

Malabar Road & Corey Road Intersection

Malabar Road, Malabar, FL 32950

FOR SALE 2.49 Acres Vacant Land at High-Traffic Corner



OFFERING SUMMARY

Sale Price: \$295,000

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!!
 R/LC Future Land Use Allows: Office, Medical, Restaurant, Multi-Family, Single Family Residential & 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!



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

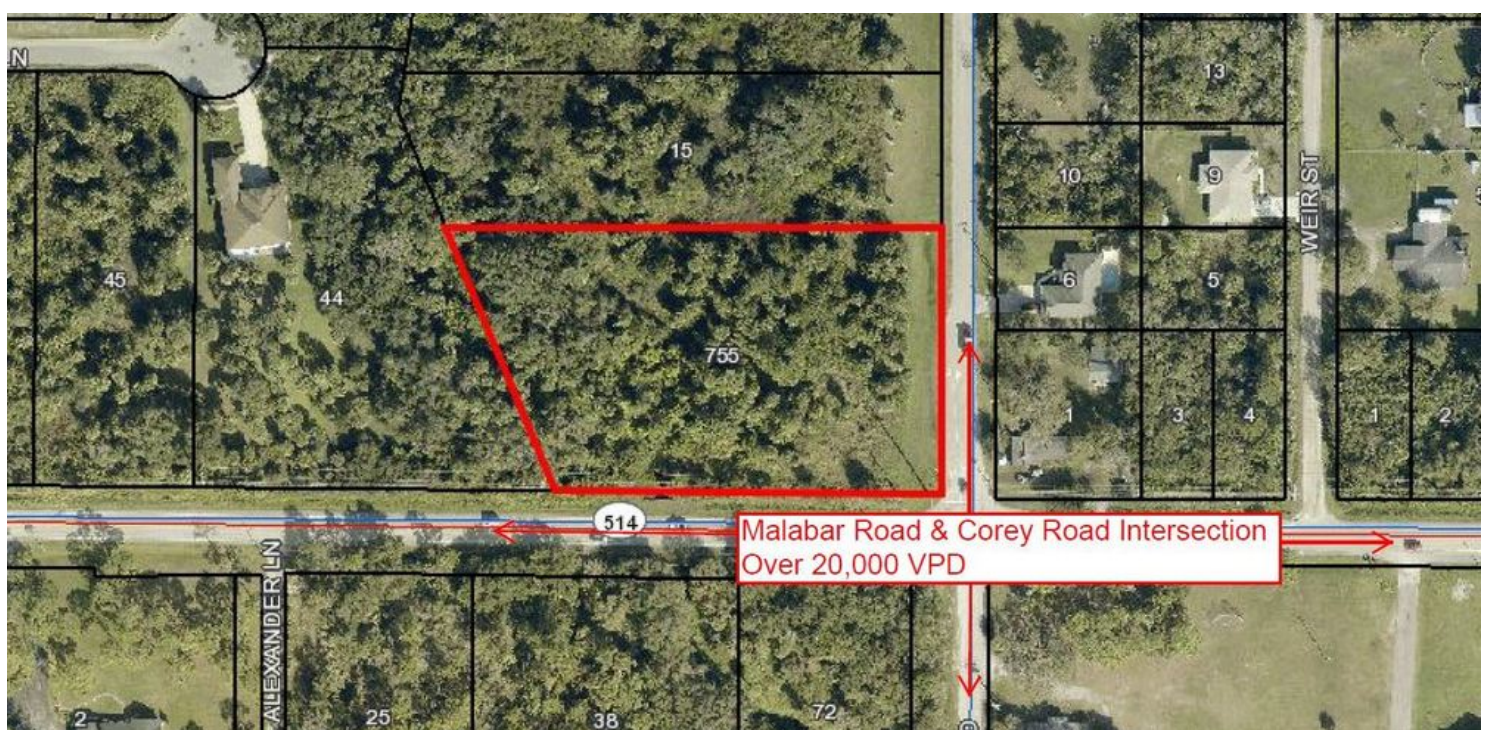
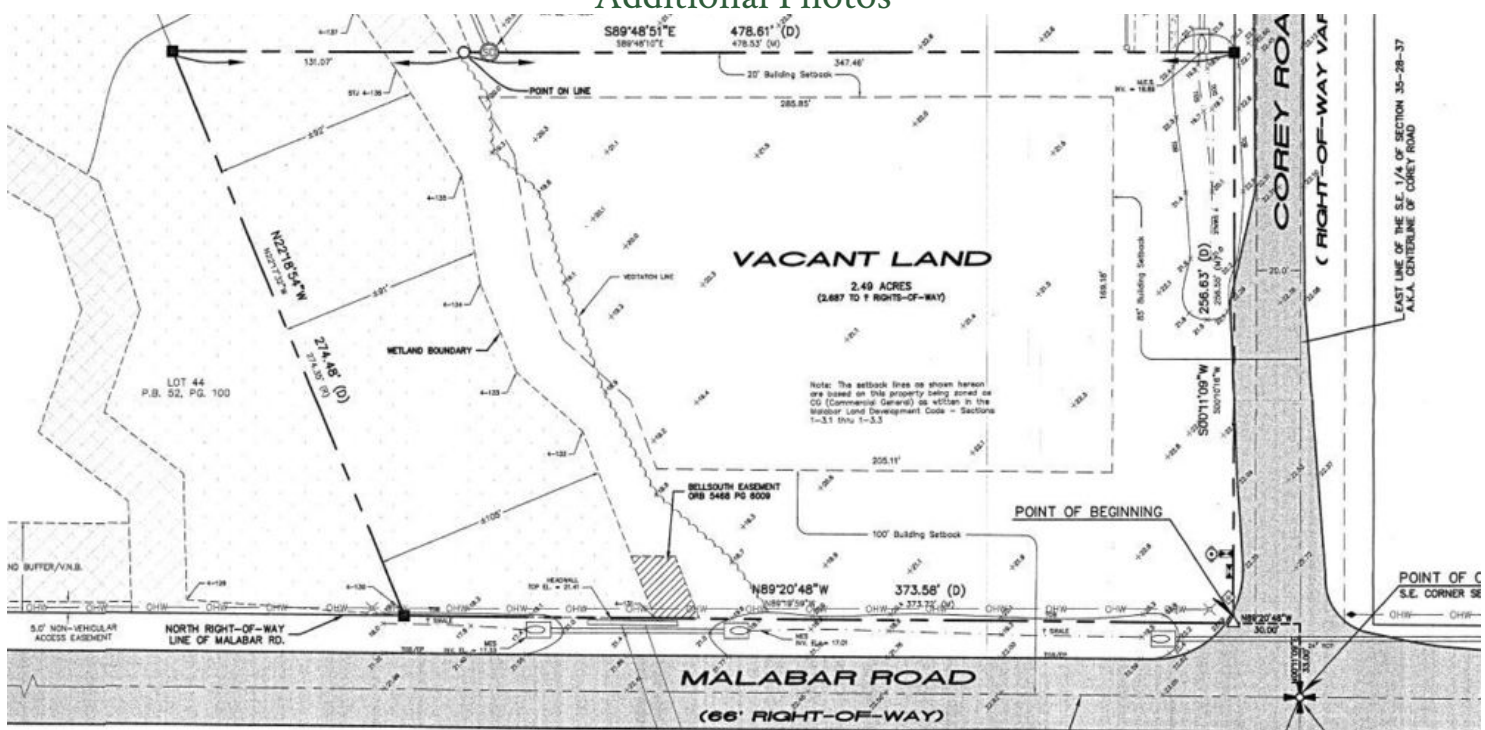


SIOR
 Individual Member
 Michael S. Ullian

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Additional Photos



Michael S. Ullian, President, CCIM, SIOR
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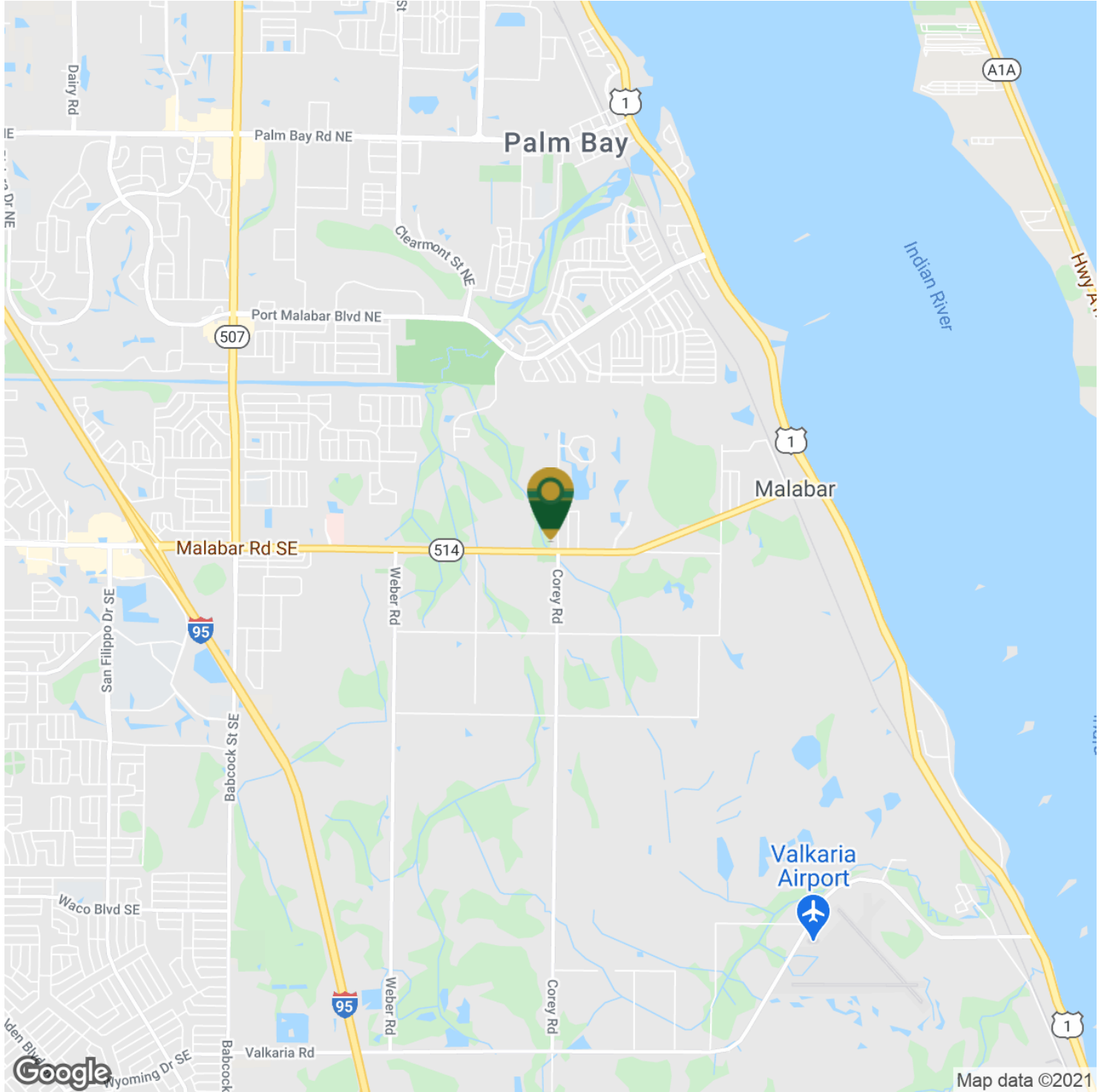
Zachary Ullian
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Location Maps



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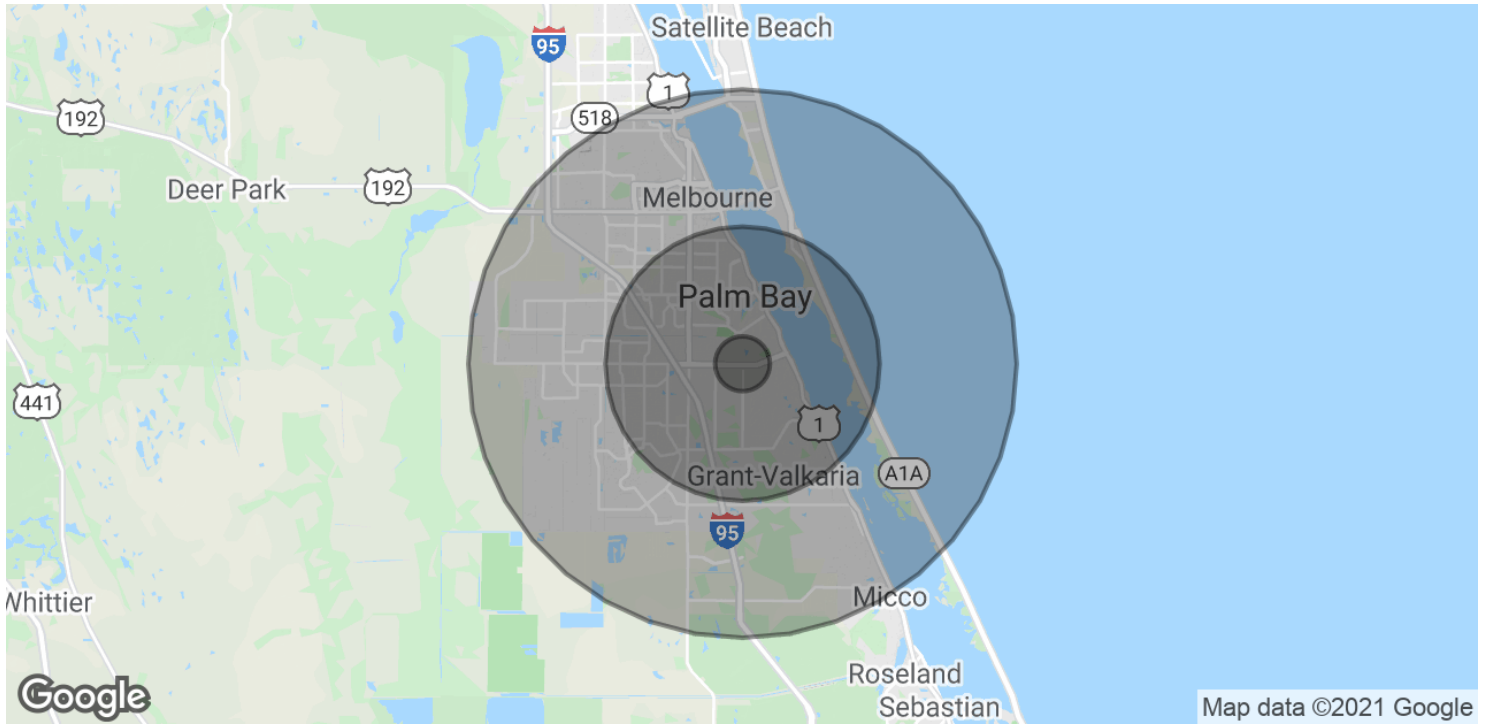


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	611	77,713	220,956
Average age	46.8	43.5	43.3
Average age (Male)	46.2	40.8	41.4
Average age (Female)	47.4	46.0	44.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	222	31,745	88,109
# of persons per HH	2.8	2.4	2.5
Average HH income	\$98,657	\$58,216	\$59,707
Average house value	\$184,453	\$218,520	\$213,803

* Demographic data derived from 2010 US Census



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