

OUTPARCEL FOR SALE

Stoney Point Village Outparcel • 9360 90th Ave Sebastian, FL 32958



OFFERING SUMMARY

Sale Price:	\$800,000
Price / Acre:	\$567,376
Lot Size:	1.41 Acres
Zoning:	CL
APN#:	31382300000500000005.7
Traffic Count:	10,300

PROPERTY OVERVIEW

This outparcel is a great opportunity in a retail growth area of Sebastian. The GoLine IRT Bus Route runs up and down 90th Ave in front of this site. 90th Ave. is a rural principal artery and serves as a "locals bypass" road.

The site is within 1 mile of 3 schools, Sebastian River High School (1,838 students), Sebastian River Middle School and Treasure Coast Elementary.

LOCATION OVERVIEW

This outparcel is located immediately south of the Shoppes of Sebastian Publix-anchored plaza at the intersection of SR 510 and SR 512 a major artery connecting US 1 to I-95. Stoney Point Villages retail strip center is the backdrop of this outparcel and Space Coast Credit Union is situated on the adjacent outparcel.

JEFFERY T. ROBISON, CCIM

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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.

RETAILER MAP

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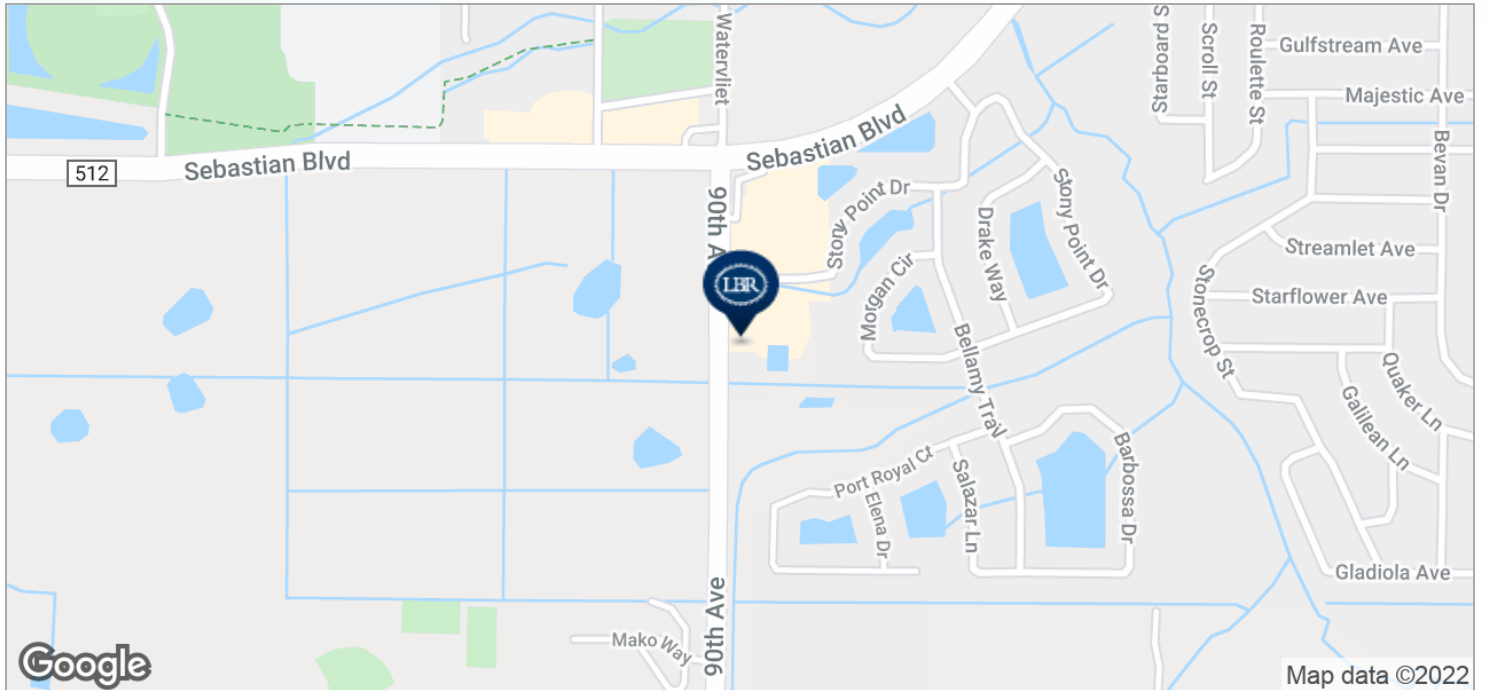
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LOCATION MAPS

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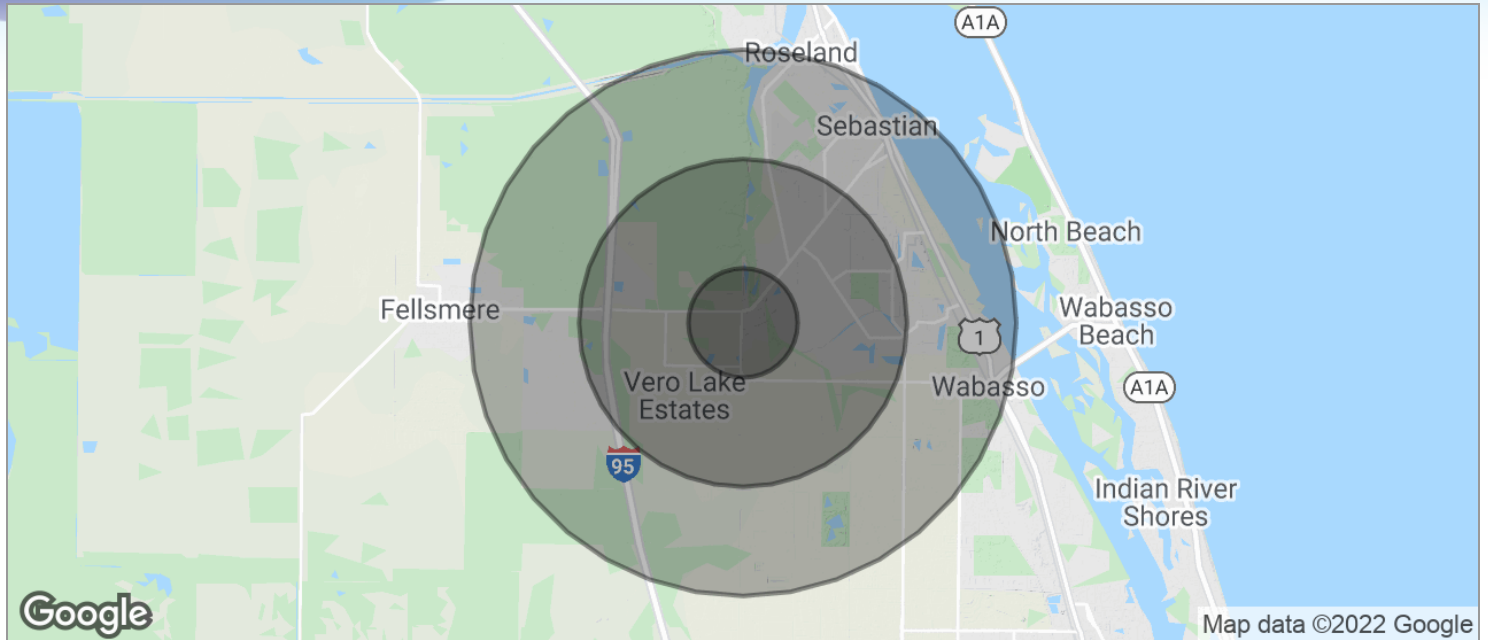
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,517	18,223	33,671
MEDIAN AGE	45.3	45.6	46.8
MEDIAN AGE (MALE)	44.4	44.6	45.8
MEDIAN AGE (FEMALE)	45.6	46.1	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,011	7,365	13,862
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$62,834	\$63,236	\$58,828
AVERAGE HOUSE VALUE	\$210,455	\$210,460	\$211,912

* Demographic data derived from 2010 US Census

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