



---

LAND FOR SALE

---

# Vacant Land In Bayside Lakes

1805 Eldron Blvd SE Palm Bay, FL 32909

FOR SALE | \$300,000

presented by:

**ROB BECKNER, SIOR**

Principal

321.722.0707 X11

rob@teamlbr.com

# EXECUTIVE SUMMARY

• 1805 Eldron Blvd SE Palm Bay, FL 32909



## OFFERING SUMMARY

**Sale Price:** \$300,000

**Price / Acre:** \$288,462

**Lot Size:** 1.04 Acres

## PROPERTY OVERVIEW

Vacant commercial parcel. Excellent location in desirable Bayside Lakes adjacent to Publix Plaza. Dollar General, Walgreens, McDonalds all located in this busy corridor.

For more information call Vitor DeSousa at 321-722-0707 ext. 15

## LOCATION OVERVIEW

On Eldron Road close to Bayside Lakes Blvd in the Bayside Lakes Community - Palm Bay

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

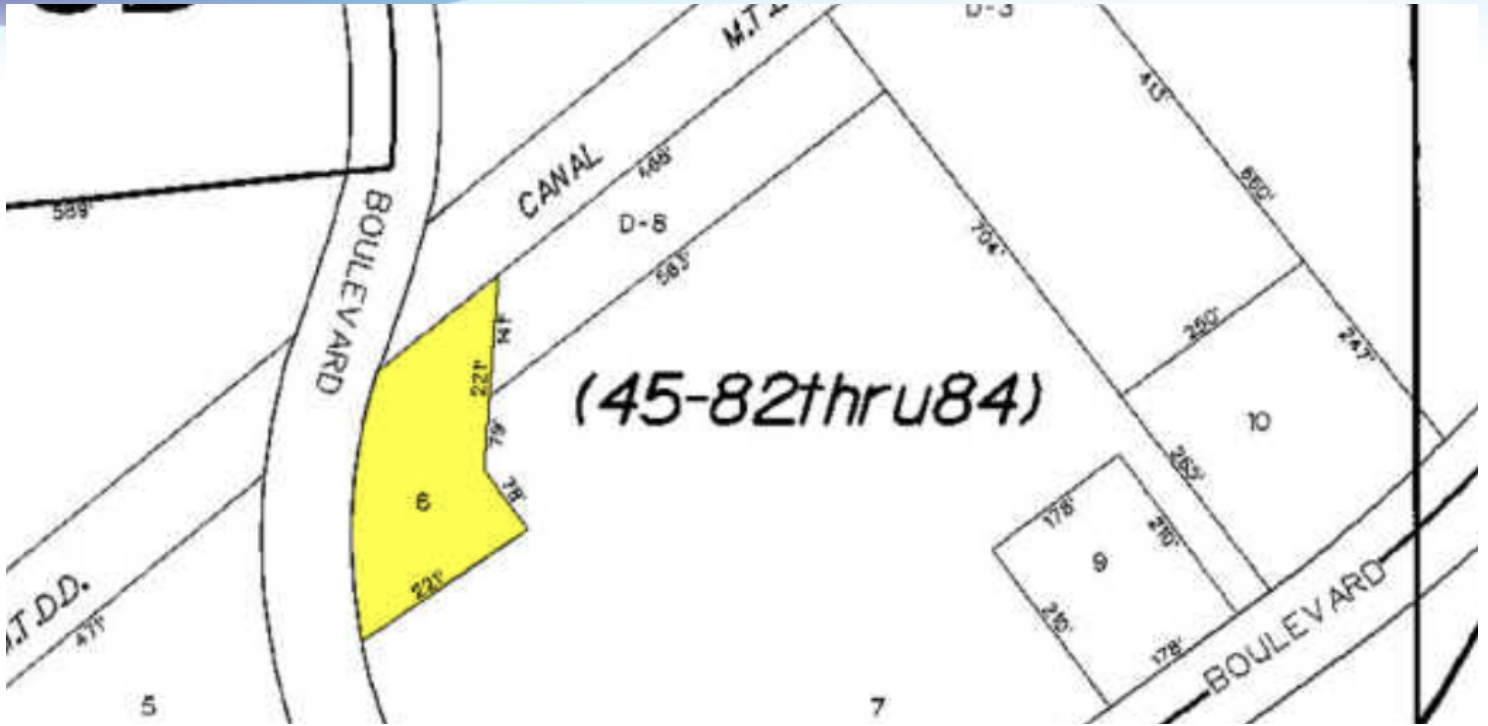
### Lightle Beckner Robison

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.

# ADDITIONAL PHOTOS

• 1805 Eldron Blvd SE Palm Bay, FL 32909



## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## Lightle Beckner Robison

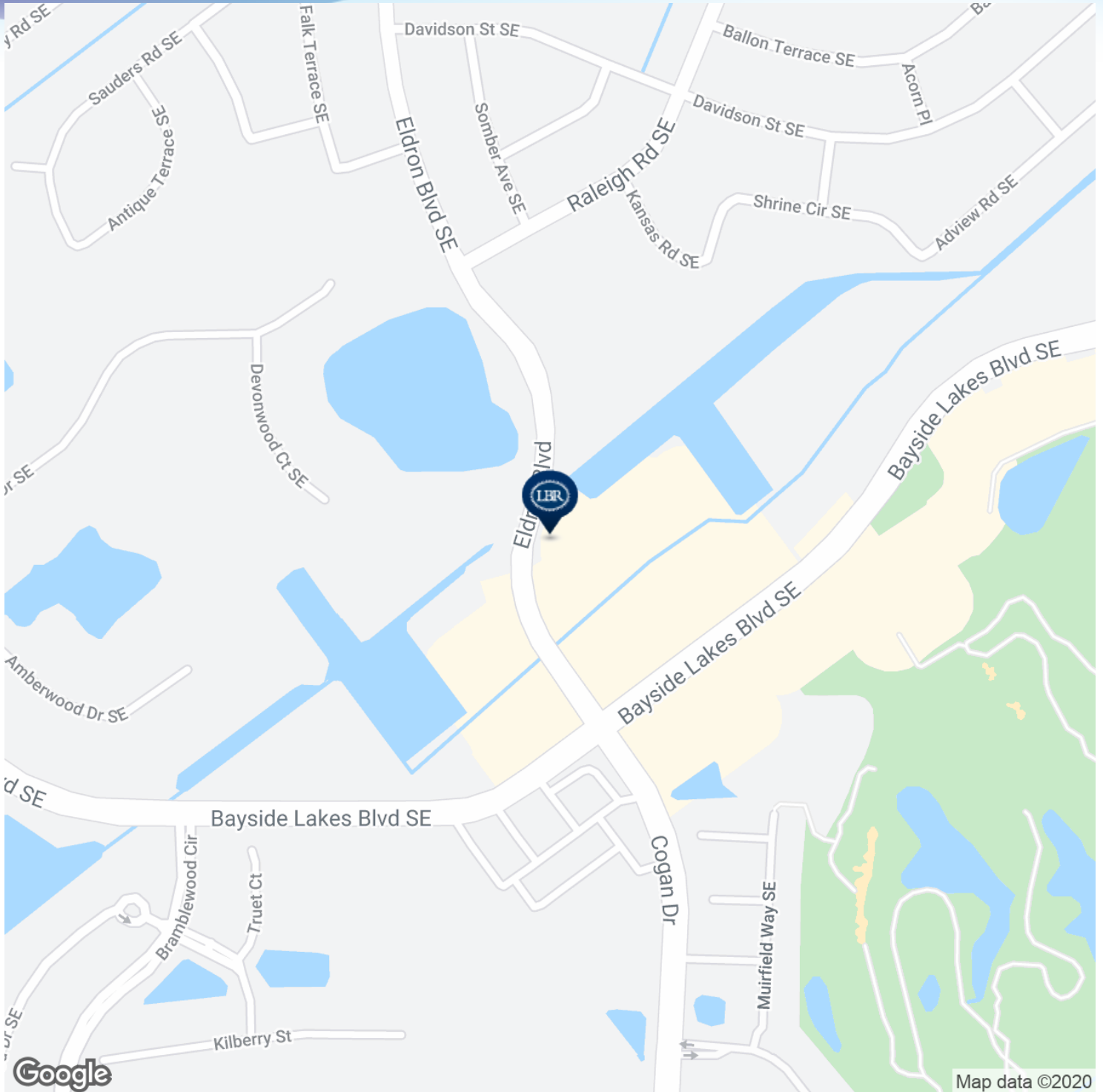
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.



# LOCATION MAPS

• 1805 Eldron Blvd SE Palm Bay, FL 32909



## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

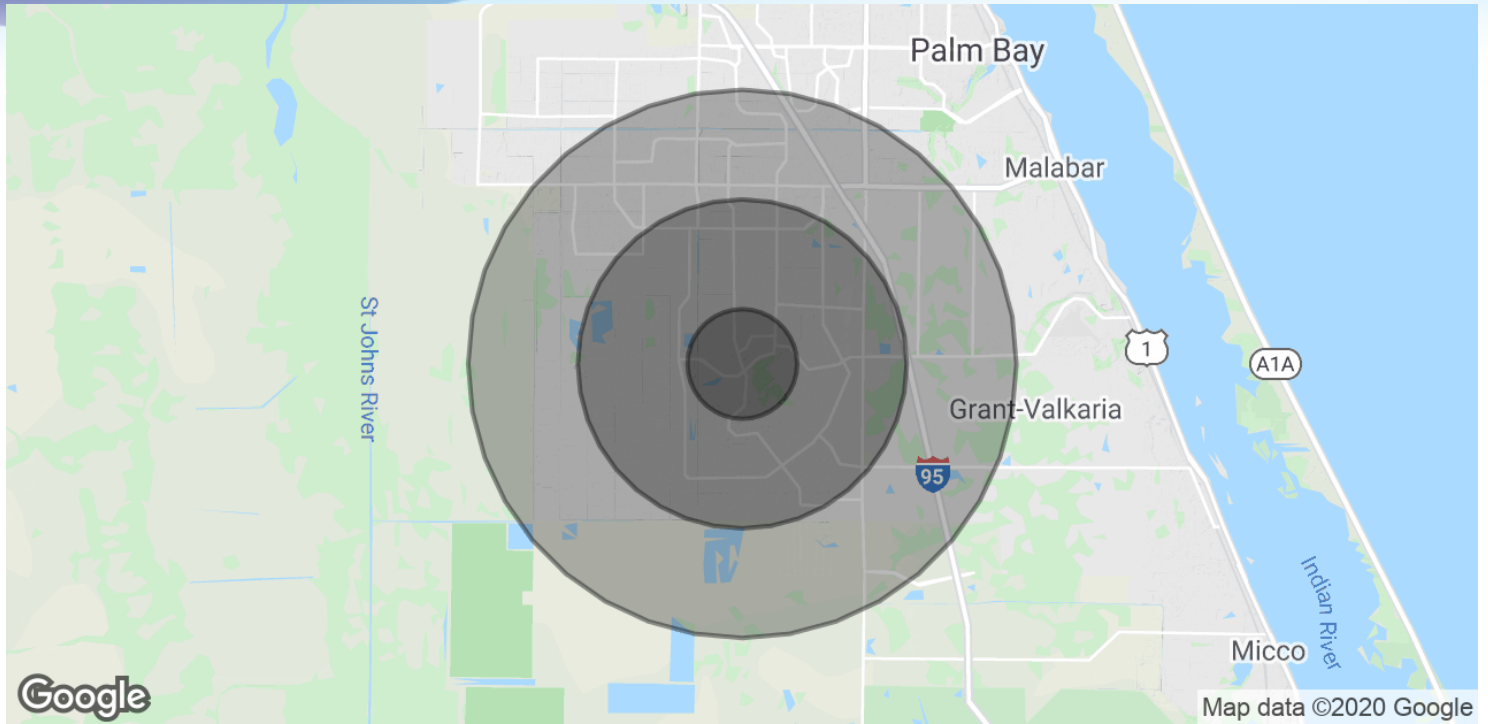
## Lightle Beckner Robison

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.

# DEMOGRAPHICS MAP & REPORT

• 1805 Eldron Blvd SE Palm Bay, FL 32909



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,573	32,305	67,179
Average age	39.0	37.6	38.5
Average age (Male)	38.6	37.0	37.4
Average age (Female)	39.3	37.8	39.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,568	11,125	23,548
# of persons per HH	2.9	2.9	2.9
Average HH income	\$52,450	\$53,513	\$56,730
Average house value	\$198,759	\$197,082	\$194,102

\* Demographic data derived from 2010 US Census

### 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.