

Old Dixie Highway

Malabar, FL 32950

FOR SALE: BU-2 Lot Allowing Retail, Warehousing & Wholesale Commercial



OFFERING SUMMARY

Sale Price: \$325,000

Acreage: 3.84 Acres

Zoning: Grant-Valkaria Heavy Commercial (BU-2)

BCPA Account ID: 2954464

PROPERTY OVERVIEW

Flexible (BU-2) Zoning Allows: Contracting & Heavy Repair Services, Warehousing Activities, Wholesale Business, General Retail and More!!
 330 Feet +/- Frontage on Old Dixie Highway
 Depth Varies to Maximum Depth of 618 Feet +/-
 Utilities: Well/Septic, FPL
 Perfect for Owner Users or Investors!

LOCATION OVERVIEW

Located in the heart of Grant-Valkaria which is approximately halfway between Melbourne & Vero Beach. Property is just south of the Varkaria Airport and is surrounded by a number of established companies including Cemex Valkaria & Pence Septic Systems. Close proximity to US1, Babcock Street & I-95 making this property easily accessible to the rest of the Grant-Valkaria, Palm Bay, Malabar & Melbourne. Make this the future home for your business today!!

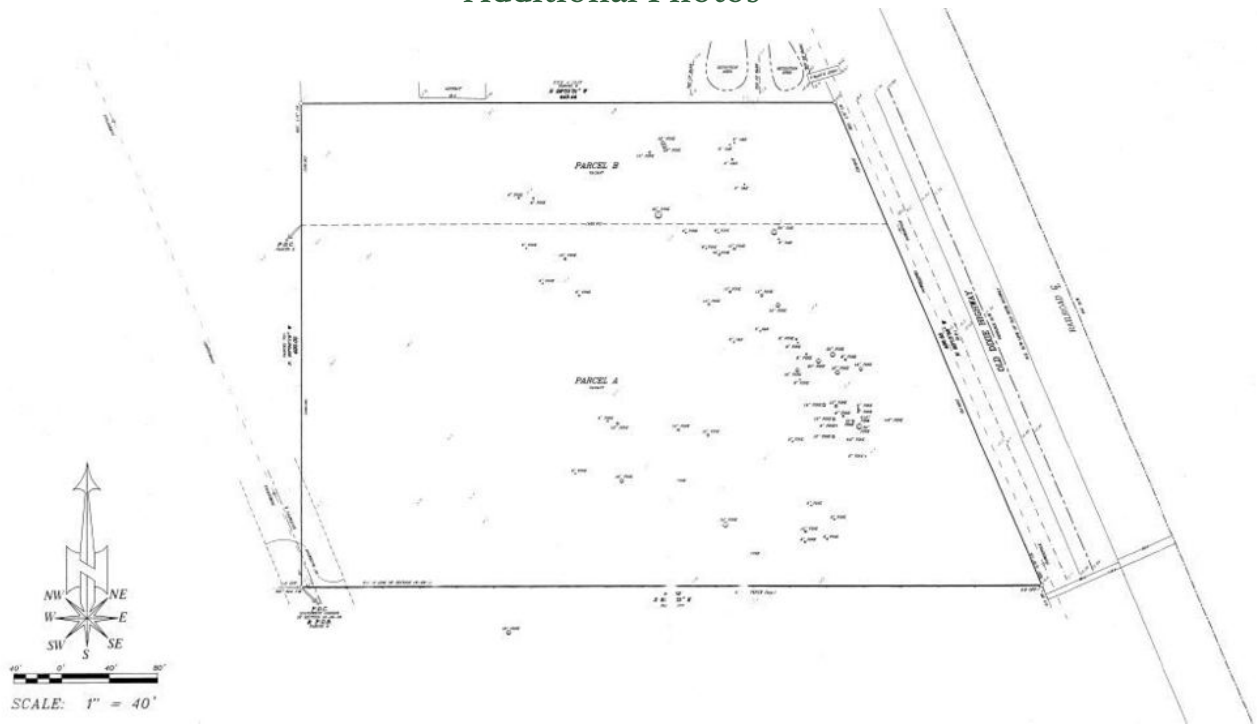
Zachary Ullian

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Additional Photos



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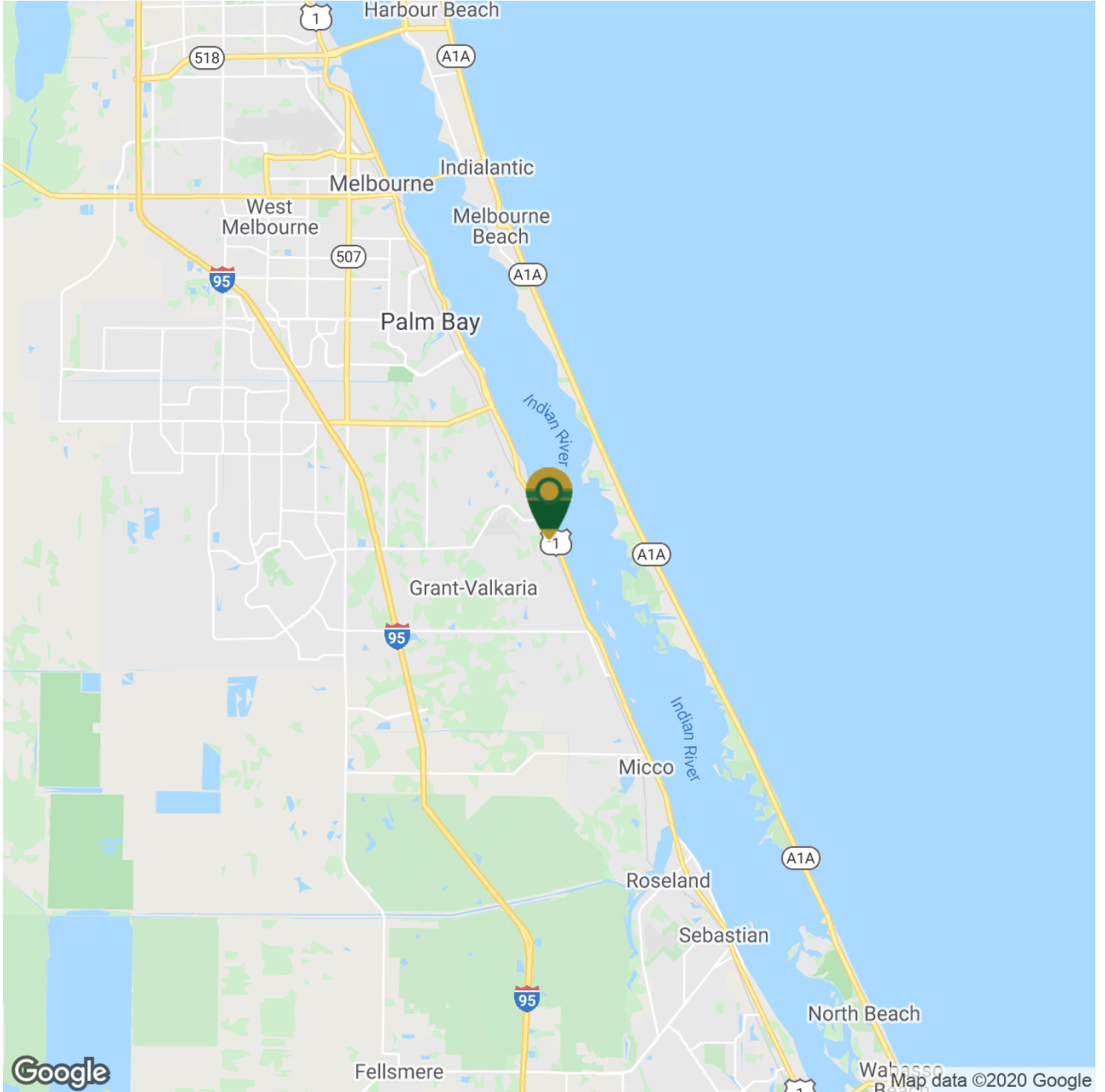
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Location Maps



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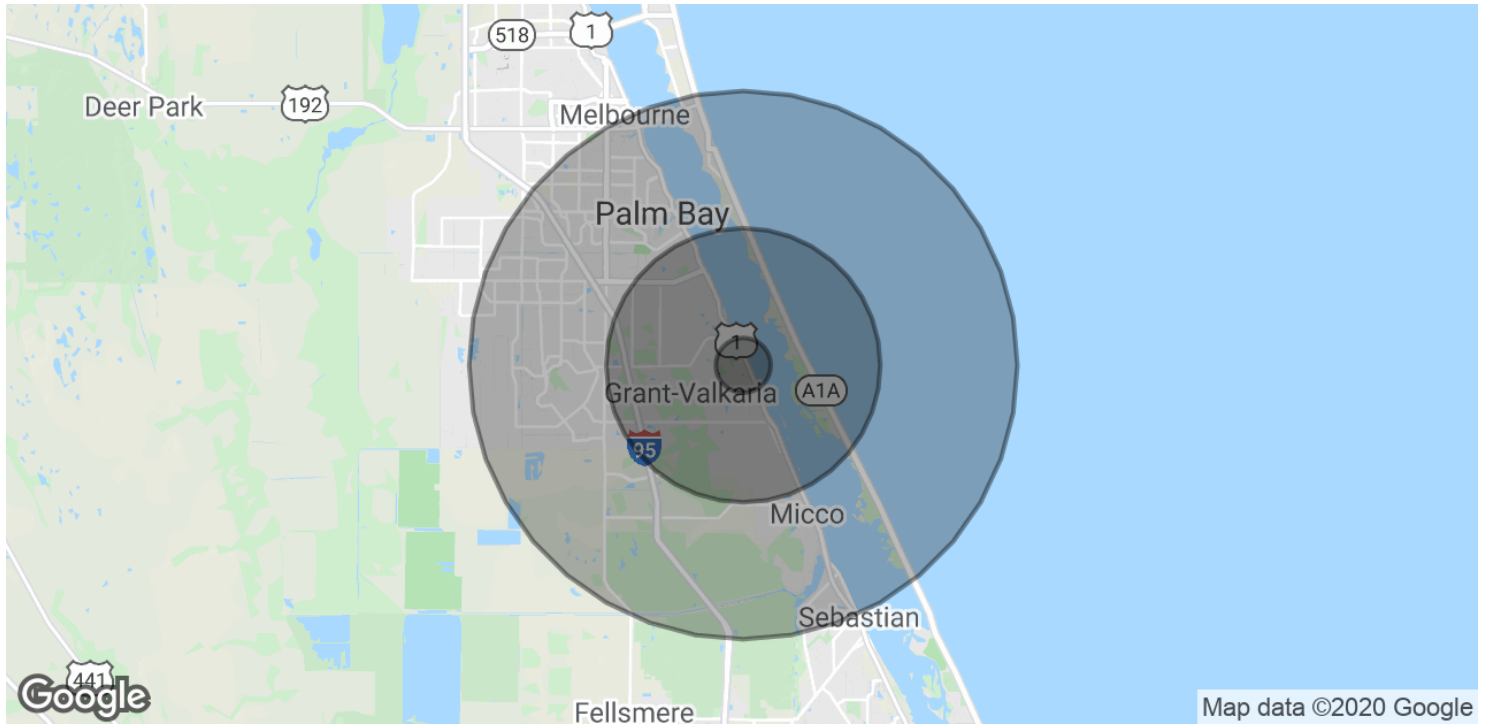
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Demographics Map & Report



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Population | 524 | 14,531 | 134,445 |
| Median age | 48.3 | 54.4 | 45.0 |
| Median age (Male) | 48.1 | 54.5 | 43.2 |
| Median age (Female) | 48.6 | 54.7 | 46.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 195 | 6,199 | 54,889 |
| # of persons per HH | 2.7 | 2.3 | 2.4 |
| Average HH income | \$105,168 | \$79,013 | \$59,203 |
| Average house value | \$507,403 | \$454,591 | \$231,310 |

* Demographic data derived from 2010 US Census

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