



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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DEVELOPABLE LAND FOR SALE ON THE SPACE COAST

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# **+/- 16.73 Acres With I-95 Frontage Space Coast Brevard County**

Coastal Lane West Melbourne, FL 32904

FOR SALE | \$6,250,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

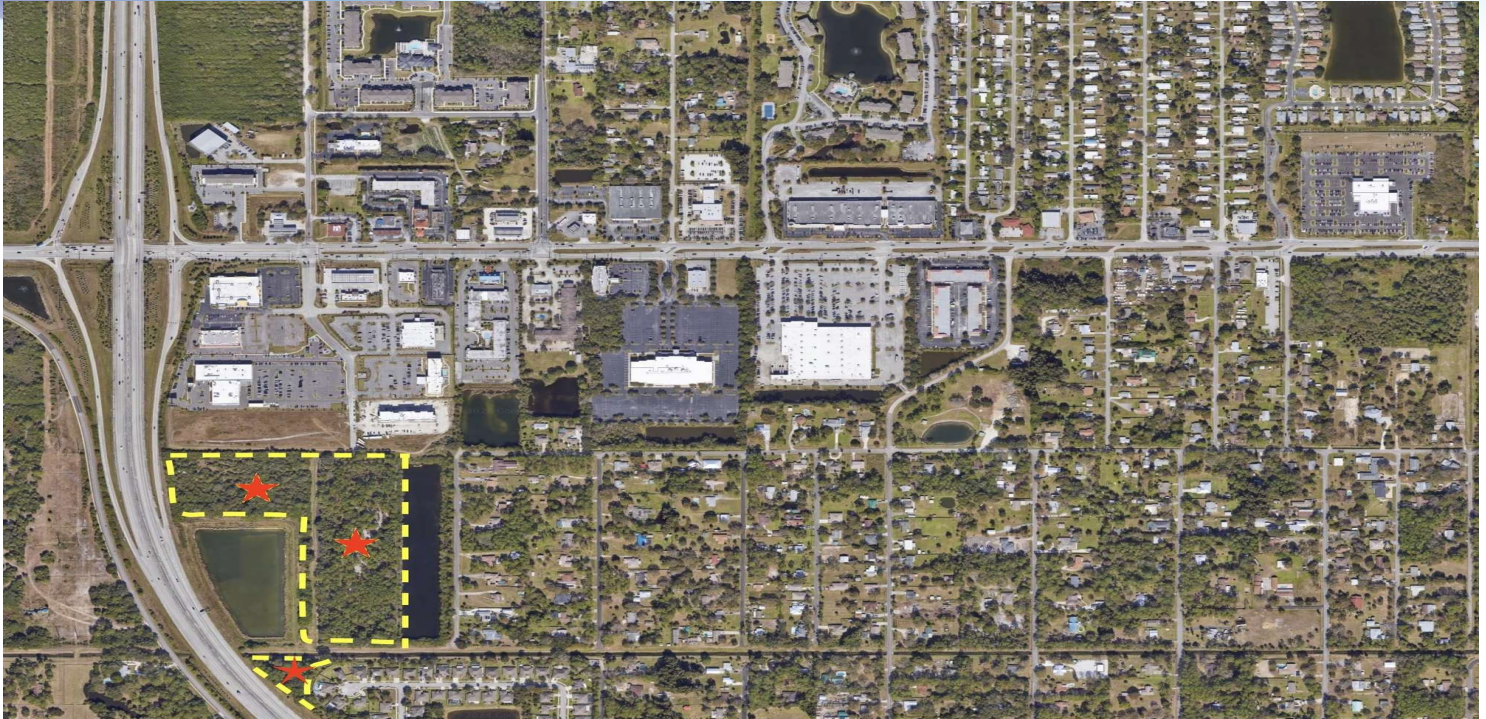
Founder | Broker Associate

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# EXECUTIVE SUMMARY

• Coastal Lane West Melbourne, FL 32904



## OFFERING SUMMARY

**Sale Price:** \$6,250,000

**Price / Acre:** \$373,580

**Lot Size:** 16.73 Acres

## PROPERTY OVERVIEW

**The Subject is Comprised of Three Parcels Near the Melbourne I-95 Interchange**  
Parcel ID's ( 28-36-10-00-16 ) plus ( 28-36-03-00-758 ) plus (28-36-02-00-505)

**City of West Melbourne CP Zoning, Interchange Commercial Overlay  
Including Retail Stores, Restaurants, Professional  
Offices & Approved Commercial Recreation**

## PRIME LOCATION ON FLORIDA SPACE COAST / WEST MELBOURNE

Subject Property Set in Thriving Business Area Surrounded by Big Box Retailers, Hotels  
Auto Dealers, Restaurants, Entertainment  
Acreage situated at the end of Coastal Lane, in the Coastal Commerce Center  
Easy ingress and egress directly from US 192 at Signalized Intersection

Subject is Located just East of Space Coast Town Center  
225 Acres of Mixed Use Urban Live, Work, Play, A Community  
with up to 3000 Multi-Family Residences

**AADT / Average Daily Traffic Count at I-95 at US 192 / 80,500 Vehicles  
+/- 700' of North Bound Interstate 95 Frontage**

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## Lightle Beckner Robison, Inc.

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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.



# NEARBY RETAILERS TO SUBJECT

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# ADDITIONAL PHOTOS

• Coastal Lane West Melbourne, FL 32904



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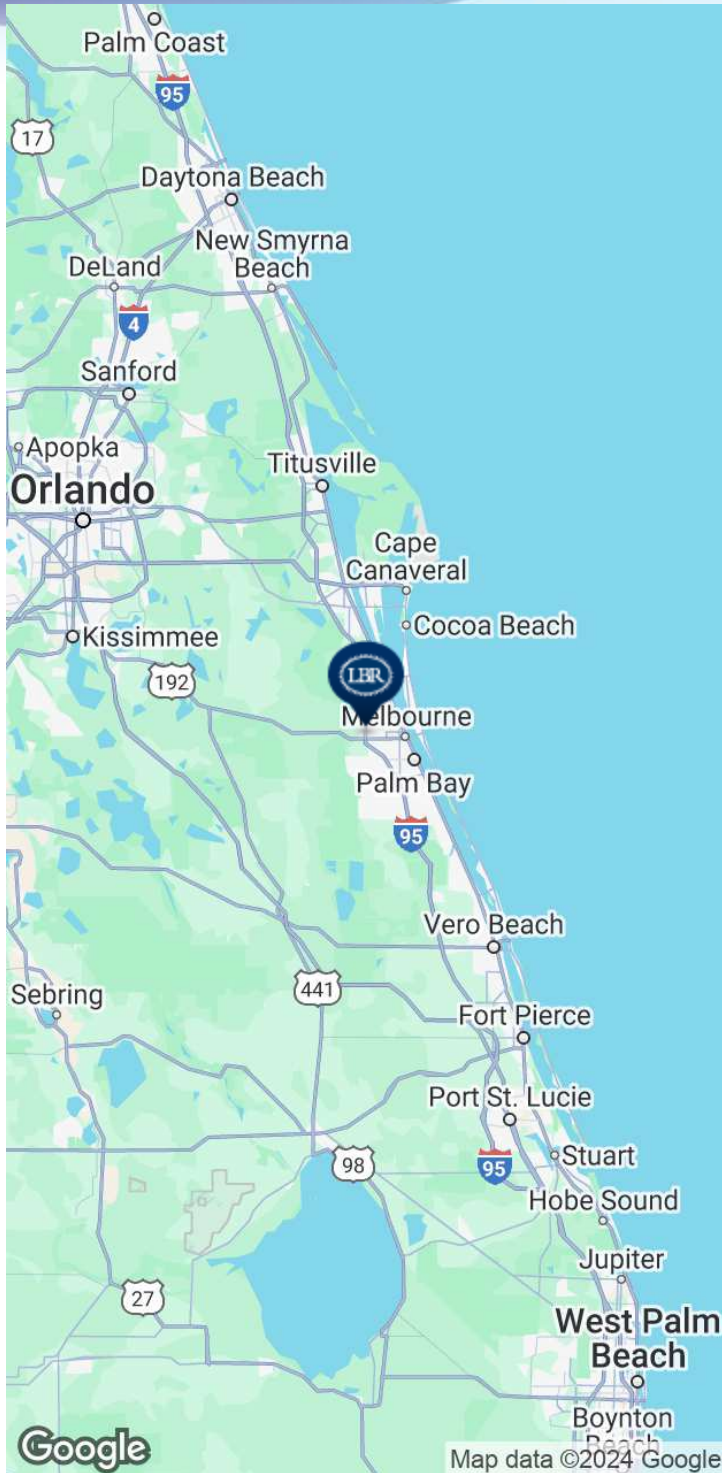
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# LOCATION MAP

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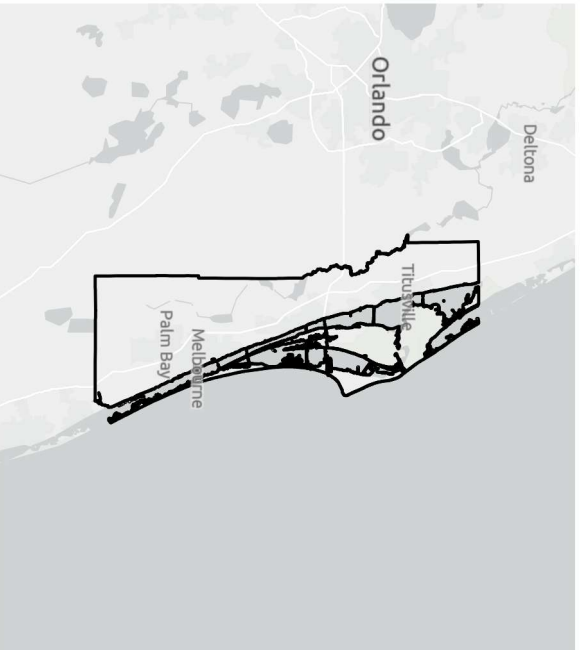
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# POPULATION TRENDS AND KEY INDICATORS

Brevard County, FL  
Geography: County



<b>627,579</b>	<b>267,699</b>	<b>2.31</b>	<b>48.6</b>	<b>\$67,050</b>	<b>\$303,706</b>	<b>101</b>	<b>91</b>	<b>56</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



**\$11,929**







Avg Spent on Mortgage & Basics

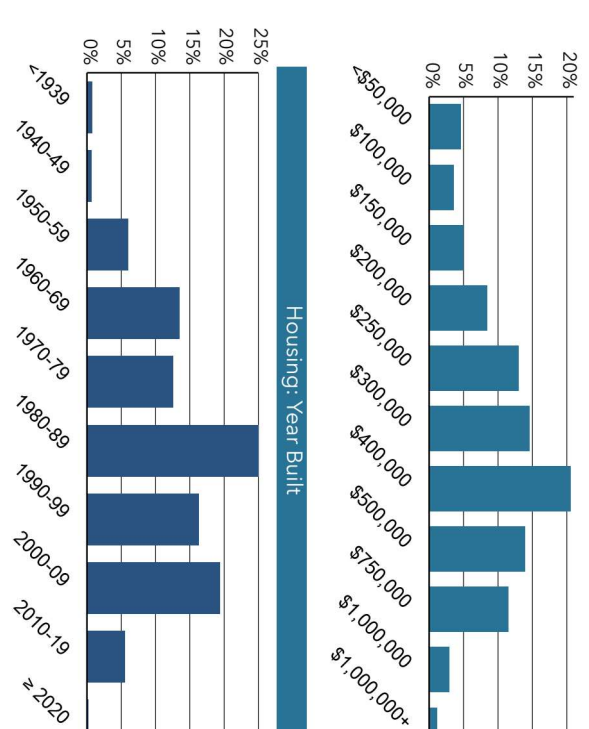
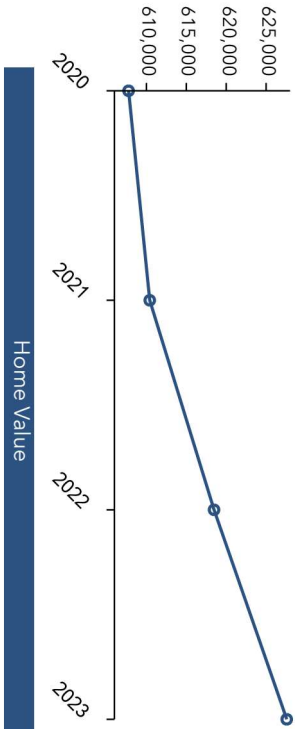


**27.2%**

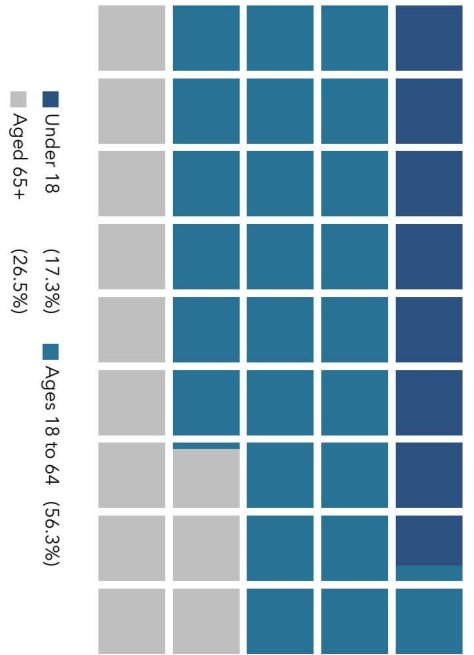
Percent of Income for Mortgage

## POPULATION BY GENERATION

 <b>8.6%</b> Greatest Gen: Born 1945/Earlier	 <b>27.4%</b> Baby Boomer: Born 1946 to 1964	 <b>20.3%</b> Generation X: Born 1965 to 1980
 <b>19.8%</b> Millennial: Born 1981 to 1998	 <b>17.8%</b> Generation Z: Born 1999 to 2016	 <b>6.1%</b> Alpha: Born 2017 to Present



## POPULATION BY AGE



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021), © 2024 Esri

