



LAND FOR SALE

Prime Vacant Land Near Holmes Regional And Medical Community

SE Corner Sheridan and Apollo Blvd Melbourne, FL 32901

FOR SALE | \$615,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

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70 W. Hibiscus Blvd., Melbourne, FL 32901

EXECUTIVE SUMMARY

• SE Corner Sheridan and Apollo Blvd Melbourne, FL 32901



OFFERING SUMMARY

Sale Price: \$615,000

Price / Acre: \$488,095

Lot Size: 1.26 Acres

Zoning: RP

APN#: 27-37-34-51-*~251

PROPERTY OVERVIEW

Cleared Vacant Land
Signalized Intersection
+/- 1.26 Acres
City Water and Sewer Available

LOCATION OVERVIEW

Walking distance to Health First - Holmes Regional Medical Center
Surrounded by Numerous Medical and Professional Buildings
Signalized Intersection

Zoned Residential Professional City of Melbourne

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ADDITIONAL PHOTOS

• SE Corner Sheridan and Apollo Blvd Melbourne, FL 32901



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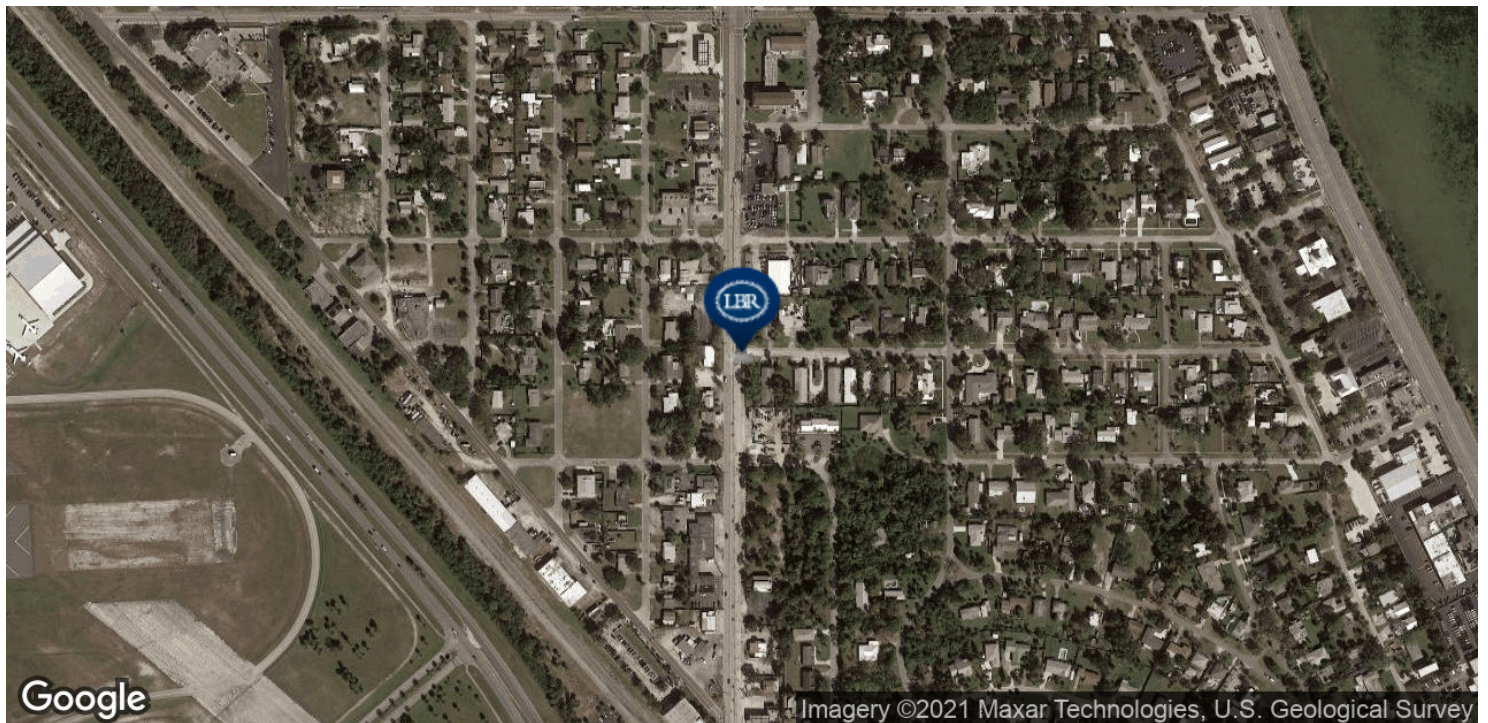
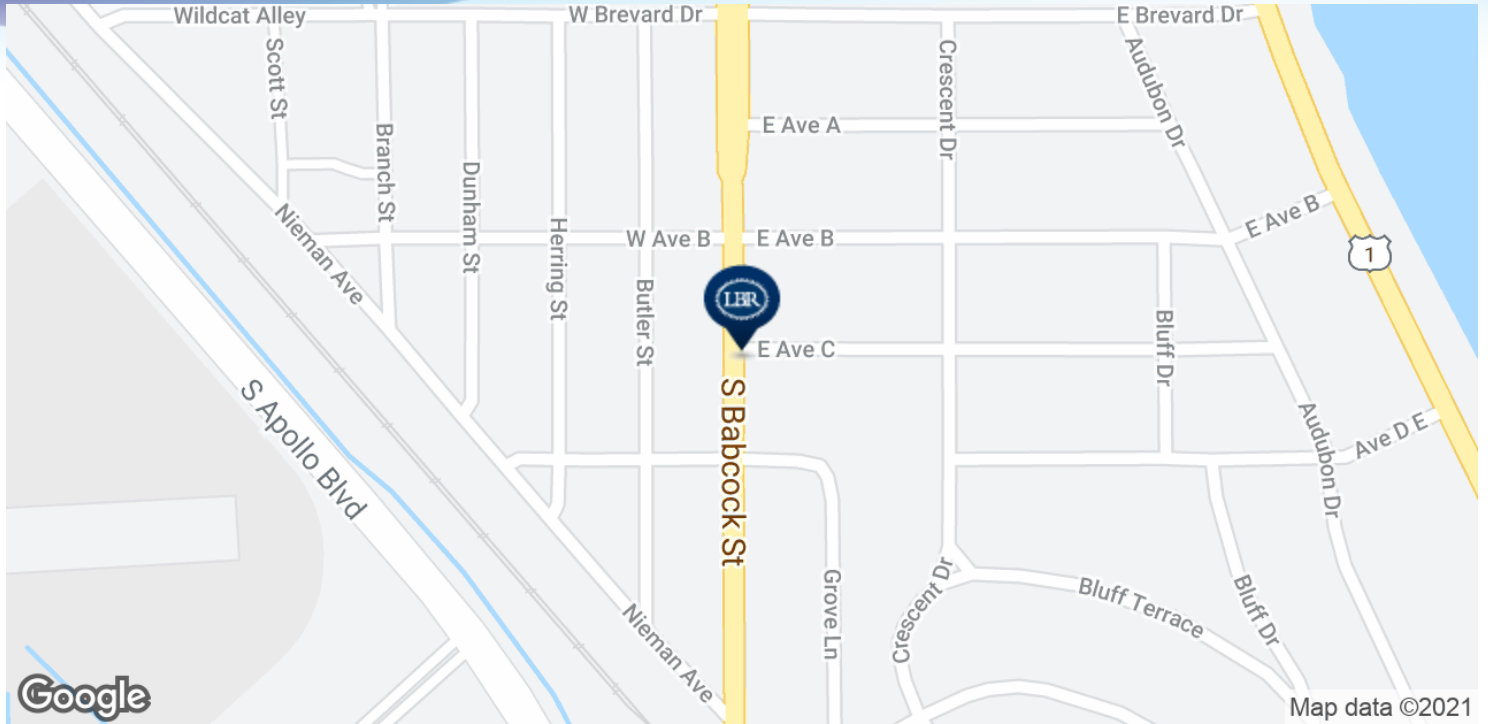
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LOCATION MAP

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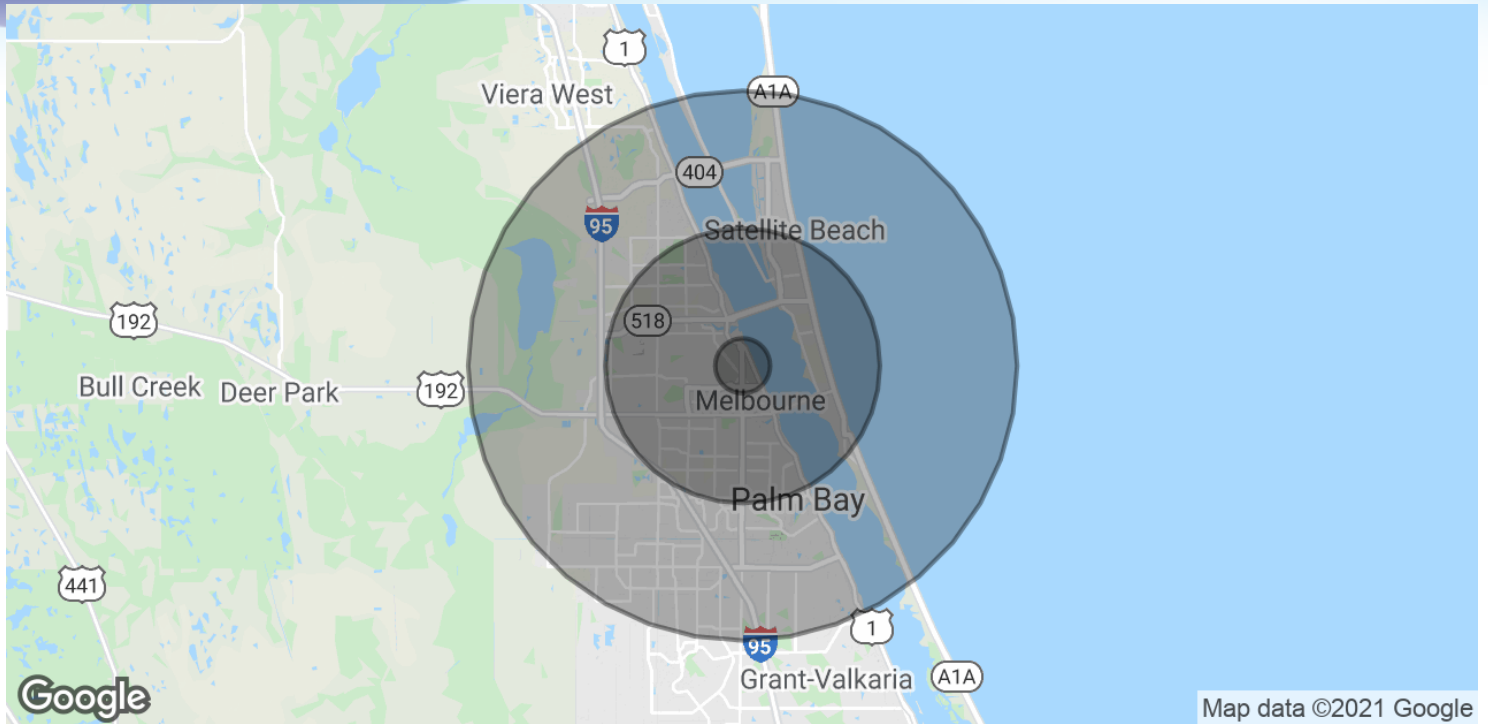
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,859	126,509	273,469
Average age	47.4	44.2	43.6
Average age (Male)	42.7	41.6	41.8
Average age (Female)	49.0	46.5	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,315	54,811	111,455
# of persons per HH	2.2	2.3	2.5
Average HH income	\$38,767	\$58,774	\$64,416
Average house value	\$209,072	\$205,991	\$231,372

* Demographic data derived from 2010 US Census

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