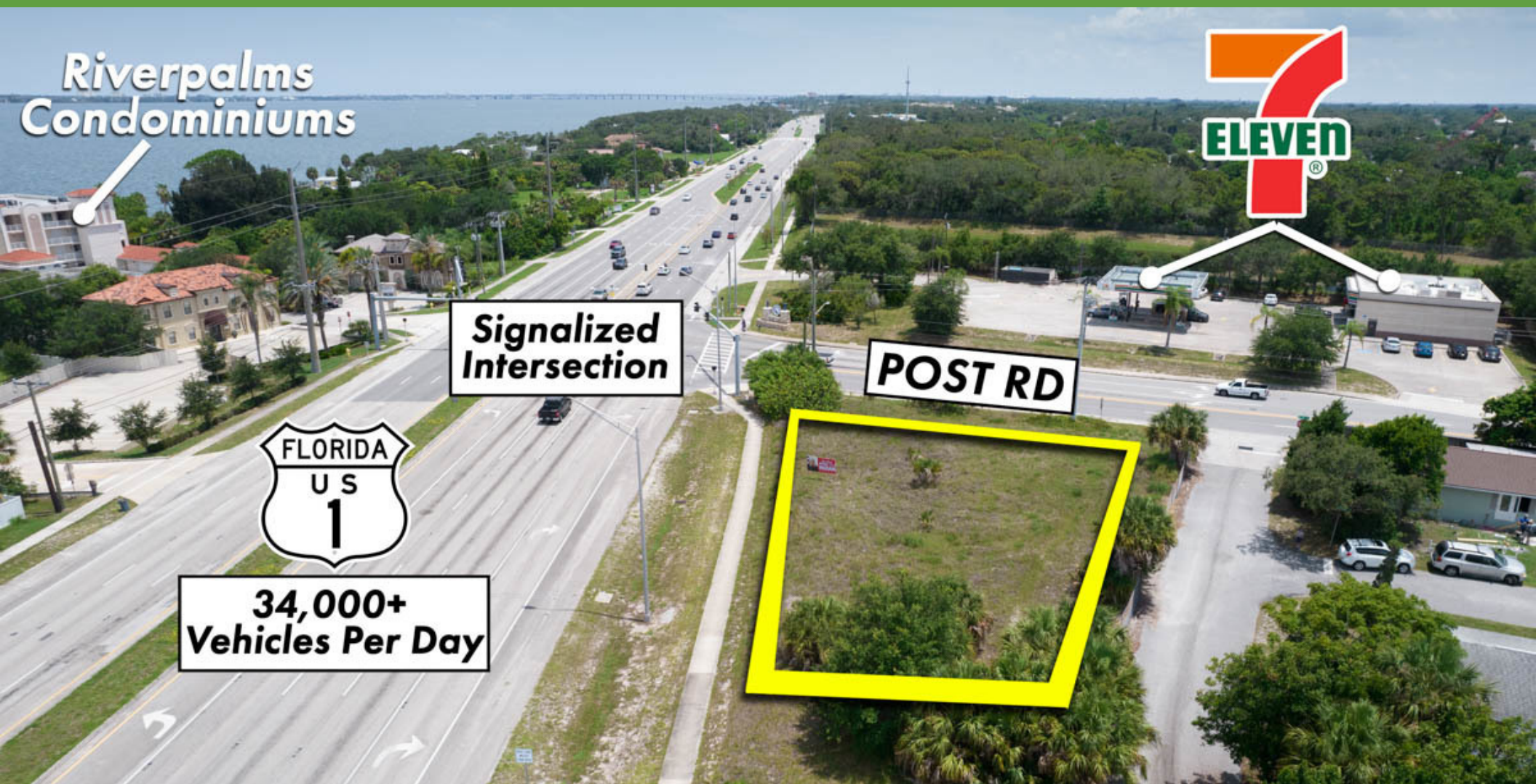


Commercial Development Site at Signalized Intersection

4018 N HIGHWAY 1, MELBOURNE, FL 32935

FOR SALE

Listing Price \$249,000



**Riverpalms
Condominiums**



**Signalized
Intersection**

POST RD



**34,000+
Vehicles Per Day**



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.

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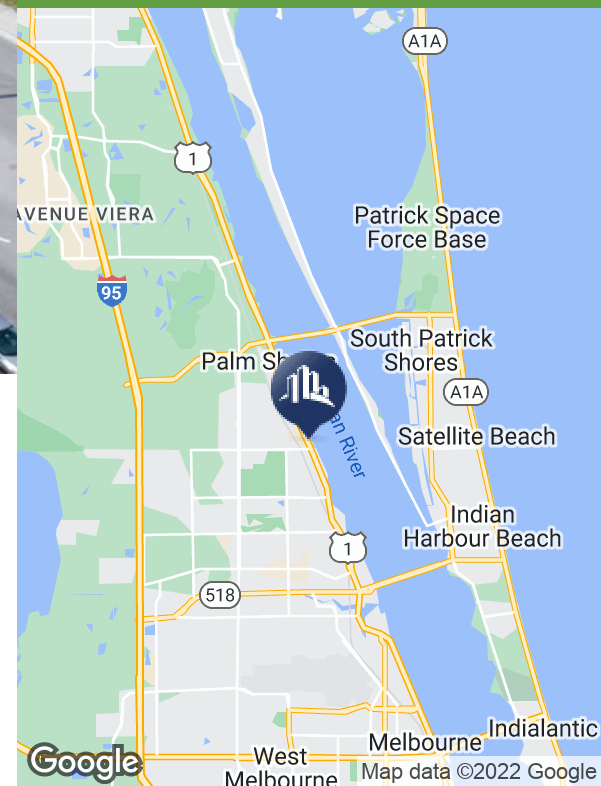
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PROPERTY FEATURES

- .33 Acre Corner Lot
- Signalized Intersection
- Located at US-1 and Post Road
- 34,000 Vehicles Per Day
- Cleared, with utilities in place
- Commercial Zoning
- Additional .23 acres with US-1 access available for \$65K



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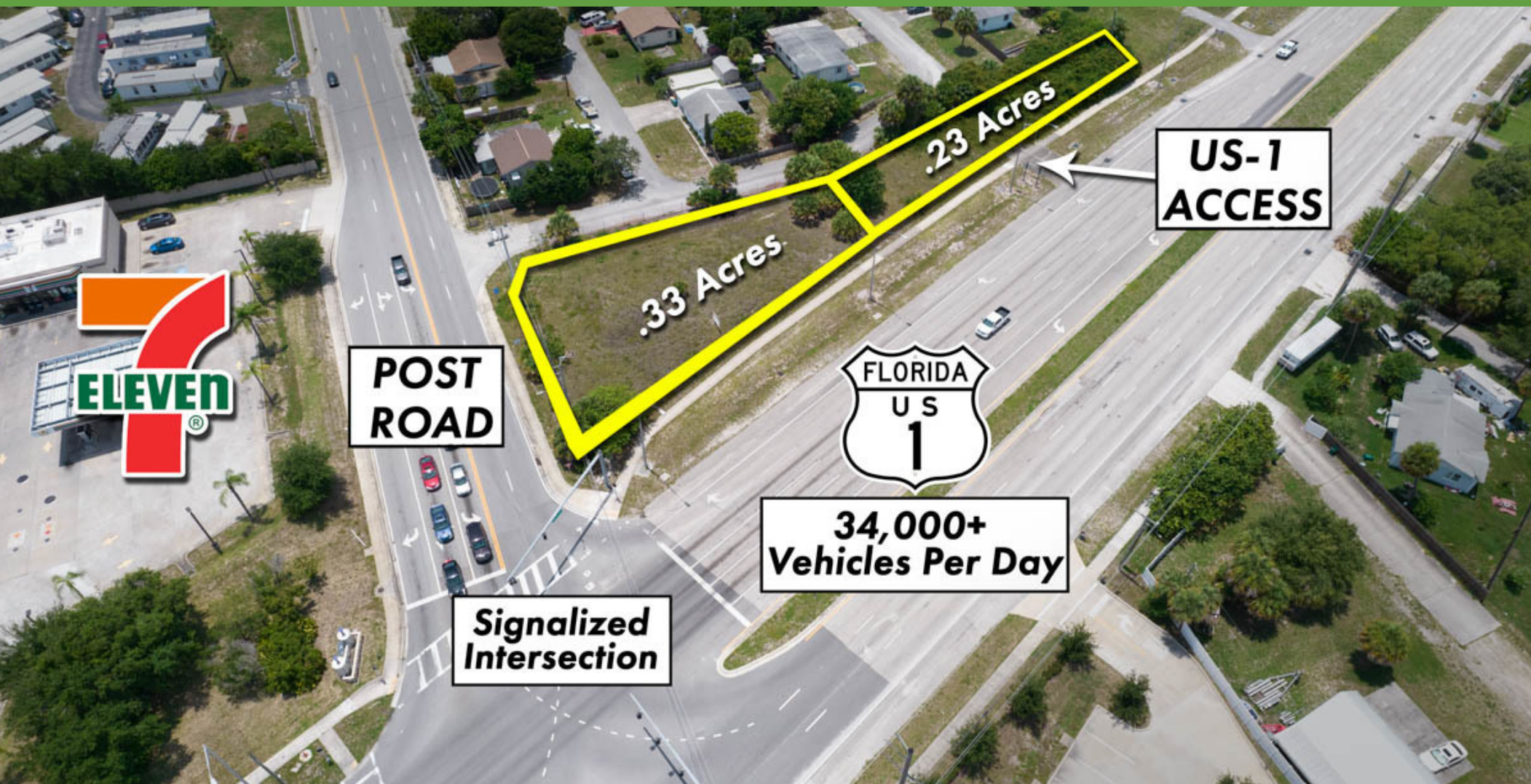
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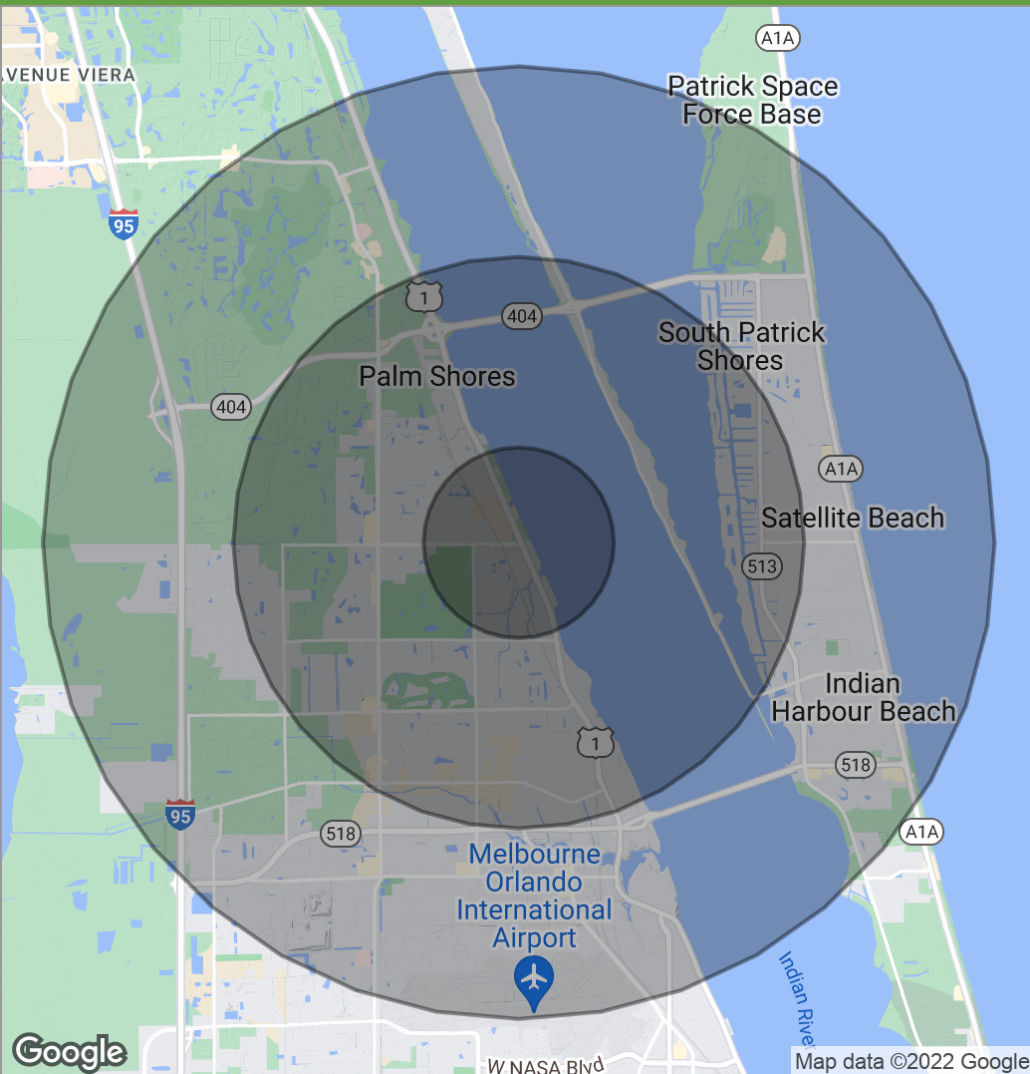
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,581	37,880	96,277
Median age	43.1	43.5	45.6
Median age (Male)	38.6	41.5	43.6
Median age (Female)	45.4	44.0	47.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,069	16,987	43,168
# of persons per HH	2.2	2.2	2.2
Average HH income	\$60,631	\$80,491	\$81,058
Average house value	\$449,788	\$378,582	\$304,846

* Demographic data derived from 2020 ACS - US Census



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PALM BAY-MELBOURNE-TITUSVILLE, FL MSA

#2 BEST PERFORMING CITY



Source: The Milken Institute, Best-Performing Cities 2021

#3 IN WAGE GROWTH

#8 IN JOB GROWTH

#10 IN HIGH-TECH GDP CONCENTRATION

NATIONAL MSAs PERFORMANCE RANKINGS



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