

US1 & Deering Parkway Intersection

Mims, FL 32754

FOR SALE: Corner Lot with Direct Access to I-95 & US1



OFFERING SUMMARY

Sale Price: \$135,000

Acres: 1.56 Acres

Zoning: Brevard County (BU-1)

BCPA Account #: 2005289

PROPERTY OVERVIEW

Approximately 187' Frontage on US1

Approximately 471' Frontage on Deering Parkway

Flexible BU-1 Zoning Allows: Office, Retail, Automobile Repair/Sales, Convenience Store with Gasoline, Medical, Restaurant, Childcare, Single Family Residential & More!

Future Land Use is Community Commercial (CC)

Approximately 2,400 VPD on Deering Parkway + 3,800 VPD on US1

Well & Septic; FPL

2020 Property Taxes were \$347.49

LOCATION OVERVIEW

Located at the southern corner of the Deering Parkway & US1 intersection in the heart of the Titusville/Mims/Scottsmoor community. Subject property is less than 1-mile from Interstate 95 and has close proximity to Kennedy Space Center, the Indian River Lagoon, and the Atlantic Ocean. Area is growing quickly. 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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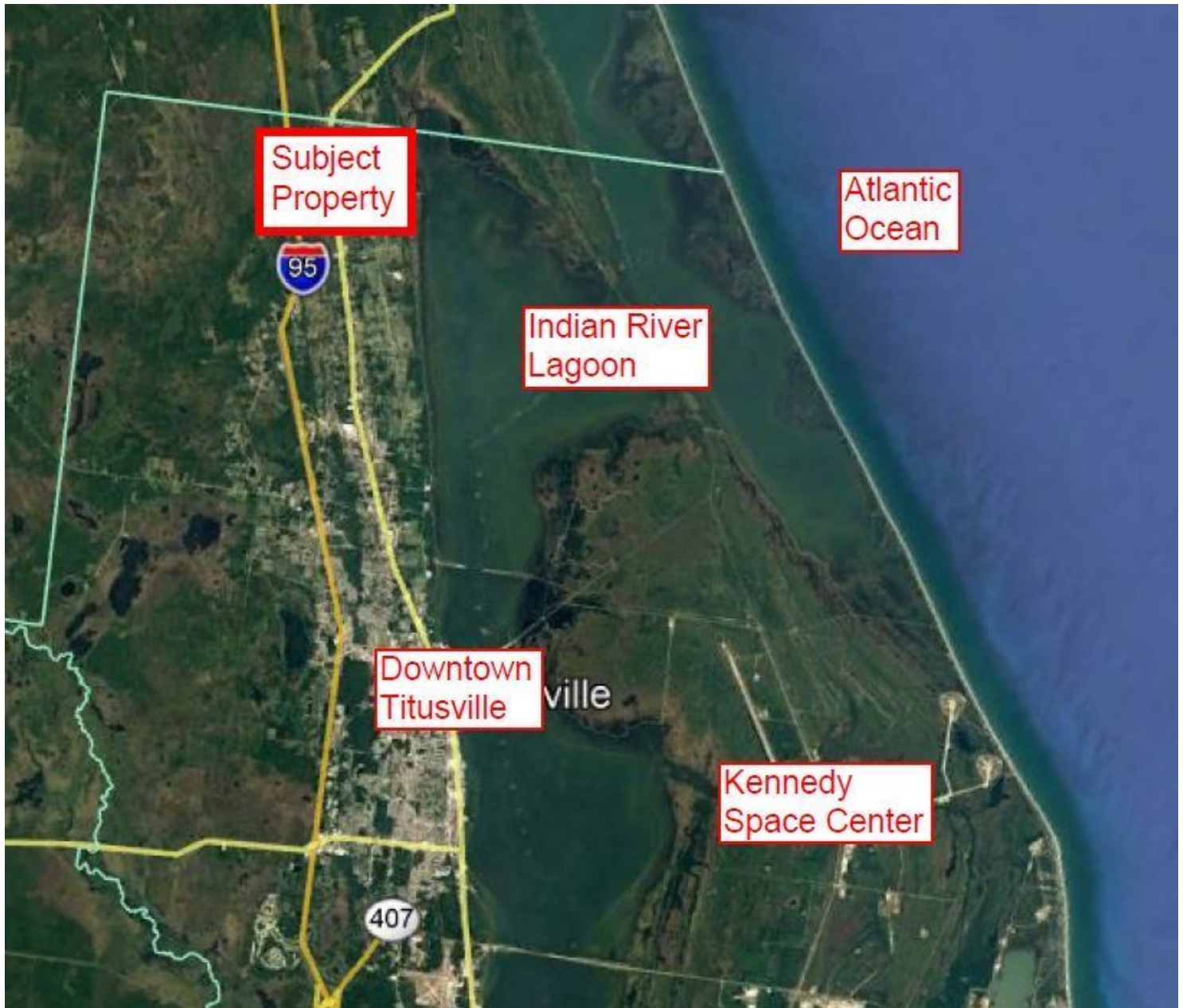


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Additional Photos



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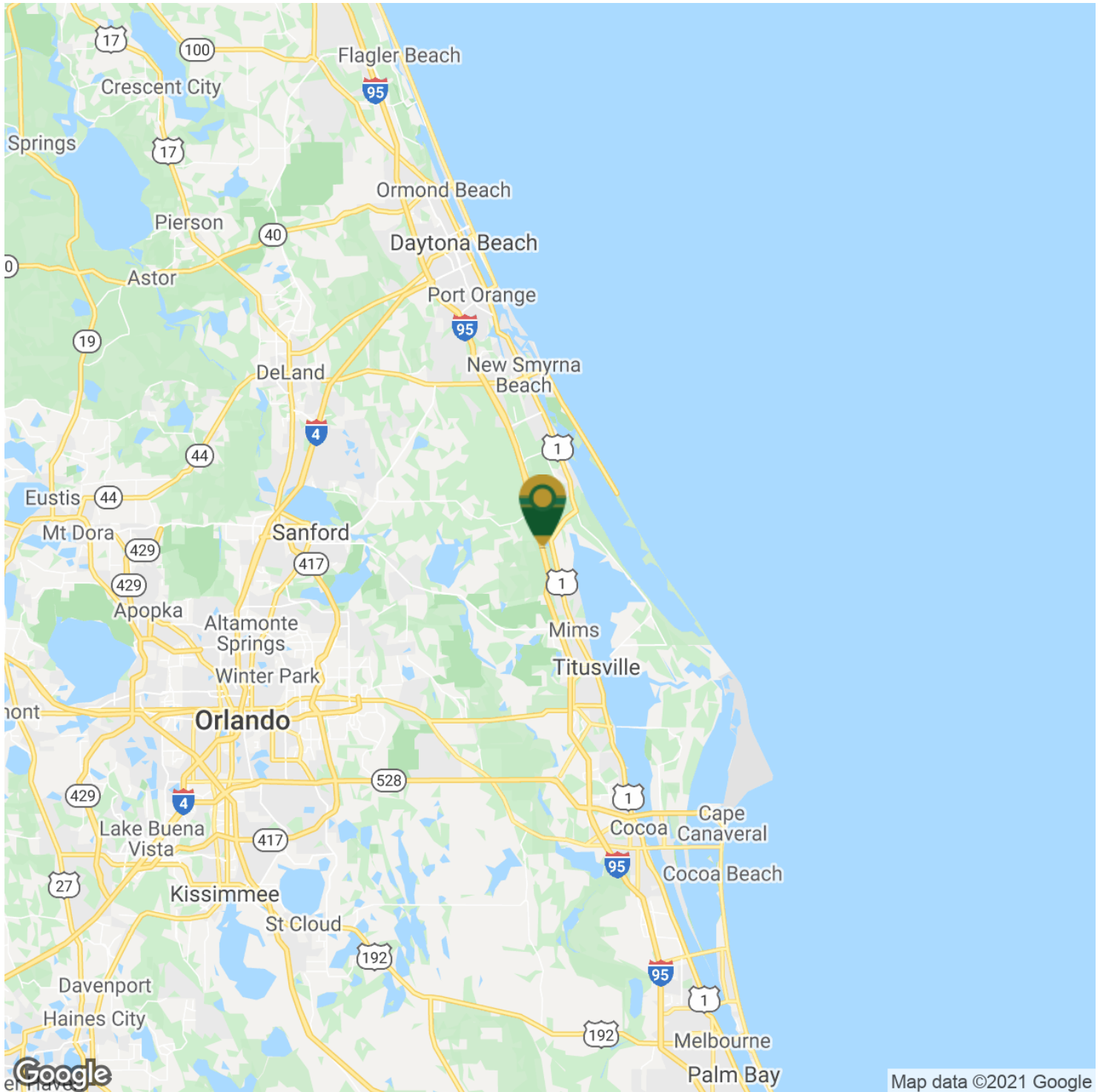


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Location Map



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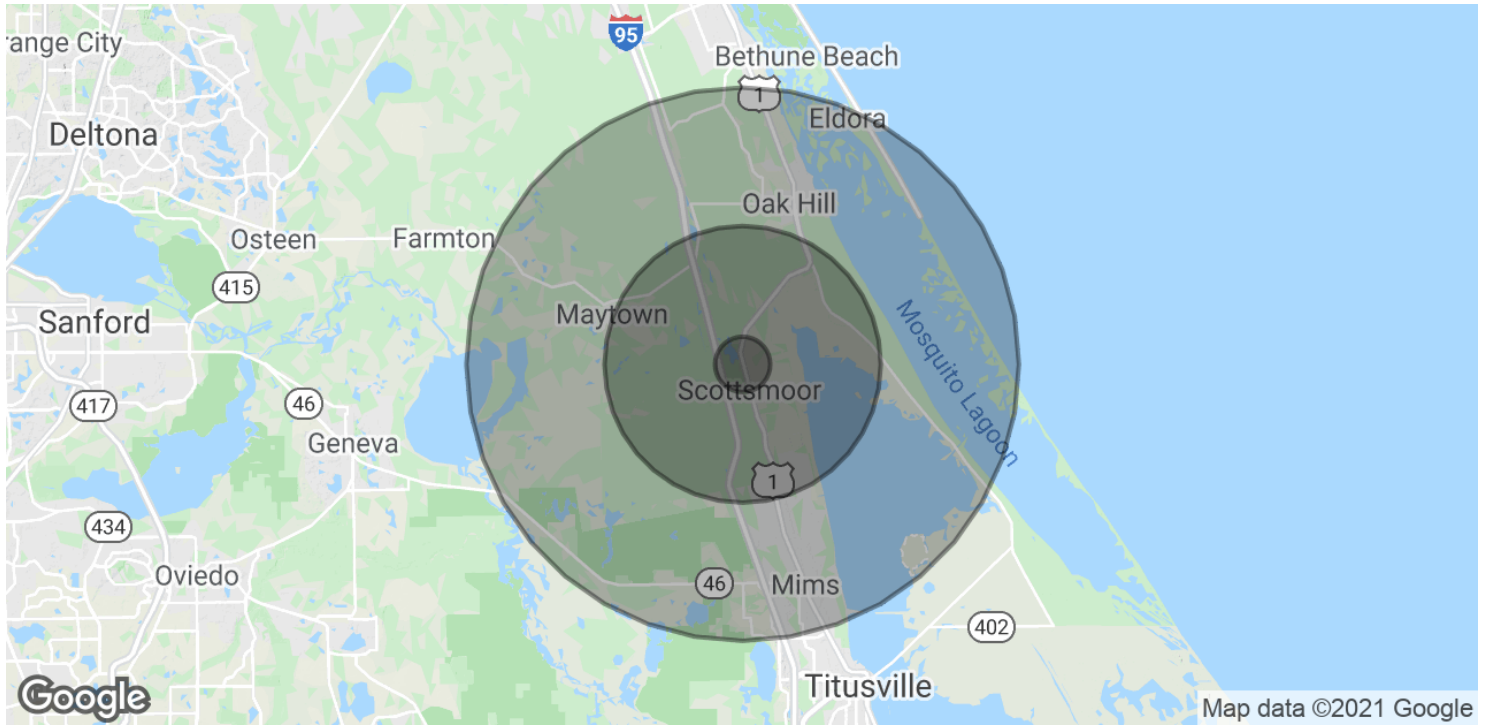


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,498	34,987	74,842
Average age	44.4	43.6	44.9
Average age (Male)	44.7	43.4	44.4
Average age (Female)	43.6	43.9	45.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	560	13,687	30,588
# of persons per HH	2.7	2.6	2.4
Average HH income	\$53,954	\$55,312	\$59,638
Average house value	\$154,484	\$197,827	\$216,825

* Demographic data derived from 2010 US Census



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