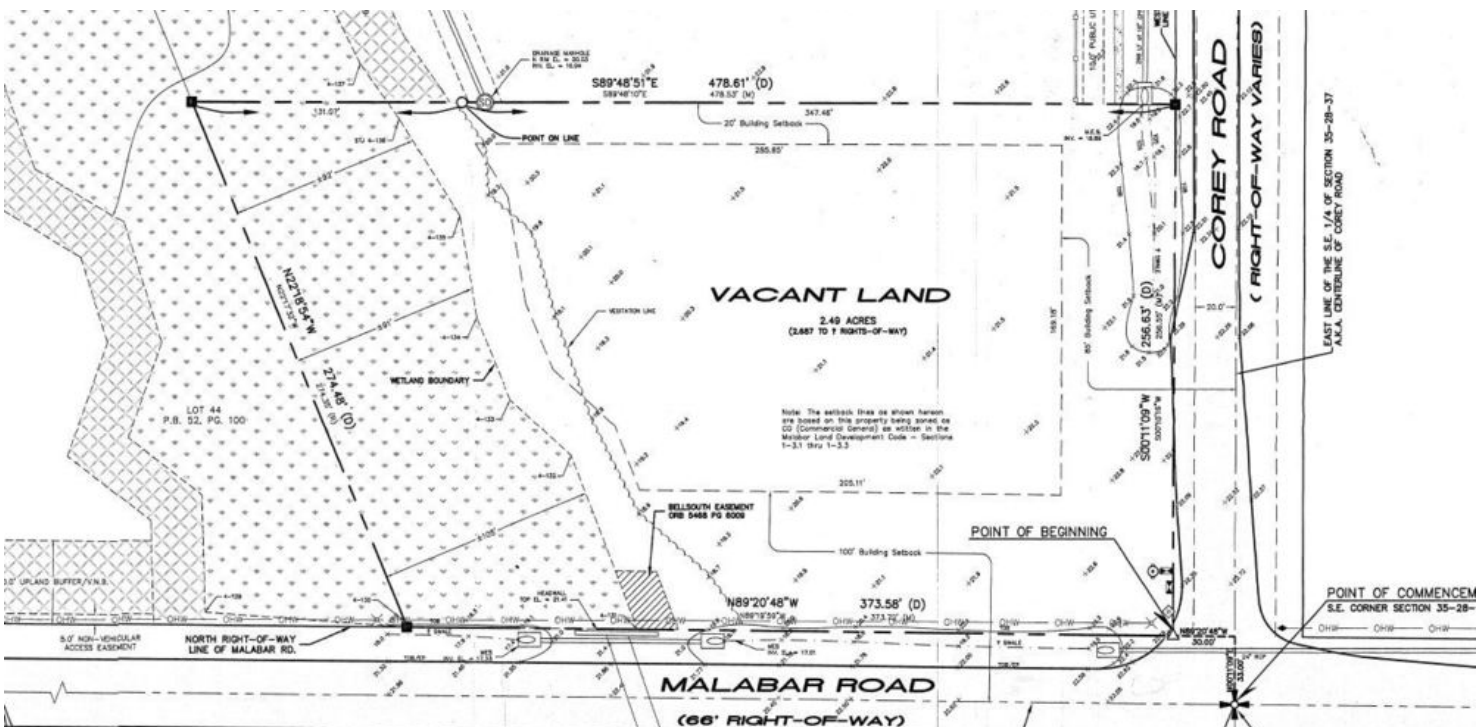




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Aerial & Survey



Individual Members  
Michael S. Ullian  
Adam Rathbun

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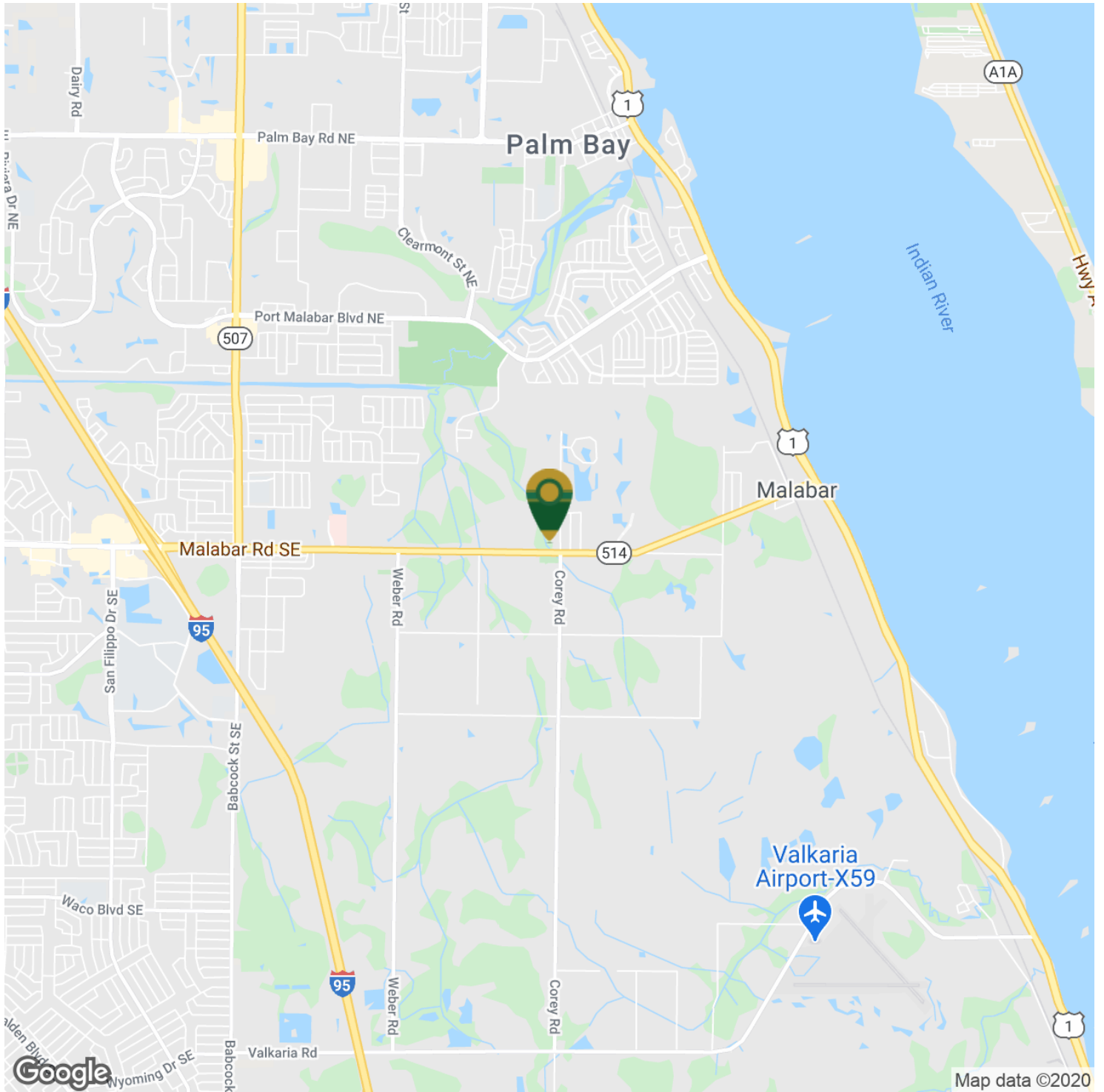


**SIOR**  
Individual Member  
Michael S. Ullian

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## Location Maps



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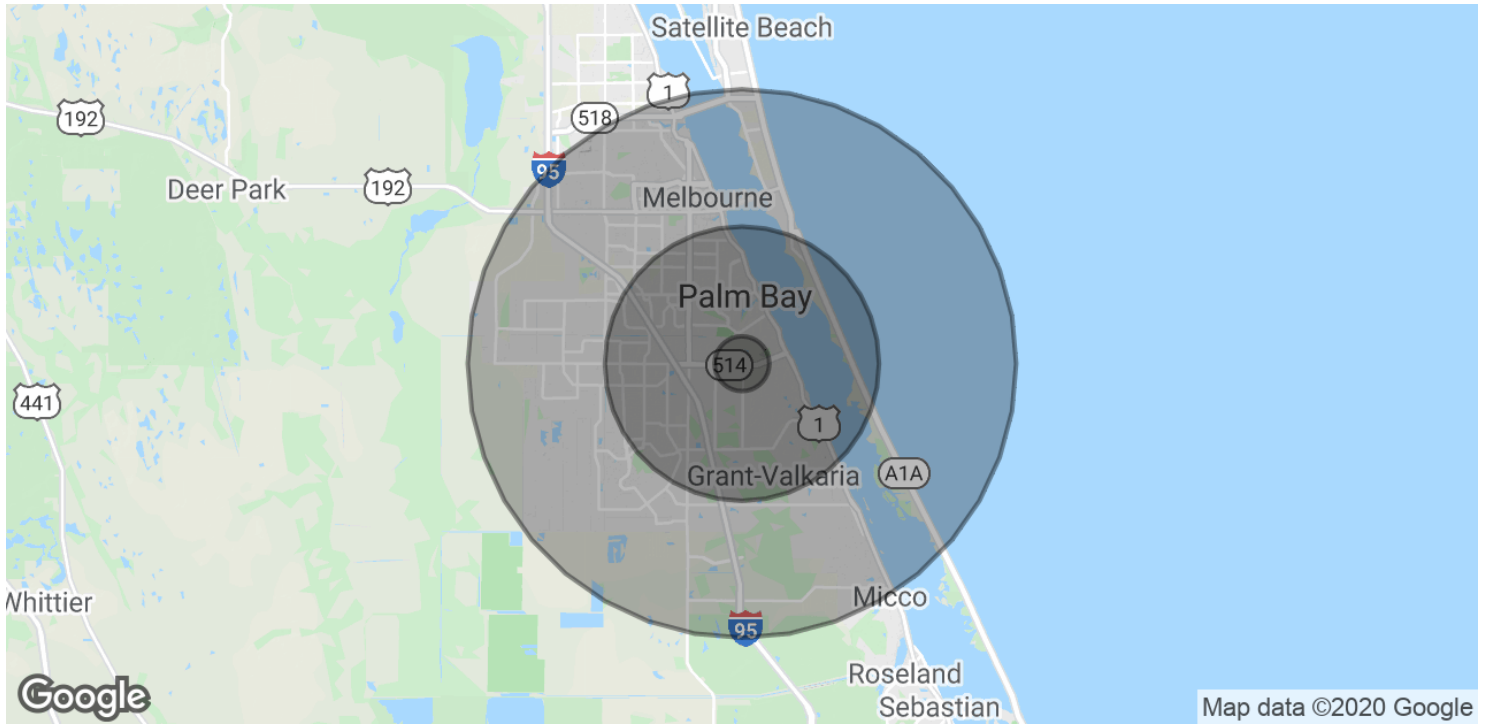




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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	630	78,332	222,523
Average age	46.6	43.4	43.3
Average age (Male)	46.0	40.8	41.4
Average age (Female)	47.2	45.9	44.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	229	32,027	88,818
# of persons per HH	2.8	2.4	2.5
Average HH income	\$97,402	\$58,083	\$59,523
Average house value	\$182,589	\$217,971	\$212,027

\* Demographic data derived from 2010 US Census



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