

EXECUTIVE SUMMARY

• Osage Street Malabar, FL 32950



OFFERING SUMMARY

Sale Price: \$175,000

Price / Acre: \$147,059

Lot Size: 1.19 Acres

APN#: 29-37-10-00-505

PROPERTY OVERVIEW

Vacant Lot in growing Malabar
Current Zone: Rural Residential
Future Zone: Residential Limited Commercial

LOCATION OVERVIEW

Located east of the Babcock and Osage St intersection
Property is north of the Royal Palm Charter School and Dollar General

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVAL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

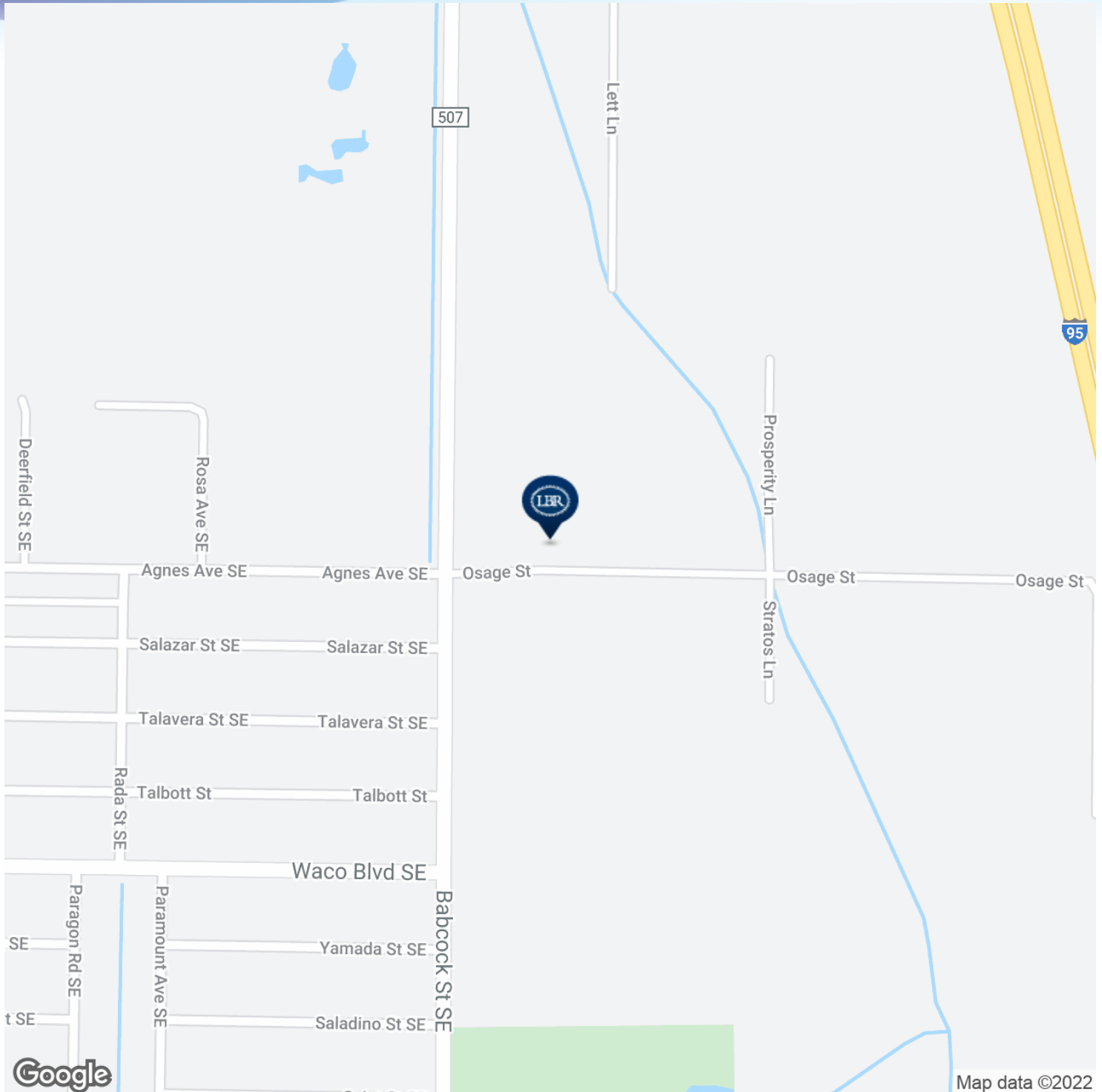
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321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

LOCATION MAP

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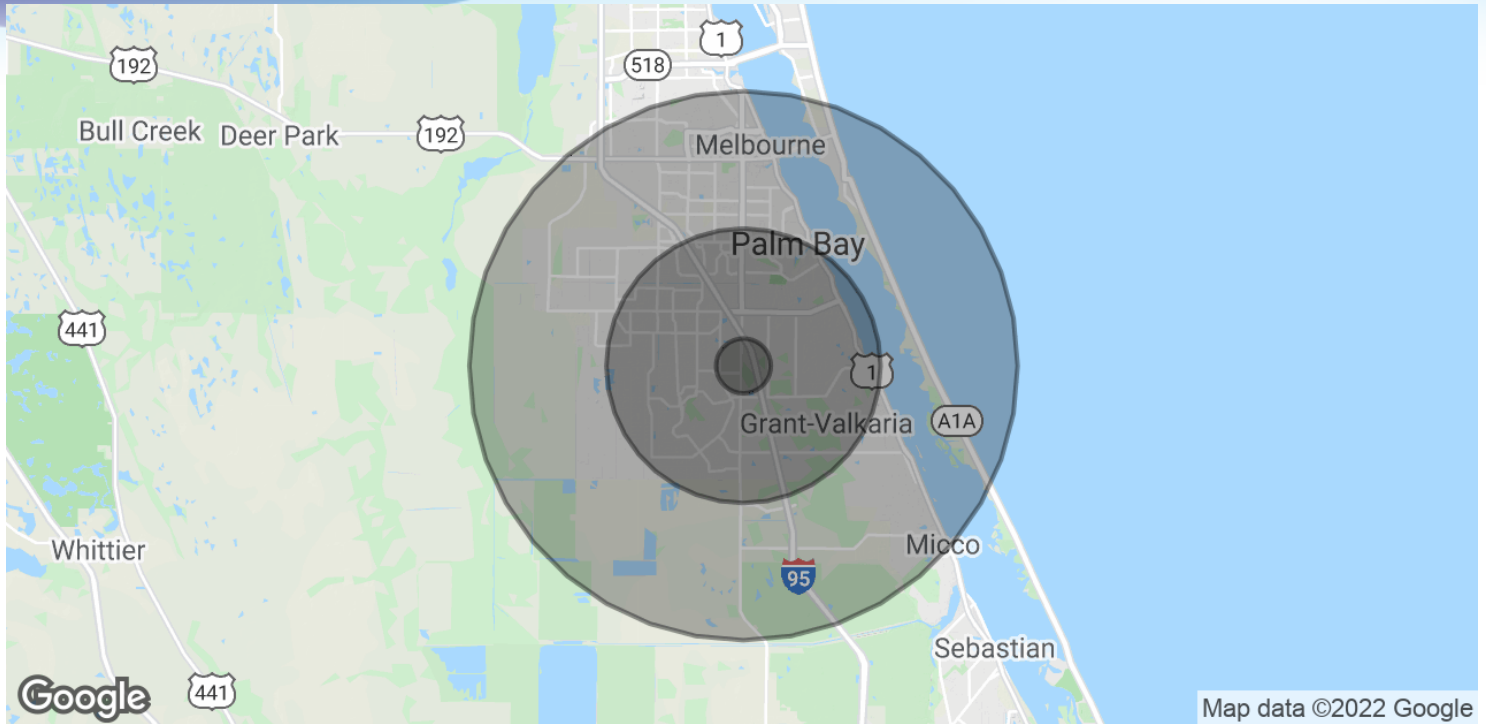
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,166	48,848	196,051
Average Age	47.5	45.7	43.8
Average Age (Male)	47.0	43.0	41.9
Average Age (Female)	49.9	48.3	45.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	453	20,632	79,216
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$74,601	\$62,344	\$60,541
Average House Value		\$254,364	\$221,969

* Demographic data derived from 2010 US Census

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