

VACANT COMMERCIAL RETAIL LAND

18 San Filippo Dr SE • 18 San Filippo Dr SE Palm Bay, FL 32909



OFFERING SUMMARY

Sale Price: \$399,000

Price / Acre: \$335,297

Lot Size: 1.19 Acres

Zoning: CC

Market: Brevard

Submarket: Palm Bay

Traffic Count: 18,990

PROPERTY OVERVIEW

This vacant lot is commercially zoned and is a Home Depot outparcel fronting San Filippo Drive, a major artery leading to high volume residential neighborhoods. Located on the SW corner of San Filippo Drive SE and Community College Parkway just south of Malabar Road.

LOCATION OVERVIEW

SW corner of San Filippo Dr. SE and Community College Pkwy. one block south of Malabar Rd. High traffic corner with a lot of exposure to residents of south Palm Bay and college students travelling to Eastern Florida State College.

for more information contact:

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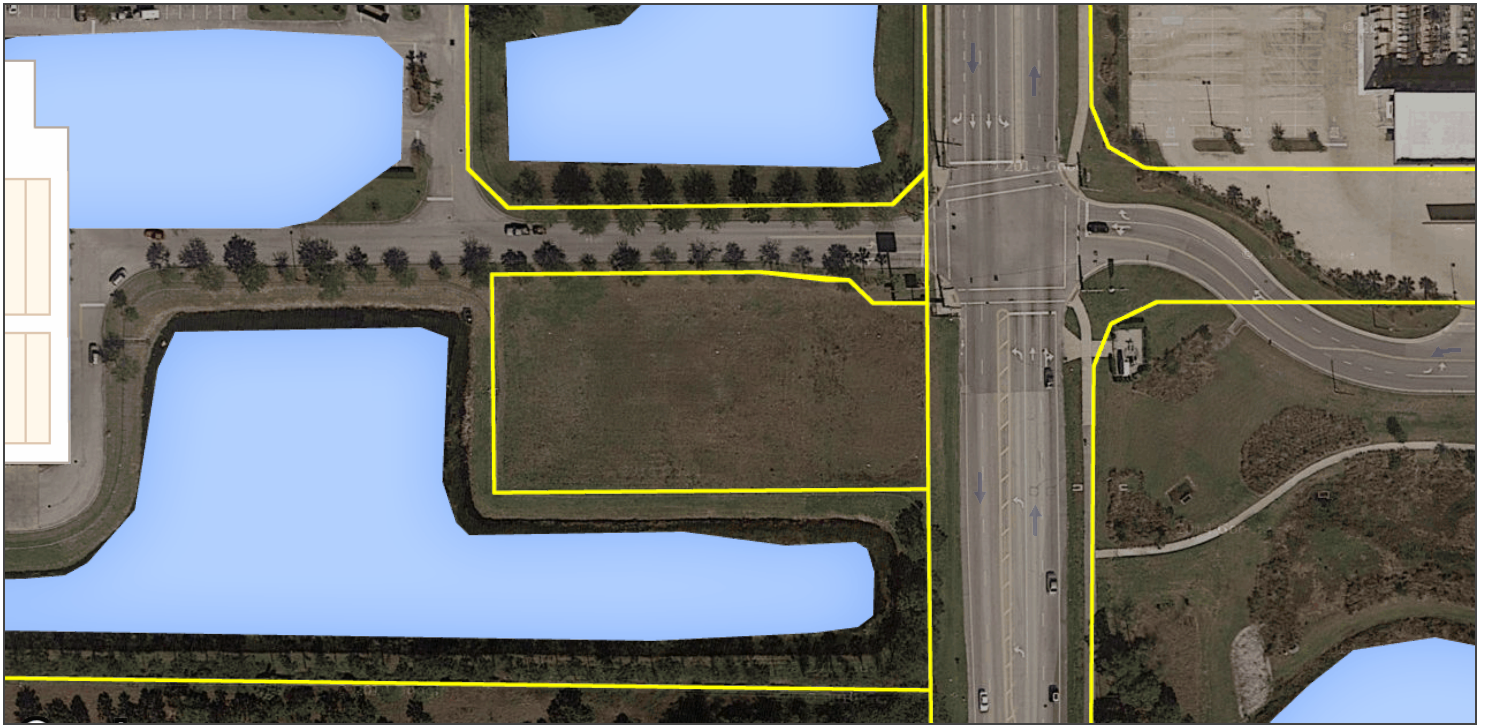
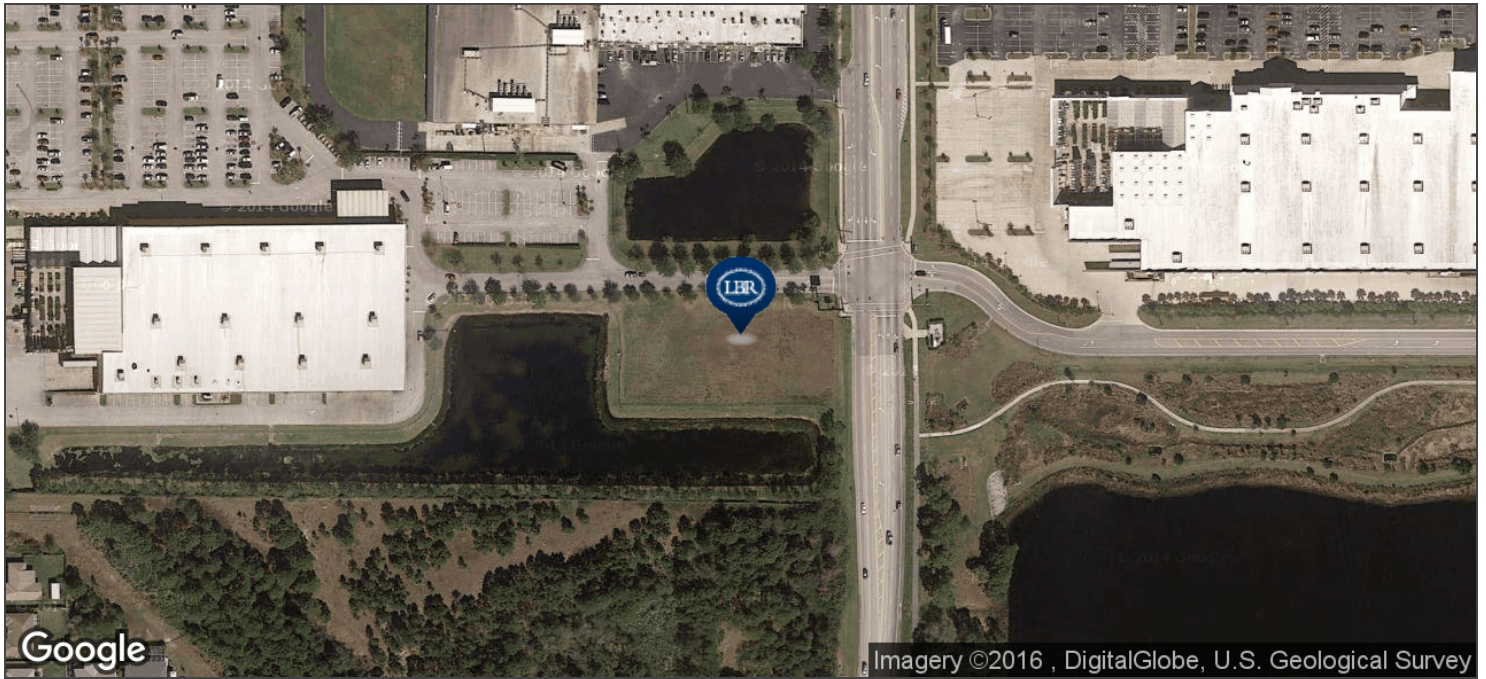
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70 W. Hibiscus Blvd., Melbourne, FL 32901



AERIAL MAP

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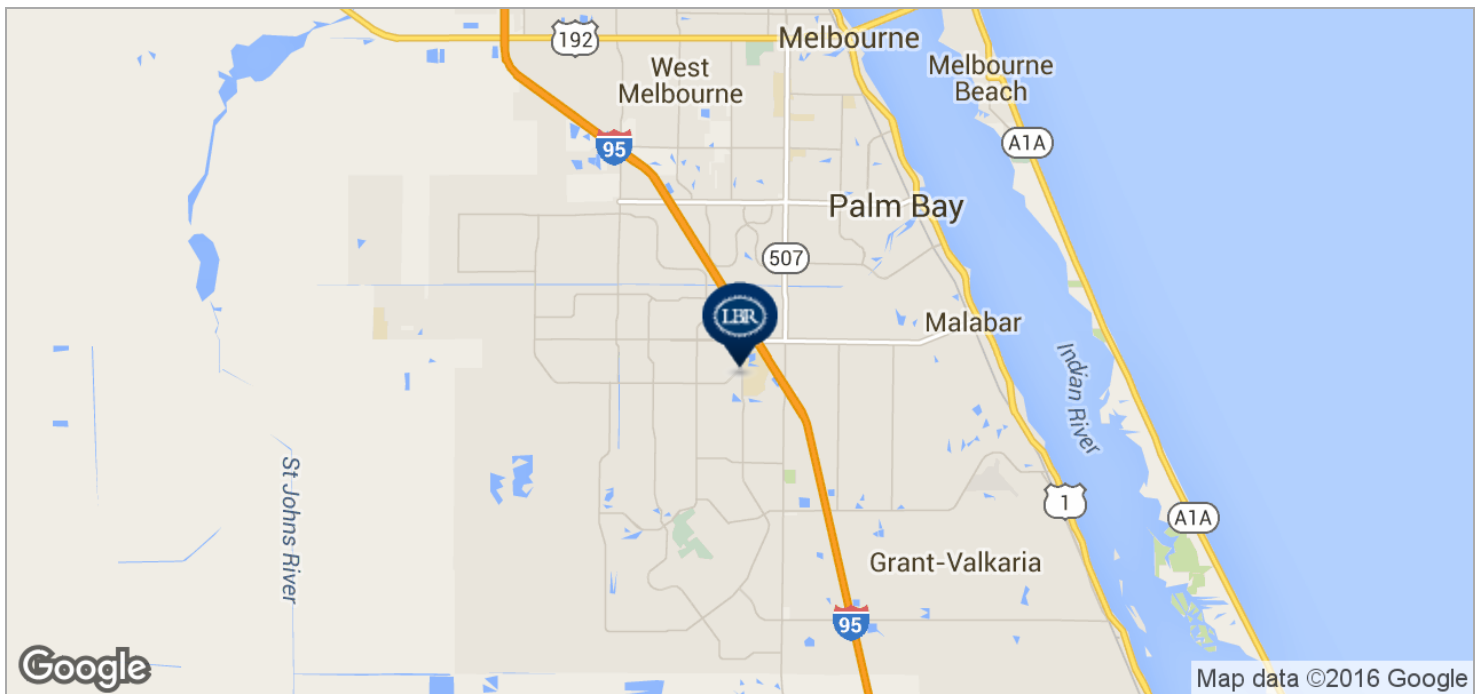
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LOCATION MAPS

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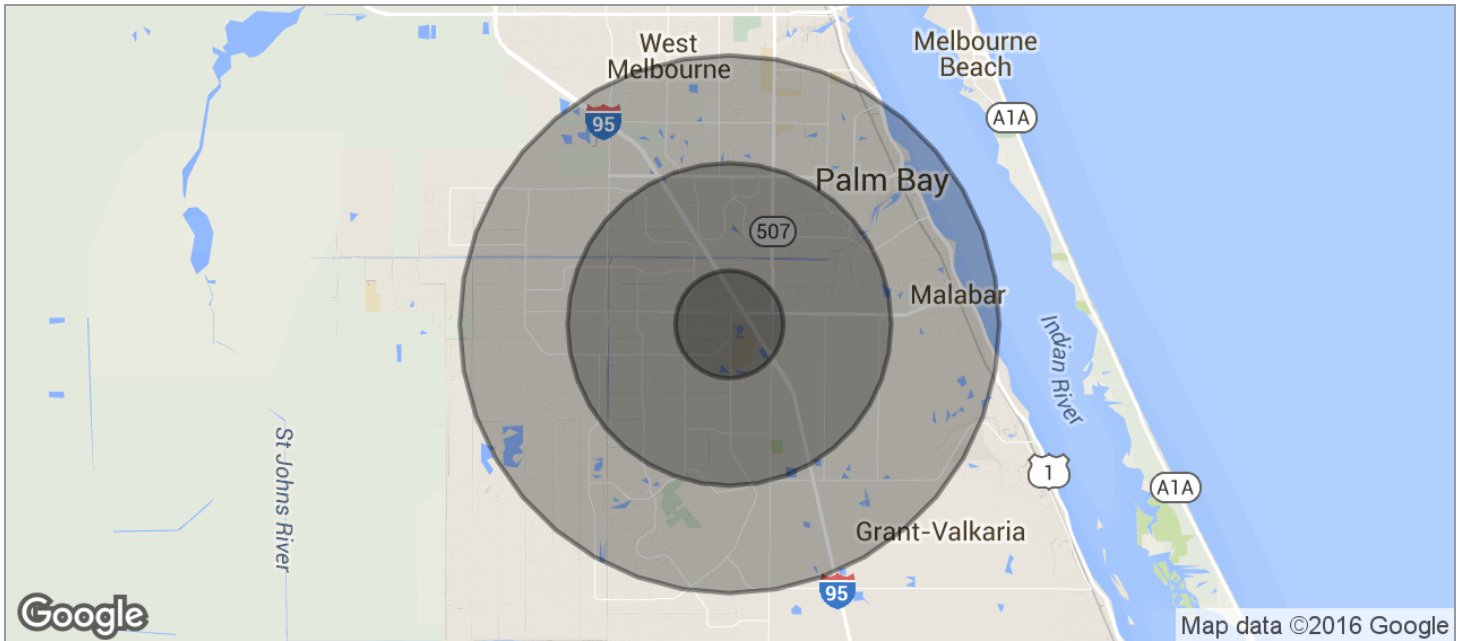
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,281	47,086	109,801
MEDIAN AGE	39.7	40.1	40.7
MEDIAN AGE (MALE)	38.9	37.4	38.4
MEDIAN AGE (FEMALE)	40.2	43.0	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,259	18,117	42,491
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$54,546	\$53,634	\$55,964
AVERAGE HOUSE VALUE	\$179,408	\$169,593	\$180,629

* Demographic data derived from 2010 US Census

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