

# Prime US 1 Vacant Land

38XX US HIGHWAY 1, MIMS, FL 32754

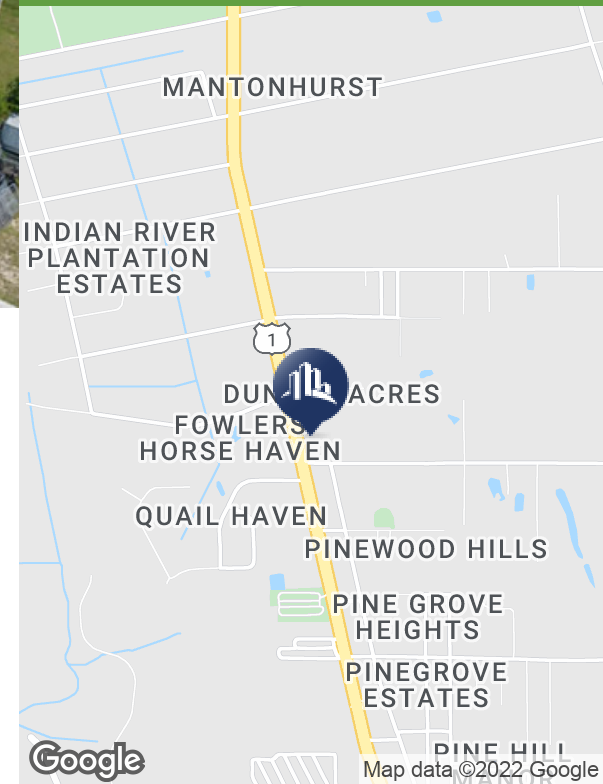
## FOR SALE

Listing Price \$250,000



### PROPERTY FEATURES

- 2.28 Acres
- 500 +/- feet of frontage on US 1
- Across street from Dollar General
- Perfect location for a convenience store
- Another 4.77 acres available to the east
- 11,000 Vehicles Per Day
- High and Dry
- Future Land Use: Neighborhood Commercial
- Easy access to city water and utilities
- 7 miles to downtown Titusville
- 45 miles to downtown Orlando



**James Flint, CCIM**  
PRESIDENT  
321.252.9090  
james.flint@sperrycga.com  
FL #BK3313539

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Prime US 1 Vacant Land

38XX US HIGHWAY 1, MIMS, FL 32754

## FOR SALE

Listing Price \$250,000



**James Flint, CCIM**  
PRESIDENT  
321.252.9090  
james.flint@sperrycga.com  
FL #BK3313539

Each office independently owned and operated.

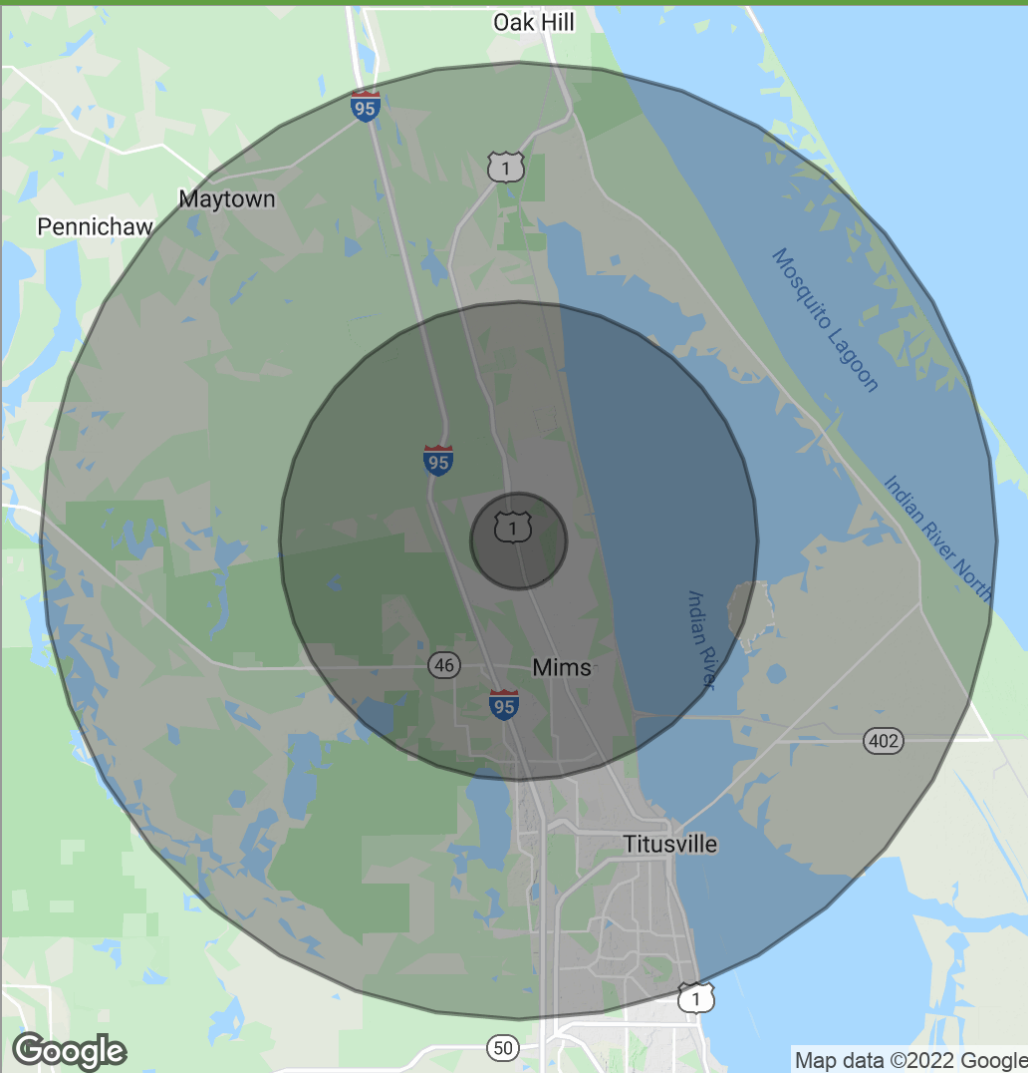
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Prime US 1 Vacant Land

38XX US HIGHWAY 1, MIMS, FL 32754

## FOR SALE

Listing Price \$250,000



POPULATION	1 MILE	5 MILES	10 MILES
Total population	776	17,675	63,826
Median age	46.1	45.5	45.6
Median age (Male)	46.6	45.5	45.0
Median age (Female)	44.7	44.9	46.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	305	6,800	25,889
# of persons per HH	2.5	2.6	2.5
Average HH income	\$58,529	\$59,926	\$59,552
Average house value	\$150,877	\$188,645	\$210,719

\* Demographic data derived from 2010 US Census



**James Flint, CCIM**  
PRESIDENT  
321.252.9090  
james.flint@sperrycga.com  
FL #BK3313539

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.