

# EXECUTIVE SUMMARY

- SW Corner Minton Road and Flanagan Ave West Melbourne, FL 32904



## OFFERING SUMMARY

**Sale Price:** \$3,600,000

**Price / Acre:** \$148,454

**Lot Size:** 24.25 Acres

**Zoning:** C I

**APN#:** 28-36-13-00-1

## PROPERTY OVERVIEW

### Prime West Melbourne Land

Located on Minton Rd, the main through-fare

Close to city parks, schools and multiple residential developments

West Melbourne city has earmarked this property for a potential "Town Center"

## LOCATION OVERVIEW

Property is in C I - Low Density Commercial

West Melbourne Zoning District

### JEFFERY T. ROBISON, CCIM

Principal | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

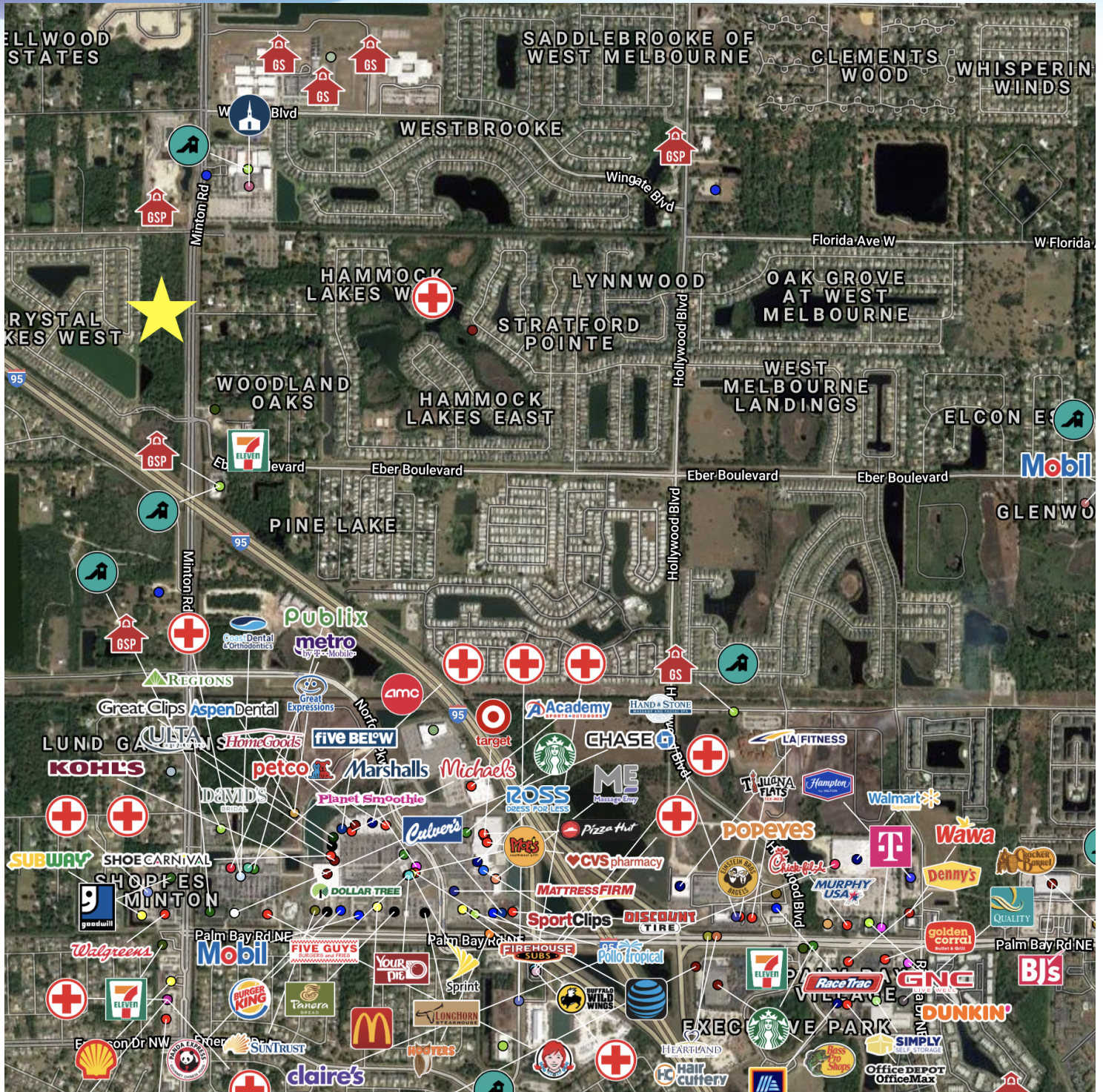
### Lightle Beckner Robison

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.

# RETAILER MAP

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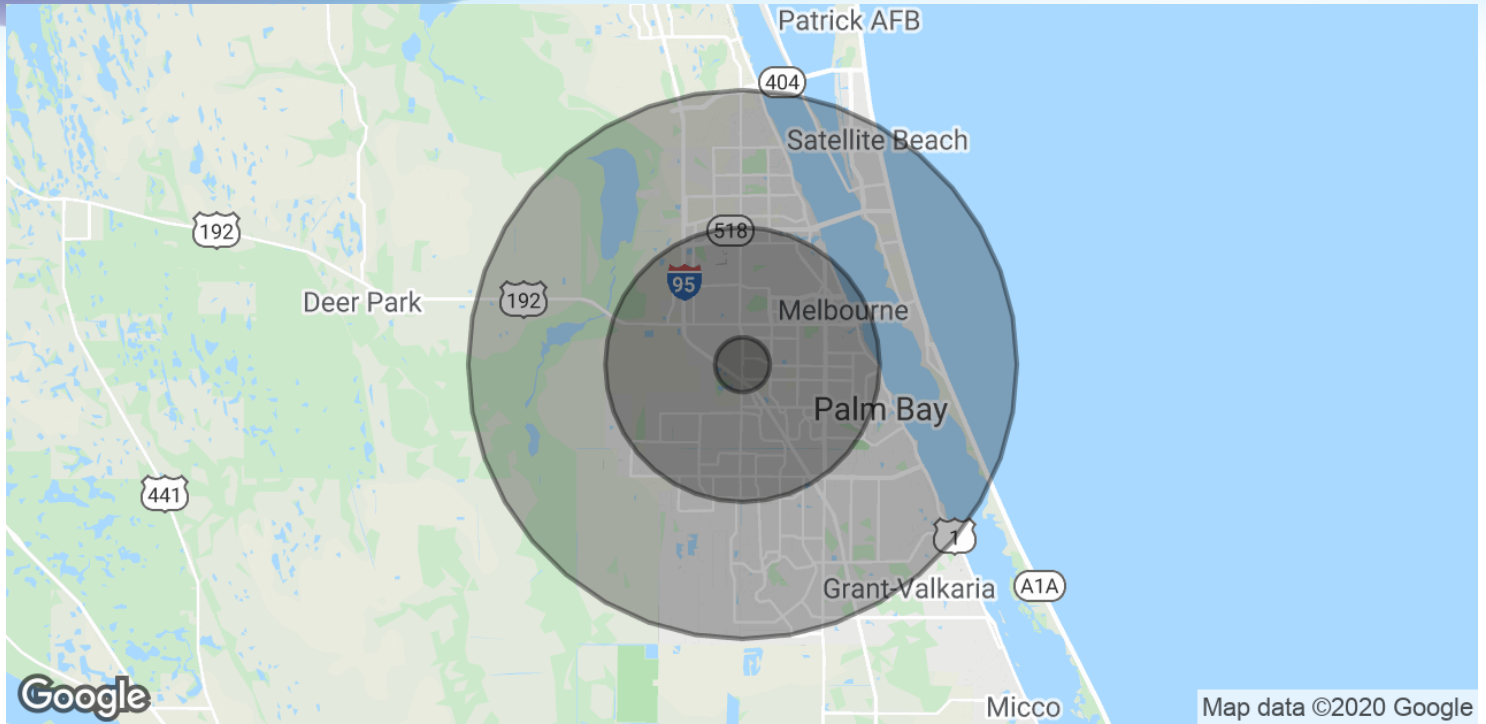
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# DEMOGRAPHICS MAP & REPORT

• SW Corner Minton Road and Flanagan Ave West Melbourne, FL 32904



## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 4,676  | 121,931 | 282,392  |
| Average age          | 41.3   | 42.3    | 43.0     |
| Average age (Male)   | 41.7   | 39.5    | 41.1     |
| Average age (Female) | 40.9   | 44.6    | 44.6     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,929     | 48,979    | 113,756   |
| # of persons per HH | 2.4       | 2.5       | 2.5       |
| Average HH income   | \$61,310  | \$53,680  | \$62,357  |
| Average house value | \$205,305 | \$168,549 | \$221,456 |

\* Demographic data derived from 2010 US Census

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