

1901 Robert J. Conlan Boulevard NE

Palm Bay, FL 32905

100% Fenced / Cleared & Partially Paved Lot in Heart of Palm Bay



OFFERING SUMMARY

Sale Price: \$495,000

Acreage: 1.47 Acres

Facility SF: 504 SF

Zoning: City of Palm Bay
Highway Commercial (HC)

Nearby Utilities: City Water/Sewer; FPL

PROPERTY OVERVIEW

Fenced / Cleared & Partially Paved Lot with a 504 SF +/- Metal Trailer/Office. Approximately 200' Frontage on Robert J. Conlan Boulevard x 303' Depth. Flexible Zoning Allows: Auto Repair & Body Shops, Parking Lots, Retail with Outdoor Display, Motor Vehicle Sales, Office & More!

Exposure to Estimated 16,800 VPD on Robert J. Conlan Boulevard. Property has Driveway Access to Robert J. Conlan Boulevard AND Kirby Circle. 2021 Property Taxes were \$2,607.71. Property can be Vacant Upon Closing.

LOCATION OVERVIEW

Located at the northern Robert J. Conlan & Kirby Circle intersection in the heart of Palm Bay. Surrounding neighbors include L3Harris, Renesas Electronics, Leonardo DRS, UPS & Suddath to name a few. Property is easily accessible via its close proximity to US1, Palm Bay Road & I-95. The Melbourne International Airport is approximately 15-minutes away. Make this the future home for your business today!



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Zachary Ullian

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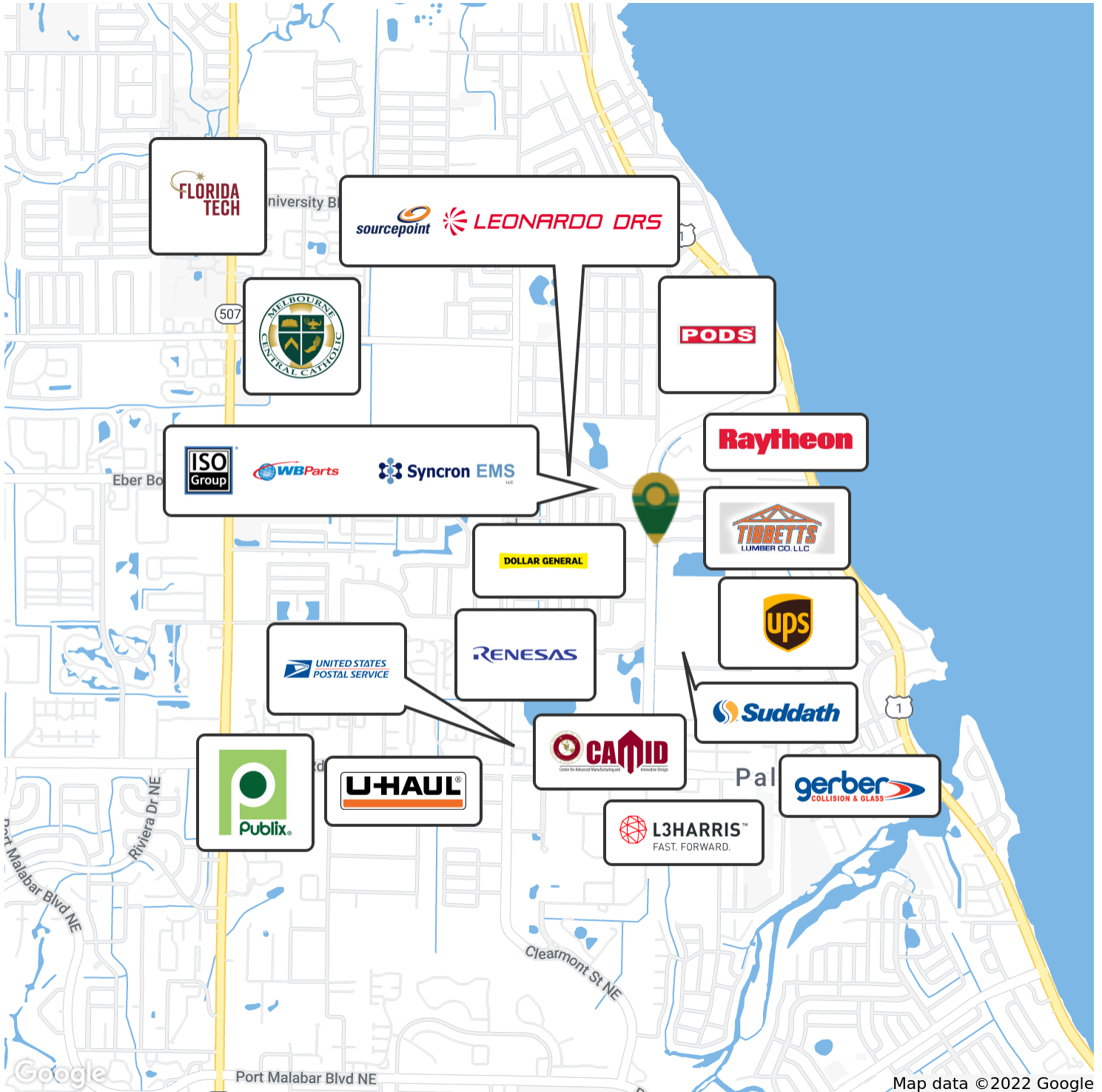


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

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Retailer Map



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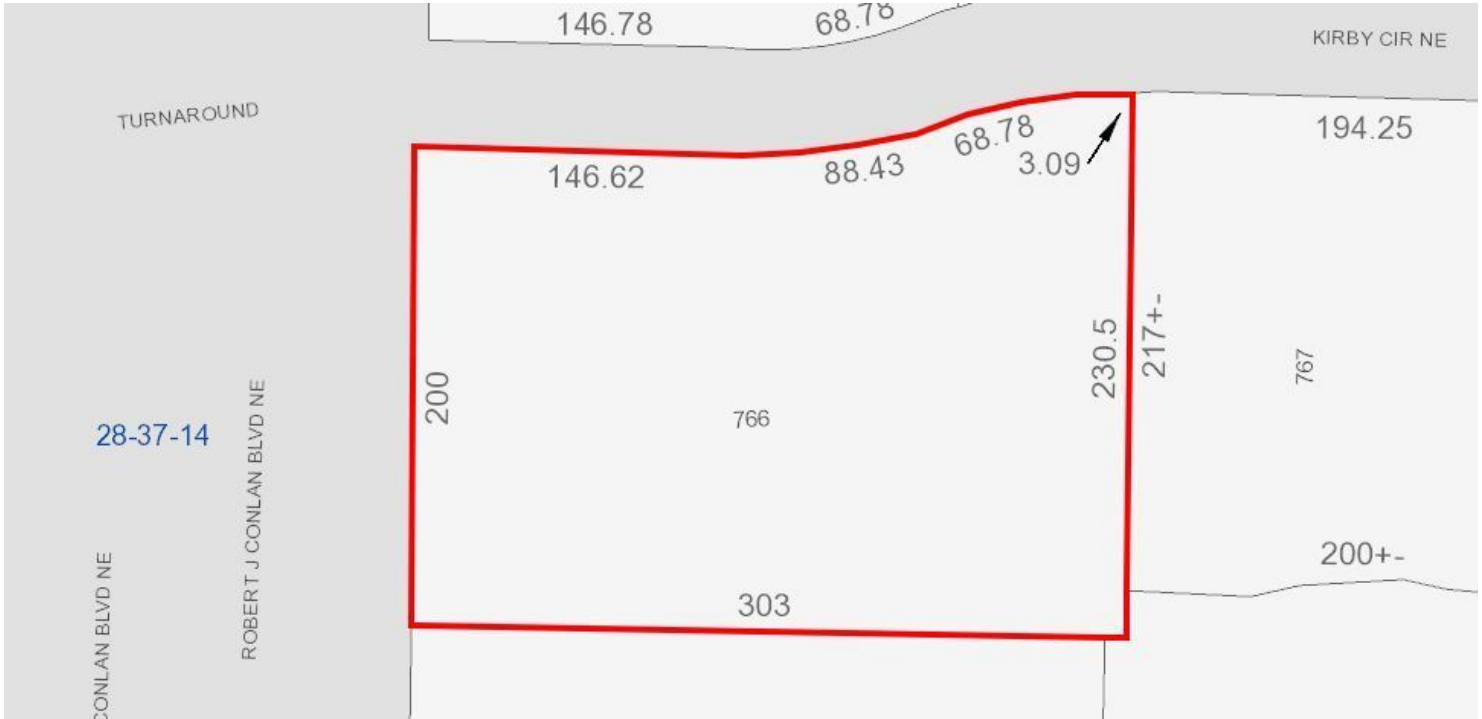


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Additional Photos



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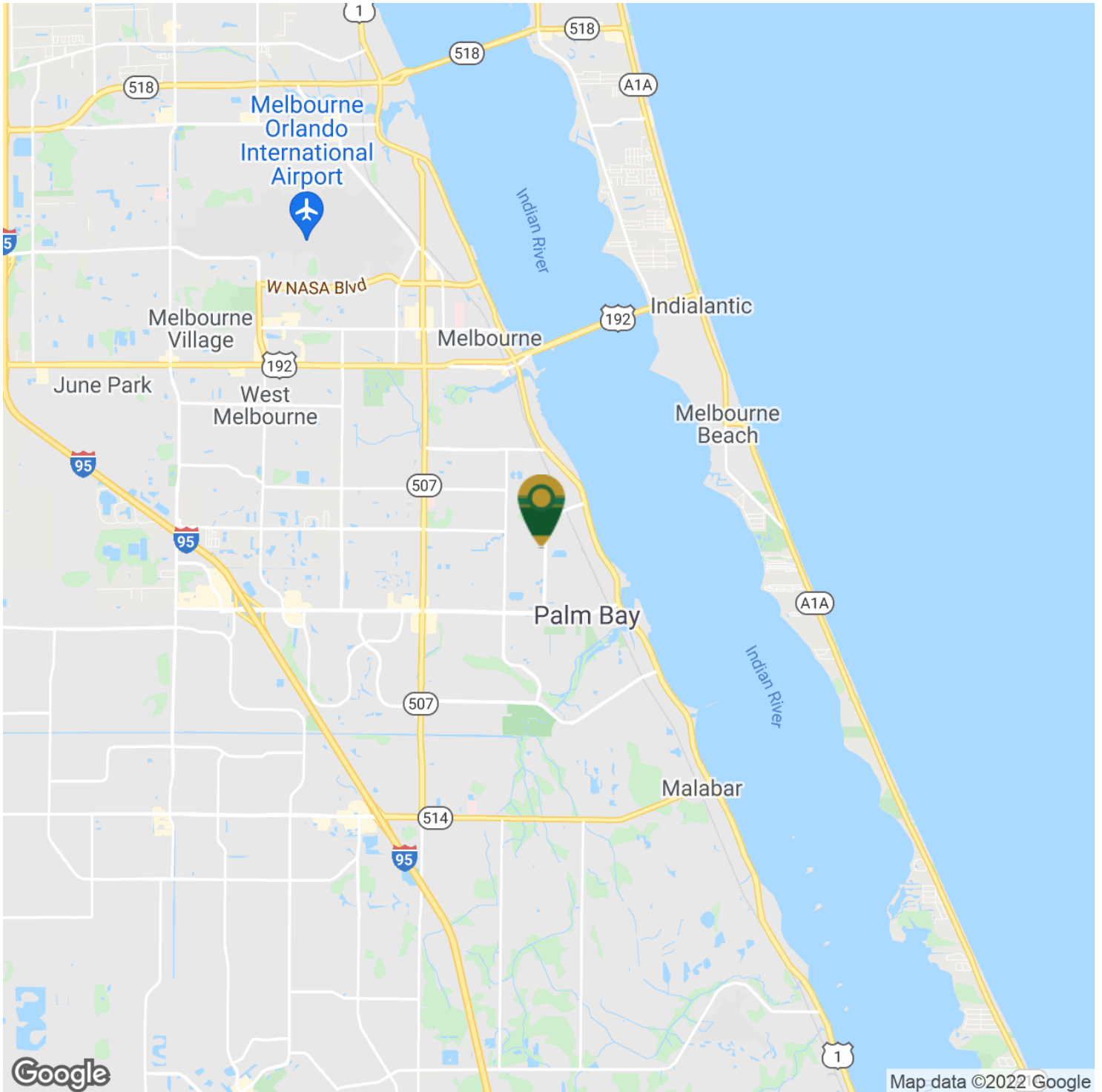


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Location Map



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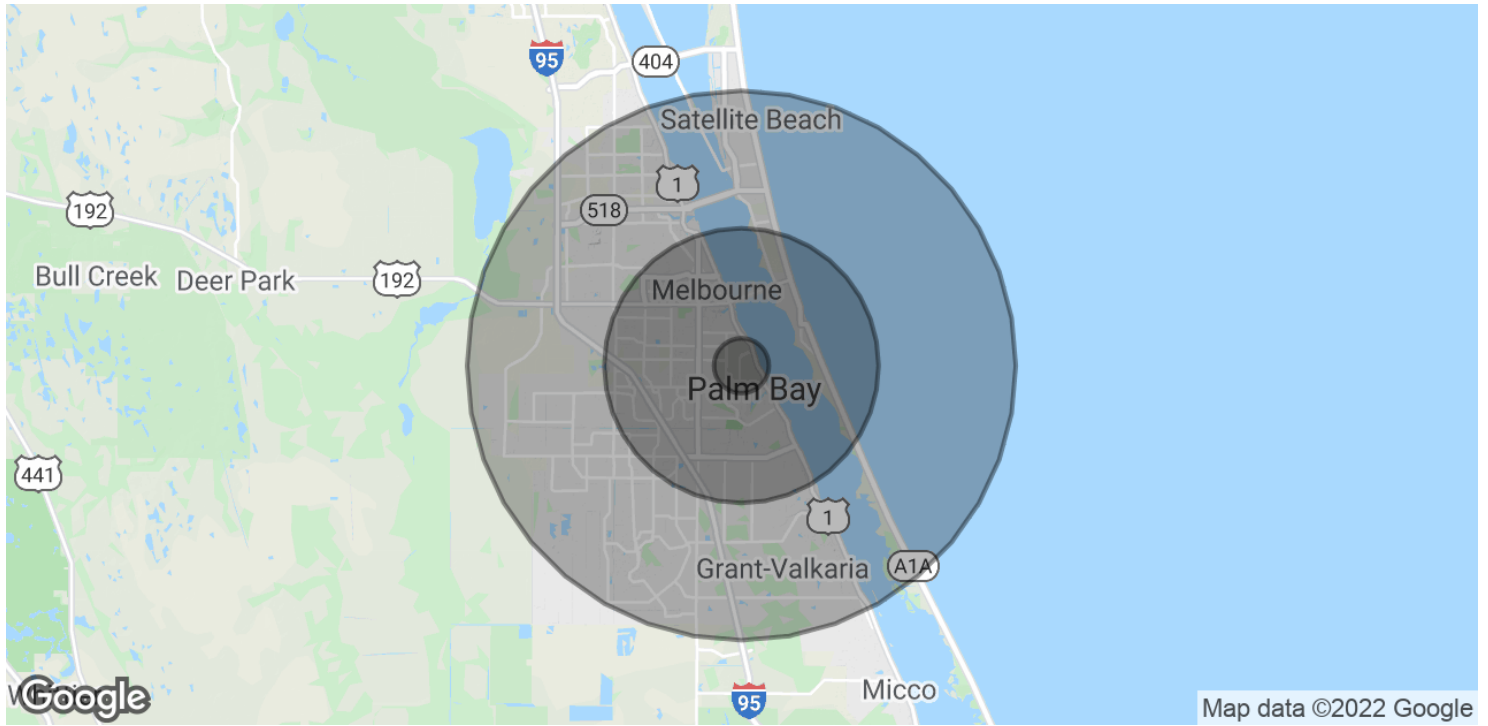


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,771	100,619	264,818
Average Age	48.9	44.1	43.2
Average Age (Male)	46.0	41.4	41.3
Average Age (Female)	50.9	46.6	44.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,747	42,238	107,563
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$51,191	\$60,101	\$61,134
Average House Value	\$131,067	\$212,892	\$214,371

* Demographic data derived from 2010 US Census



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