

LARGE TRACT OF LAND

Commercial Tract of Land • 6164 Minton Rd Palm Bay, FL 32907



OFFERING SUMMARY

Sale Price:	\$1,520,000
Price / Acre:	\$250,000
Lot Size:	6.08 Acres
Zoning:	COM
Market:	South Brevard
Submarket:	Palm Bay

PROPERTY OVERVIEW

Property is along Minton Rd, over 22,750 vehicles daily.

Malabar Rd. is a hub of retail activity and also where the City of Palm Bay offices are located.

Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

A Palm Bay location offers access to a large population base

- Palm Bay City Limits Population: 107,136
- Over 300,000 just a 30-minute drive
- Over 1 million just a 60-minute drive
- Over 3 million just a 90-minute drive

PROPERTY HIGHLIGHTS

- Property includes on-site retention
- Parcel ID's: 28-36-36-00-752 | 28-36-36-00-753 | 28-36-36-00-755

JEFFERY T. ROBISON, CCIM

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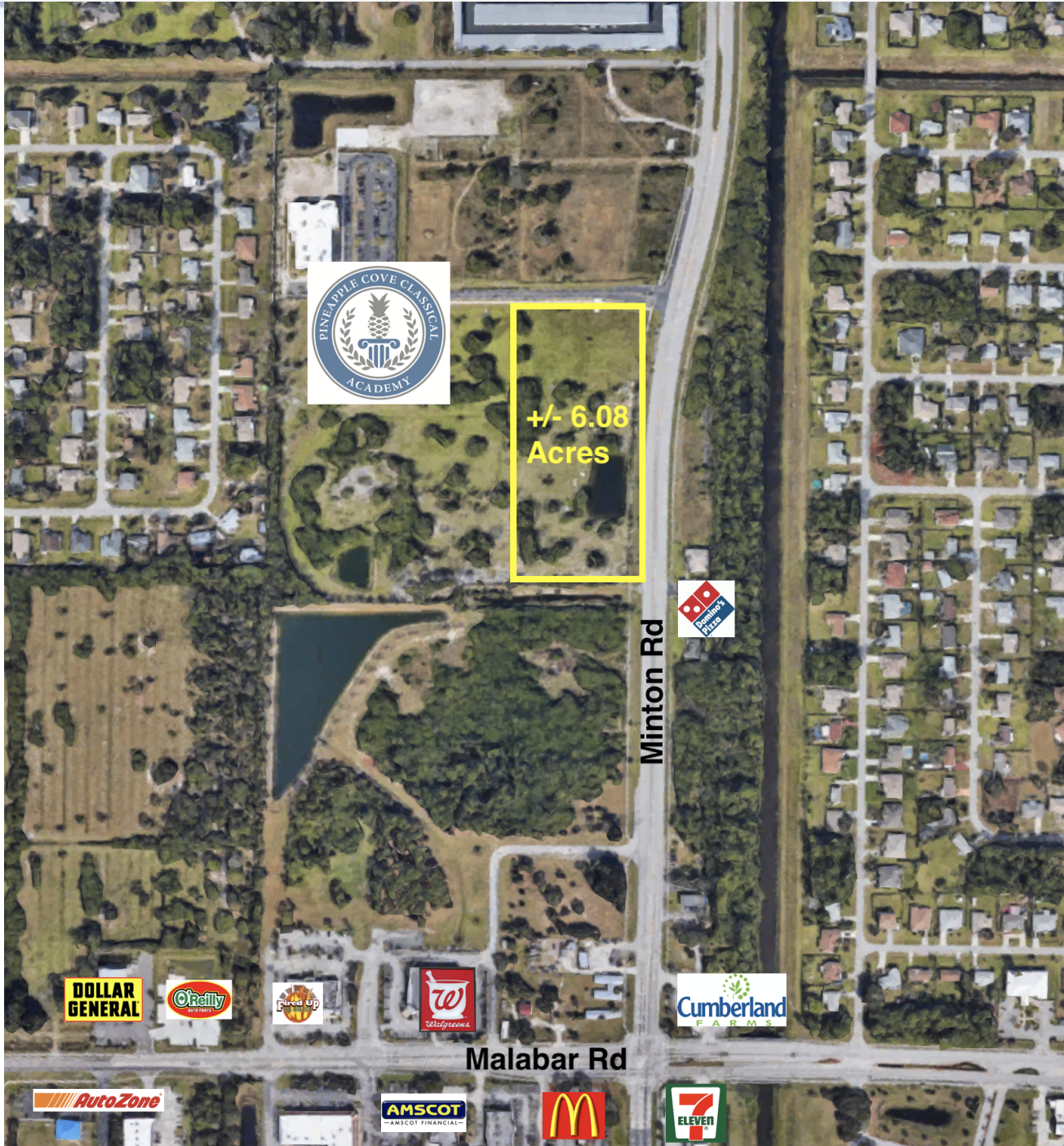
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

RETAIL MAP

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LOCATION MAPS

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LOCATION DESCRIPTION

Located on the west side of Minton Rd., just north of Malabar Rd.
Both Minton and Malabar Roads have high traffic counts and are major arterial roads in Palm Bay.

LOCATED:

- .5 mile north of Malabar Rd.
- 3 miles to I-95 via Malabar Rd.
- 3.8 miles to I-95 via Palm Bay Rd.
- 7 miles to US 192 via I-95

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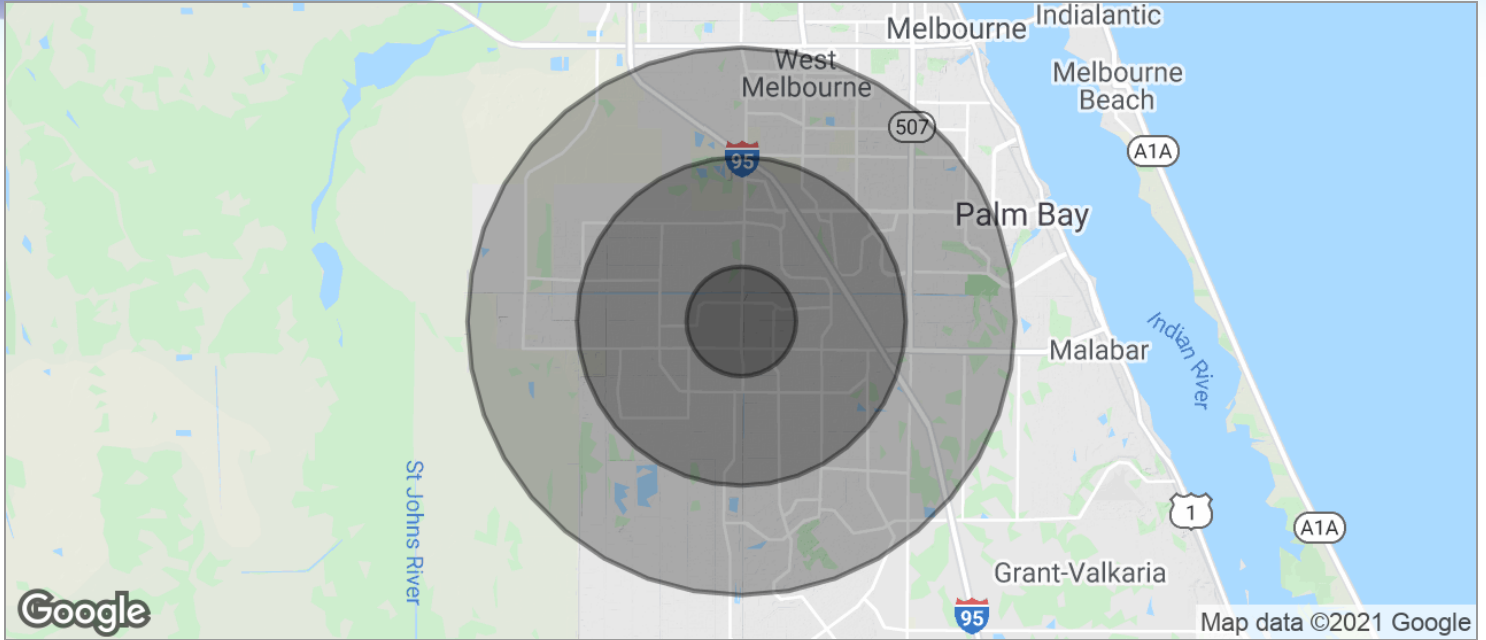
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,440	48,848	114,790
MEDIAN AGE	40.3	39.3	39.5
MEDIAN AGE (MALE)	39.6	37.3	37.4
MEDIAN AGE (FEMALE)	40.7	41.3	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,340	17,781	43,286
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$56,291	\$58,159	\$55,695
AVERAGE HOUSE VALUE		\$172,525	\$182,193

* Demographic data derived from 2010 US Census

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