

# 2410 Malabar Road

Malabar, FL 32950

## Stand-Alone Office / Medical / Residential Building on Malabar Road



### OFFERING SUMMARY

|                     |   |
|---------------------|---|
| <b>Sale Price:</b>  | \$210,000   |
| <b>Acreage:</b>     | 0.43 Acres  |
| <b>Facility SF:</b> | 896 SF  |
| <b>Zoning:</b>      | Town of Malabar<br>Residential Limited<br>Commercial (R/LC) |
| <b>Utilities:</b>   | Well/Septic; FPL  |

### PROPERTY OVERVIEW

896 SF Stand-Alone Concrete Block Building.  
 Interior: Large Lobby / Reception, 2 Offices, Kitchen / Break, 1 Full Restroom.  
 Tile Flooring. 100% HVAC. Lots of Windows that Provide Plenty of Sunlight.  
 Flexible (R/LC) Zoning Allows: Office, Residential, Medical, Restaurant, Plant  
 Nursery & More!  
 1 Paved Handicap Parking Space. 4-5 Gravel Parking Spaces.  
 Exposure to Approximately 12,900 VPD on Malabar Road.  
 2021 Property Taxes were \$2,153.  
 Property Also Available For Lease (Call for Details).

### LOCATION OVERVIEW

Located at the northeast corner of the Malabar Road & Marie Street intersection which is approximately halfway between Babcock Street & US1. Interstate 95, and countless restaurants, retail, banking & daycare are just a couple miles to the west. Rural Malabar with numerous campgrounds, hiking, and mountain biking are just a few miles to the south. Make this the future home for your business today!



**Michael S. Ullian, President, CCIM, SIOR**

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**Zachary Ullian**

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## Interior Photos



Individual Members  
Michael S. Ullian  
Adam Rathbun

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Large Backyard & Room for Expansion



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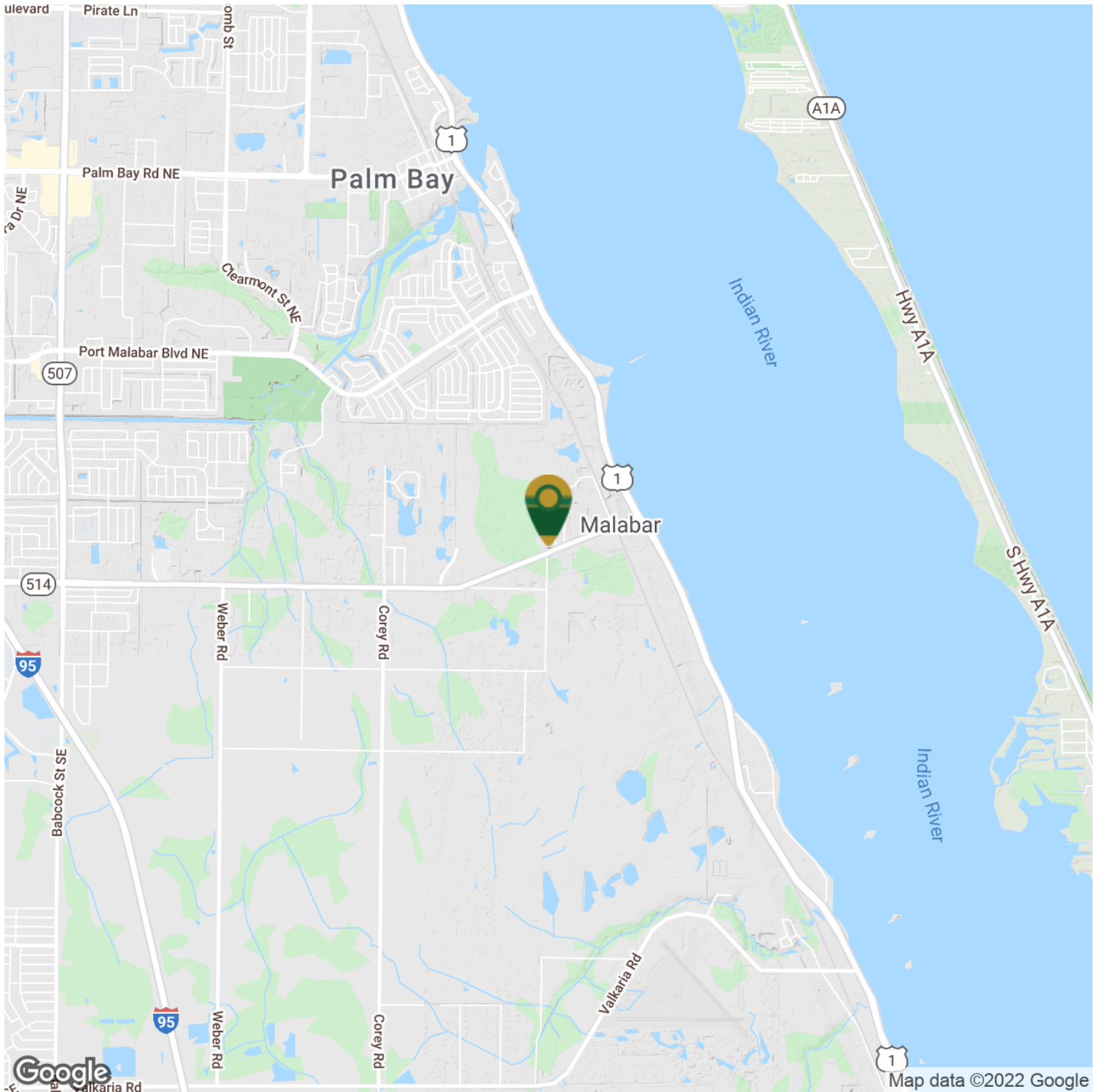


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## Aerial Maps



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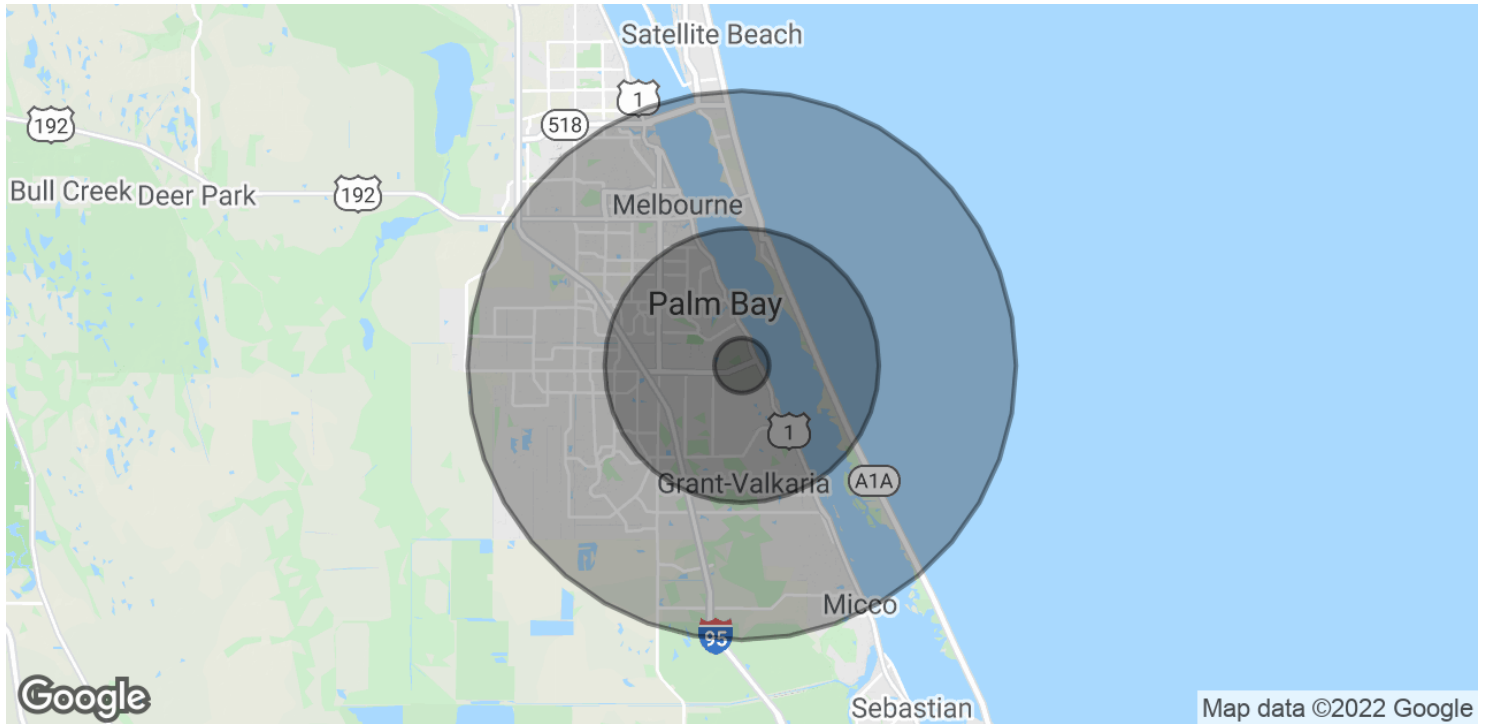


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## Demographics Map & Report



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Population               | 819           | 57,204         | 206,175         |
| Average age                    | 47.7          | 45.0           | 43.7            |
| Average age (Male)             | 47.2          | 42.1           | 41.8            |
| Average age (Female)           | 49.4          | 47.8           | 45.3            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total households               | 313           | 23,998         | 83,036          |
| # of persons per HH            | 2.6           | 2.4            | 2.5             |
| Average HH income              | \$84,276      | \$60,448       | \$60,289        |
| Average house value            |               | \$241,922      | \$218,582       |

\* Demographic data derived from 2010 US Census



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