

AVAILABLE FOR LEASE

710 S Fleming Street, Sebastian, FL 32958

PROPERTY HIGHLIGHTS

- Total Project Size: 7.18 AC - 48,000 SF
- Available: Anchor, Inline, Endcap, & Outparcel
- Newly approved exterior facade renovations (Est. completion Q1 2025)
- Centrally located in heart of Sebastian Trade Area

AREA CO-TENANTS

Publix



TSC TRACTOR
SUPPLY CO.

Walgreens

Walmart

Bealls

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,091	29,053	42,205
Households	3,559	13,282	18,433
2029 Population	8,509	30,630	44,970
Average HH Income	\$93,986	\$92,427	\$97,632

ELIZABETH WRIGHT

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BRENT ANDREWS

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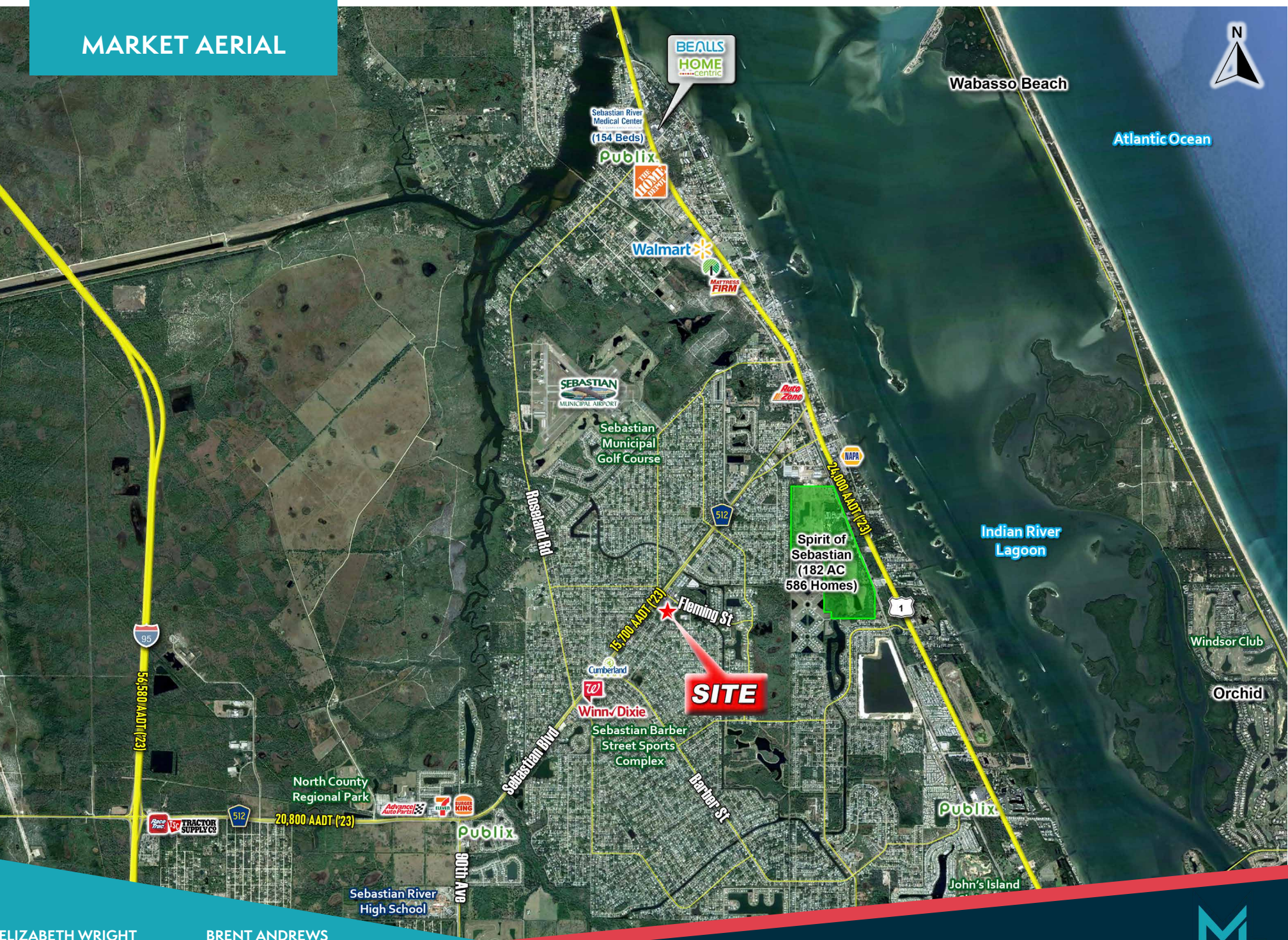
MARKETLINK
— COMMERCIAL —



Sebastian
Charter
Junior High

www.marketlinkcre.com

MARKET AERIAL



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Sebastian Blvd

Propo

15,700 AADT (23)



Bank of America

Monument Sign



Proposed
CALI
COFFEE

AVAILABLE
Outparcel

Fleming St

Proposed

**Proposed
298 Townhome
Development**

**AVAILABLE
2,150 SF**

**AVAILABLE
6,927 SF**

**AVAILABLE
6,927 S**

ANYTIME FITNESS®
(Coming Soon)

**AVAILABLE
19,550 SF**

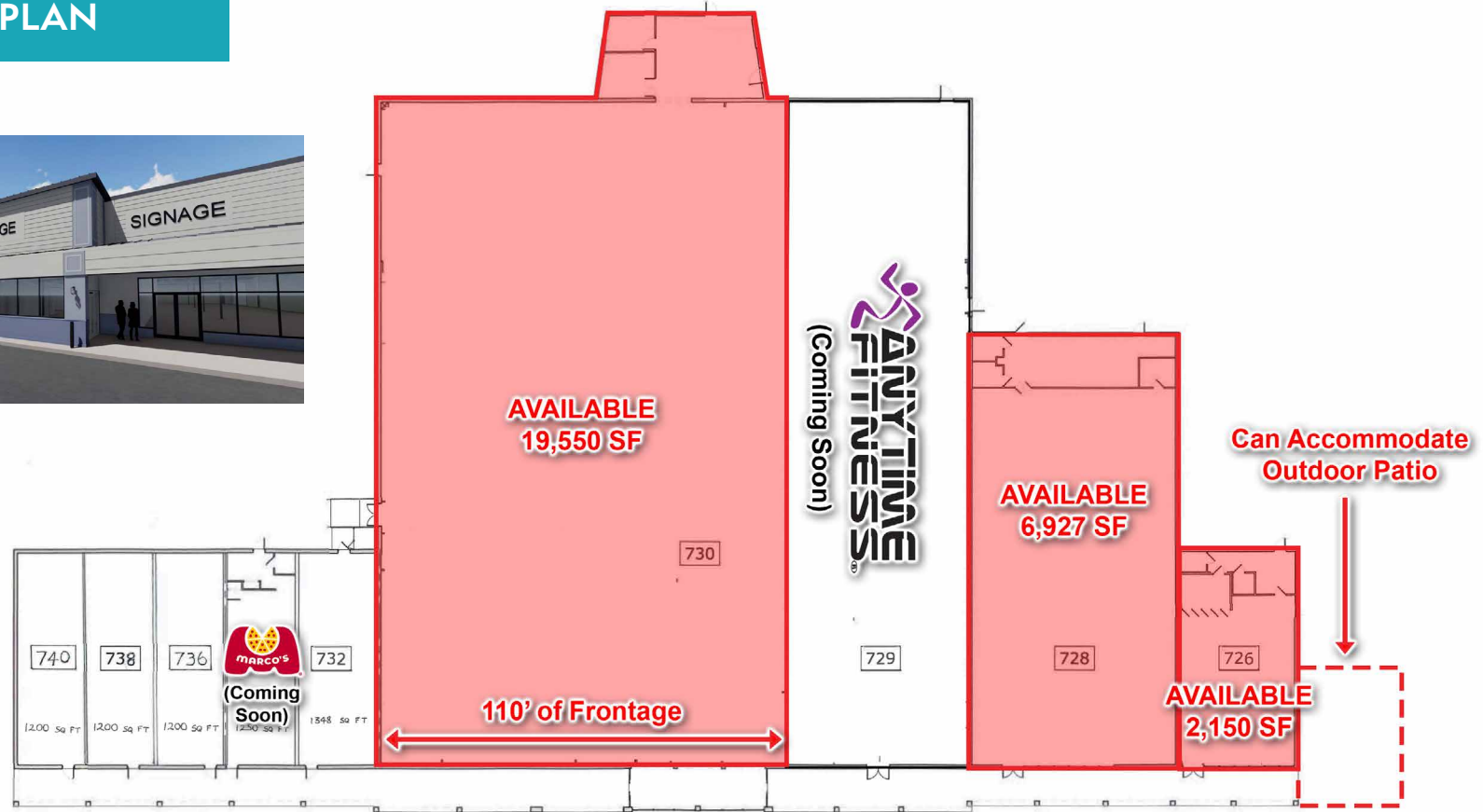
GREASE



MARCO'S

(Coming Soon)

SITE PLAN



FACADE RENOVATIONS & NEW COLOR SCHEME - COMING Q1 2025



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DRIVETIME MAP

2024 DEMOGRAPHICS

	3 MINUTE DRIVE TIME	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME
	1,711 POPULATION	9,954 POPULATION	30,743 POPULATION
	773 HOUSEHOLDS	4,412 HOUSEHOLDS	13,699 HOUSEHOLDS
	1,6995 DAYTIME POPULATION	8,405 DAYTIME POPULATION	26,932 DAYTIME POPULATION
	\$92,105 AVERAGE HH INCOME	\$93,241 AVERAGE HH INCOME	\$92,495 AVERAGE HH INCOME
	57.8 MEDIAN AGE	59.1 MEDIAN AGE	57.6 MEDIAN AGE

