

0000 Lett Lane

Malabar, FL 32950

FOR SALE: 1.4 Acres Vacant Commercial Land in Heart of Malabar!



OFFERING SUMMARY

Sale Price: \$75,000

Acreage: 1.4 Acres

Zoning: Town of Malabar Office Institutional (OI)

BCPA Account #: 2931364

PROPERTY OVERVIEW

Approximately 200' +/- Frontage on Lett Lane x 305' +/- Depth.
100% Fenced. Mostly Cleared.

Flexible Zoning Allows: Business & Professional Office, Medical, Parking Lots & More! Property is Perfect for Vehicle Parking!

Utilities: Well & Septic; FPL.
20' Shipping Container Included in Sale!
2020 Property Taxes were \$33.34.

LOCATION OVERVIEW

Excellent opportunity to purchase commercial land in the quickly growing Palm Bay/Malabar/Grant-Valkaria Metropolitan area!! Subject property is easily accessible and has extremely close proximity to Babcock Street, Malabar Road & I-95. New St. Johns Heritage Parkway I-95 Interchange recently open just south of property which provides southern Palm Bay with improved accessibility. Either develop for your business or hold as surrounding properties appreciate around you!!



Individual Members
Michael S. Ullian
Adam Rathbun

Michael S. Ullian, President, CCIM, SIOR

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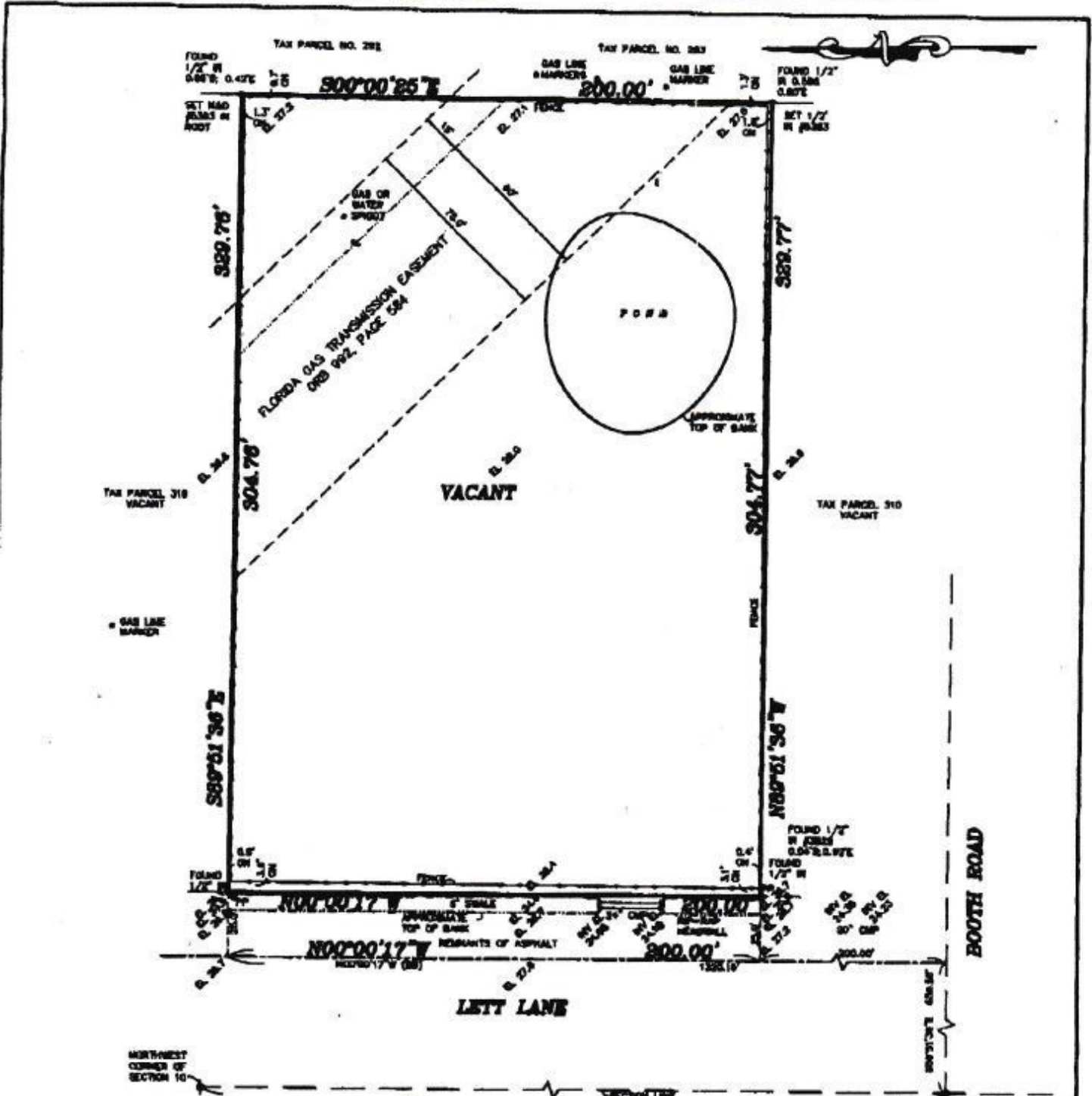


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Survey



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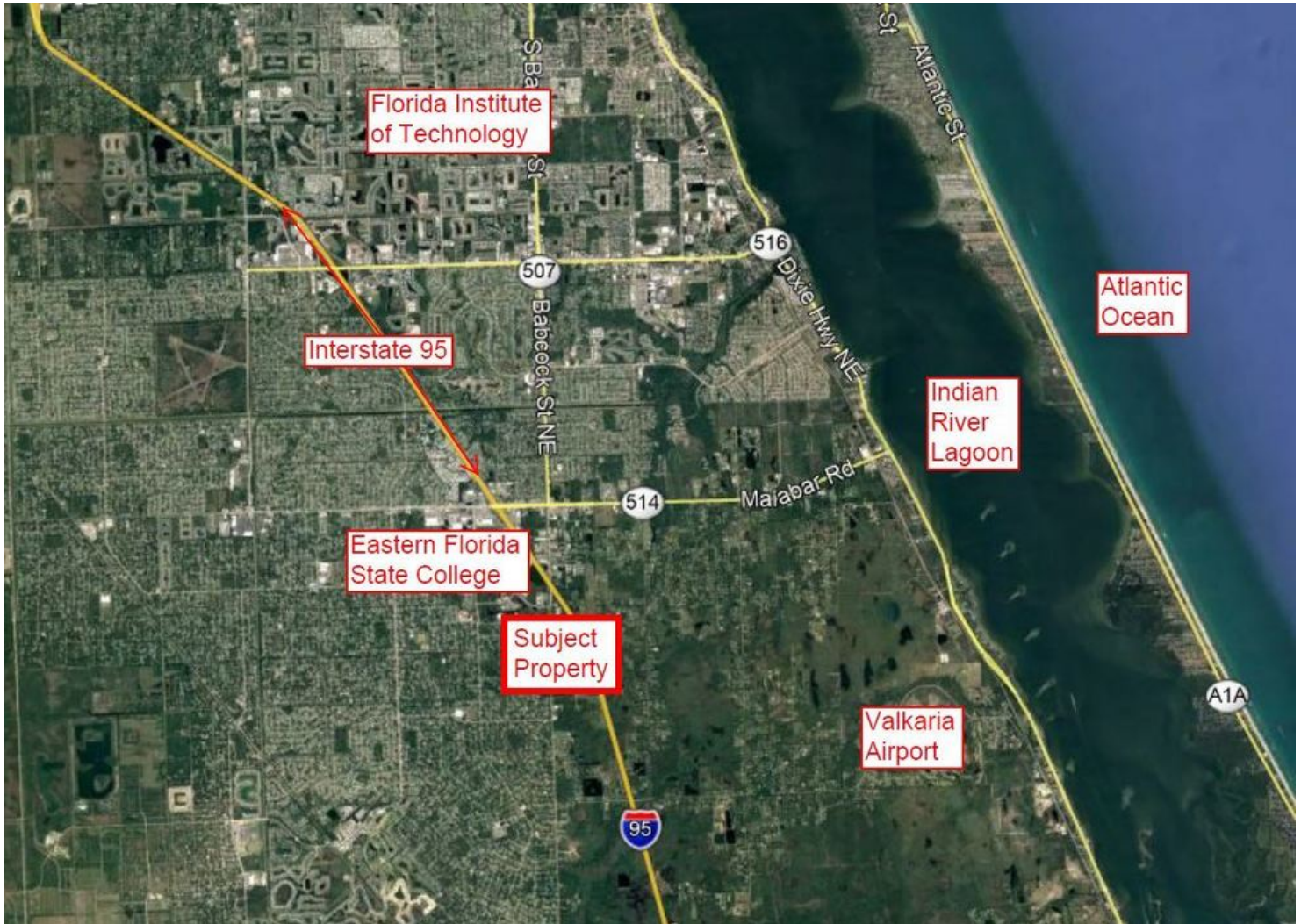


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Additional Photos



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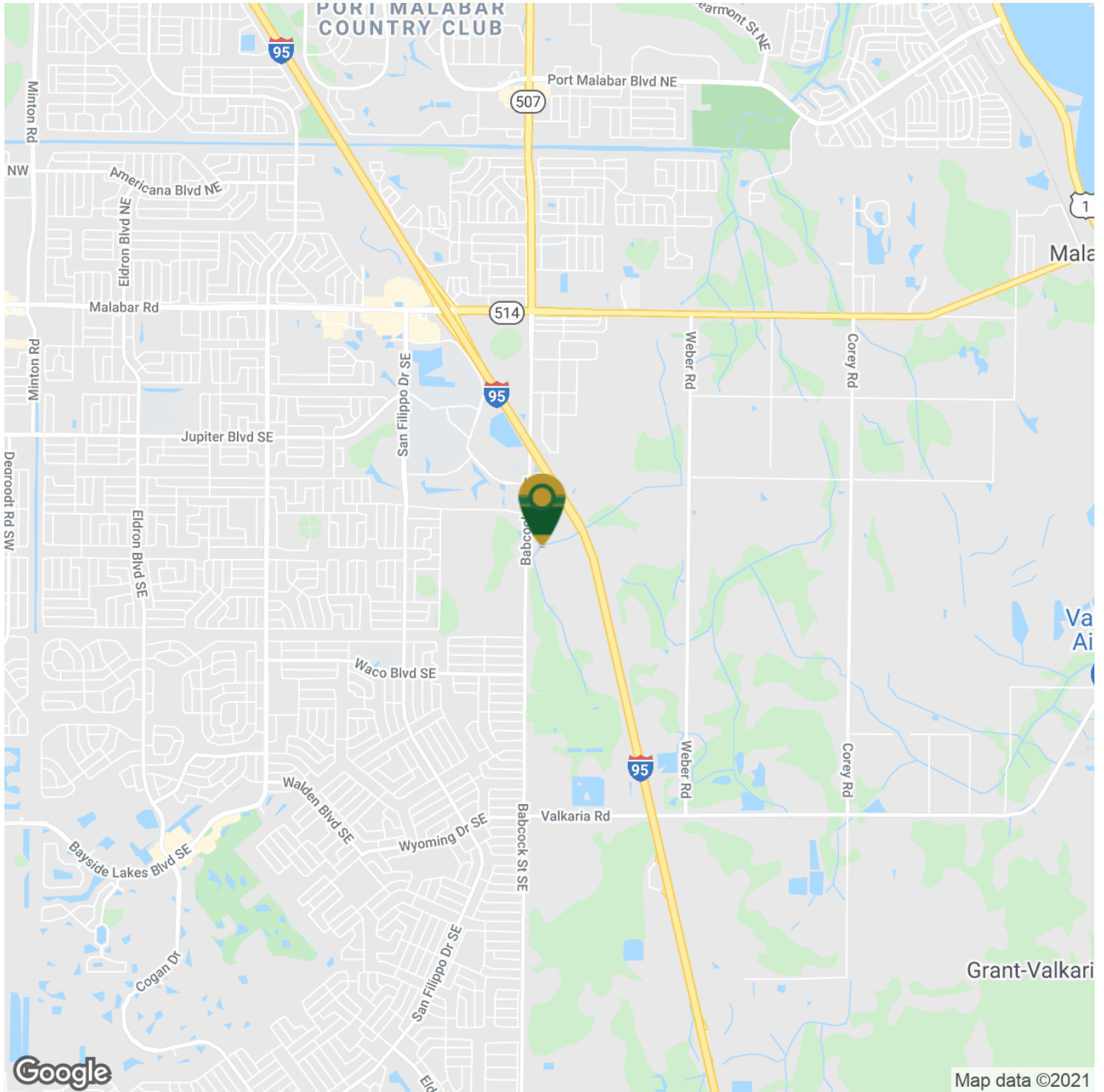


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Location Map



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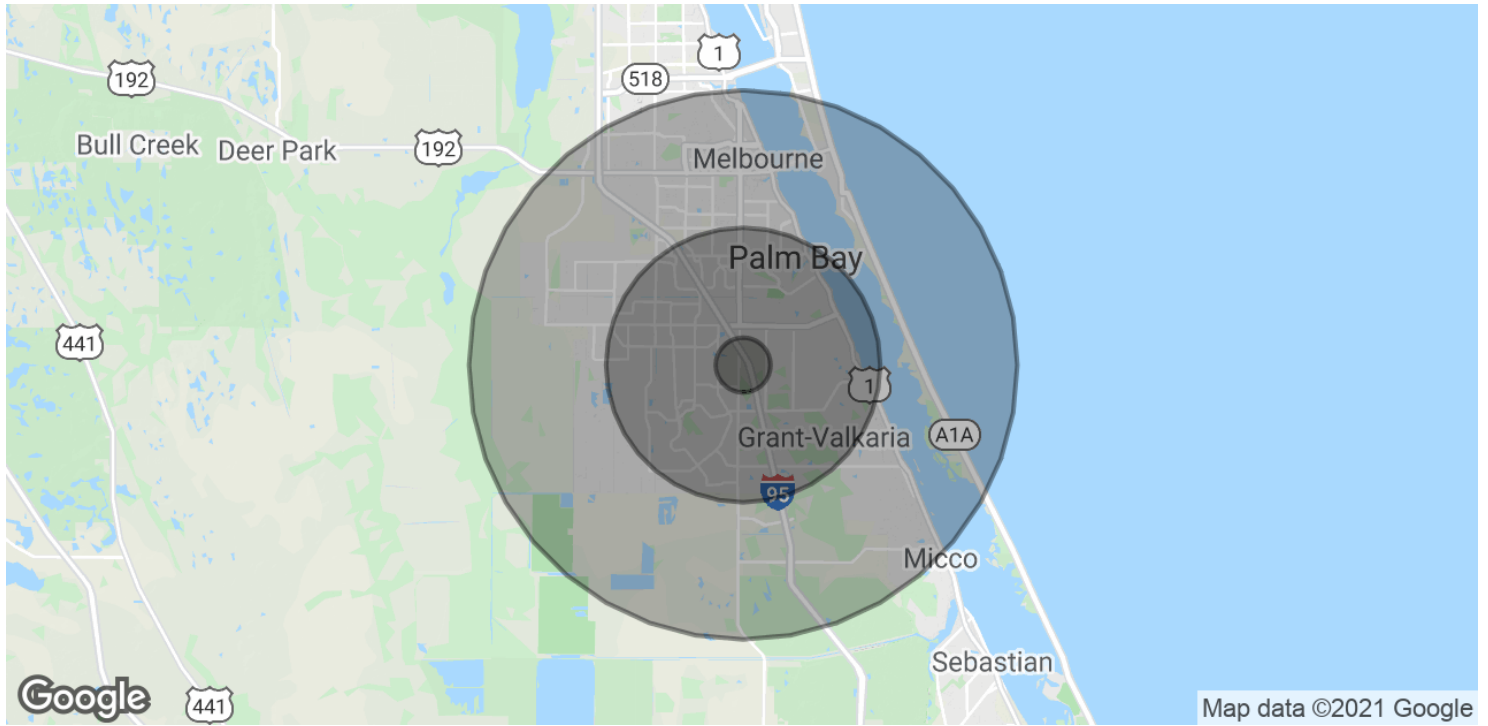


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,199	86,400	208,210
Average age	39.9	40.9	42.9
Average age (Male)	39.1	38.8	41.1
Average age (Female)	40.4	43.0	44.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	786	33,390	82,011
# of persons per HH	2.8	2.6	2.5
Average HH income	\$60,073	\$55,928	\$59,420
Average house value	\$195,663	\$181,884	\$212,818

* Demographic data derived from 2010 US Census



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