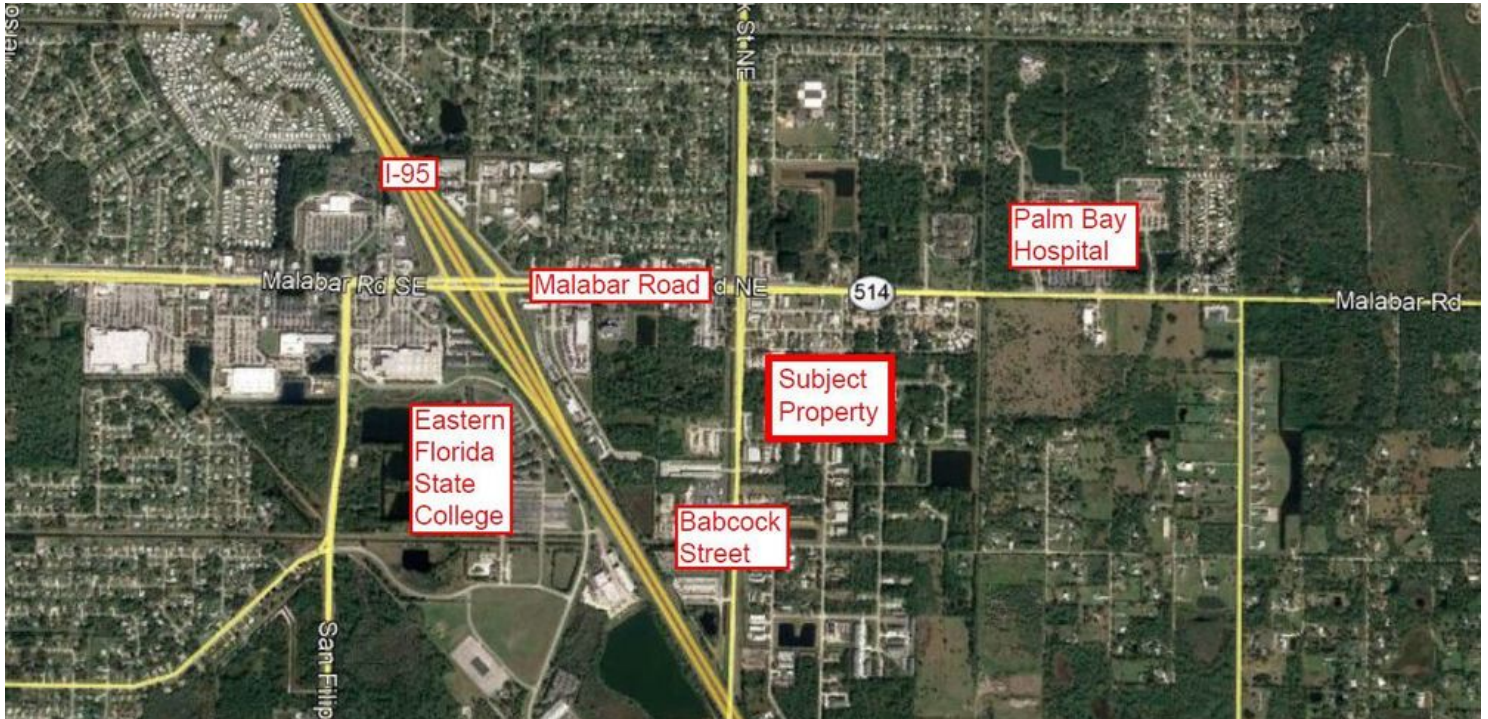


# Northwest Corner Of Agora Circle & Thor Avenue

1785 Agora Circle SE, Palm Bay, FL 32909

**FOR SALE: Heavy Commercial Corner Lot in Heart of Palm Bay / Malabar**



## OFFERING SUMMARY

**Sale Price:** \$195,000

**Acreage:** 1.30 Acres

**Zoning:** City of Palm Bay General Commercial (GC)

**BCPA Account #:** 2922955

## PROPERTY OVERVIEW

Estimated 219' +/- Frontage on Agora Circle  
 Estimated 263' +/- Frontage on Thor Avenue  
 Flexible (CG) Zoning Allows: Wholesale Trade, Warehousing & Storage, Towing Services, Upholstery & Refinishing, Welding & Machine Shops, Assembly, Automotive, Self-Storage, Office, Retail & More!  
 Utilities: City Water & Sewer; FPL.  
 Perfect for an Owner User OR Hold as an Investment Property.

## LOCATION OVERVIEW

Located at the northwest corner of Agora Circle & Thor Avenue in the heart of the Palm Bay / Malabar metropolitan area. Subject property has high exposure and is extremely accessible via nearby Malabar Road, I-95, Babcock Street & US1. Surrounding businesses include Ring Power Corporation, Health First Palm Bay Hospital, Eastern Florida State College, and Champion Automotive. Make this the future home for your business today!!



Individual Members  
 Michael S. Ullian  
 Adam Rathbun

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

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**Zachary Ullian**

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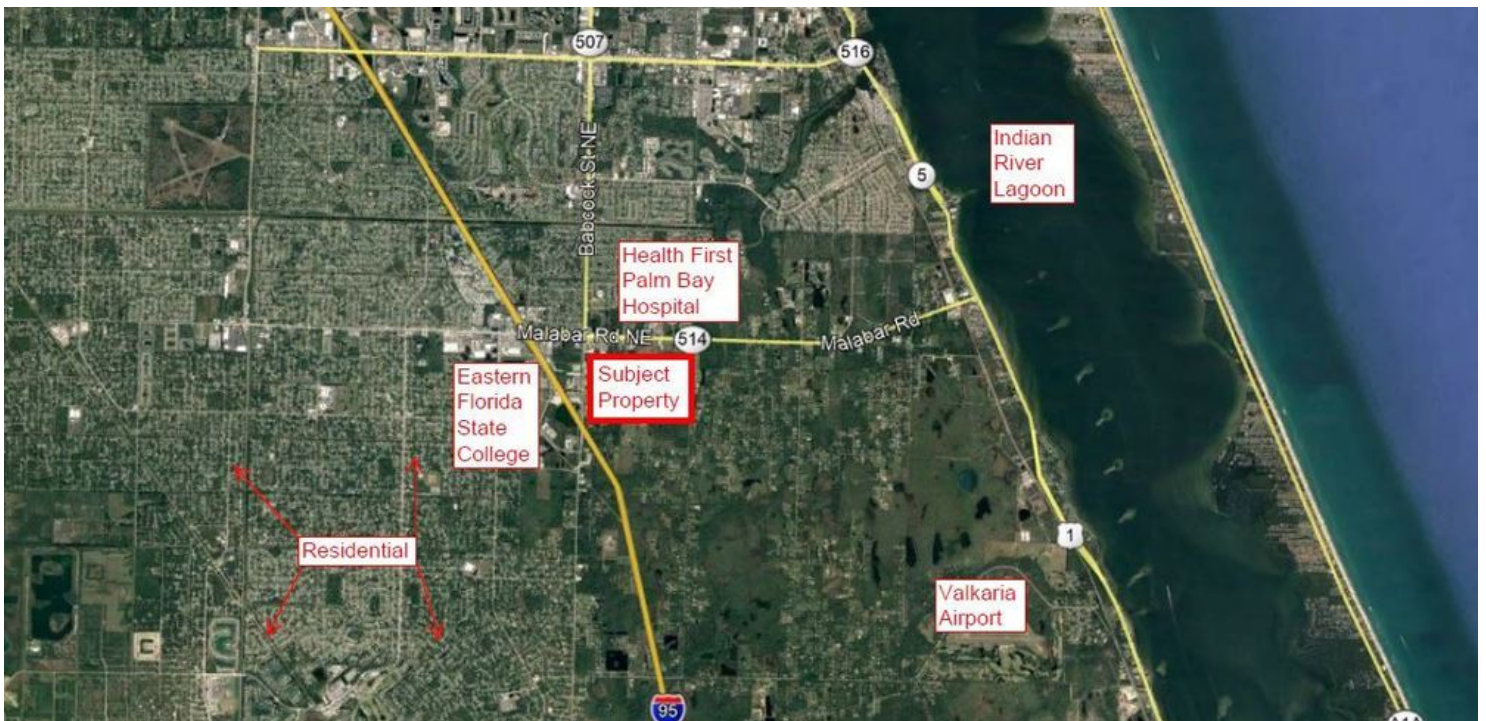
**SIOR**  
 Individual Member  
 Michael S. Ullian



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## Additional Photos



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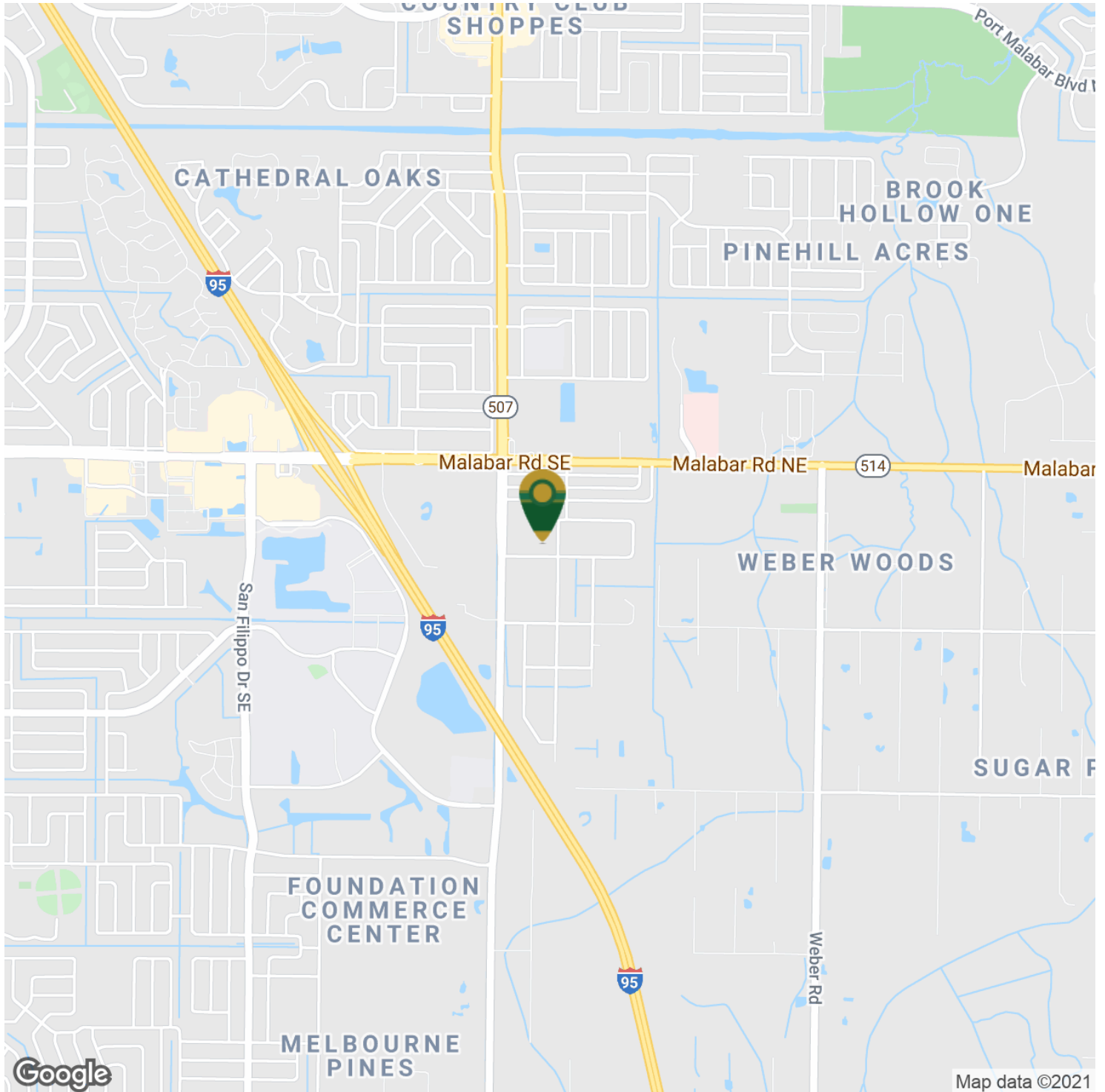




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## Location Maps



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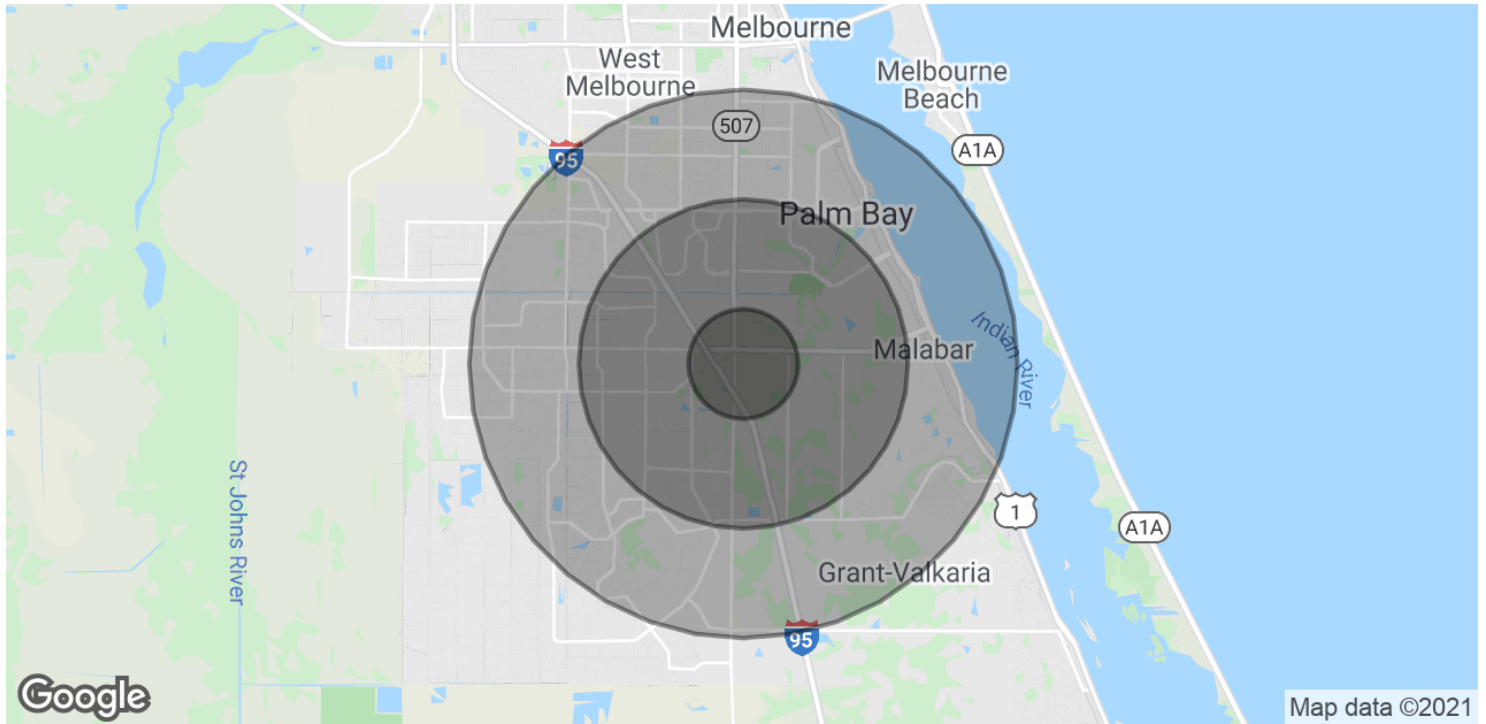
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## Demographics Map & Report



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 4,485         | 38,805         | 101,429        |
| Average age          | 40.7          | 40.6           | 41.5           |
| Average age (Male)   | 39.0          | 37.5           | 39.2           |
| Average age (Female) | 41.8          | 43.8           | 43.8           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total households               | 1,581         | 15,233         | 39,842         |
| # of persons per HH            | 2.8           | 2.5            | 2.5            |
| Average HH income              | \$62,956      | \$53,206       | \$55,962       |
| Average house value            | \$179,237     | \$167,051      | \$181,126      |

\* Demographic data derived from 2010 US Census



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