

COMMERCIAL LAND FOR SALE OR LEASE WITH OPTION TO PURCHASE

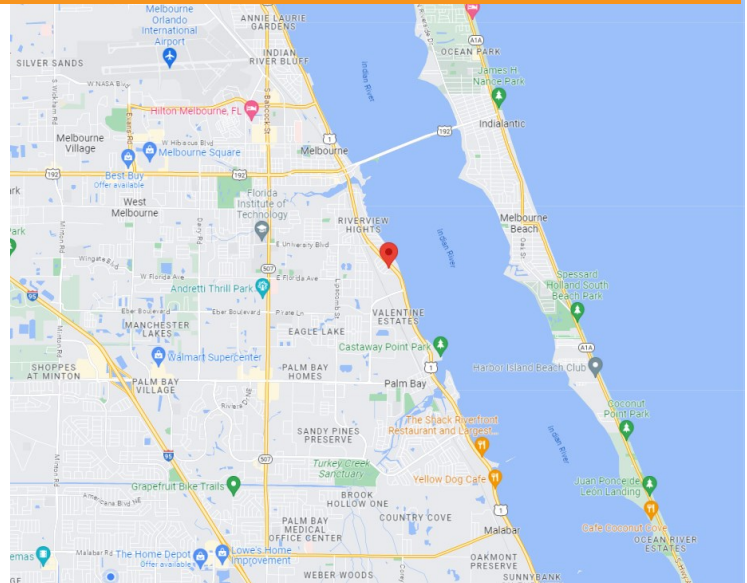
3260 DIXIE HIGHWAY NE

Palm Bay, FL 32905

FOR SALE OR LEASE



- Corner Land Lot Directly on US-1
- 0.43 Acre, 155 X 120 +/-
- Approximately 120 Feet of Frontage
- Lot will be Cleared and Leveled
- Great Visibility!
- City Utilities
- Traffic Counts of 31,360 Vehicles Daily
- HC - Highway Commercial Zoning
- Minutes to Downtown Melbourne
- Sale Price: \$259,000
- Lease Rate: \$2000/Month Plus Tax
- Lease with Option to Purchase - Call for Details



Terry Winton

JM Real Estate, Inc.
Office: 321.242.2882 x 217
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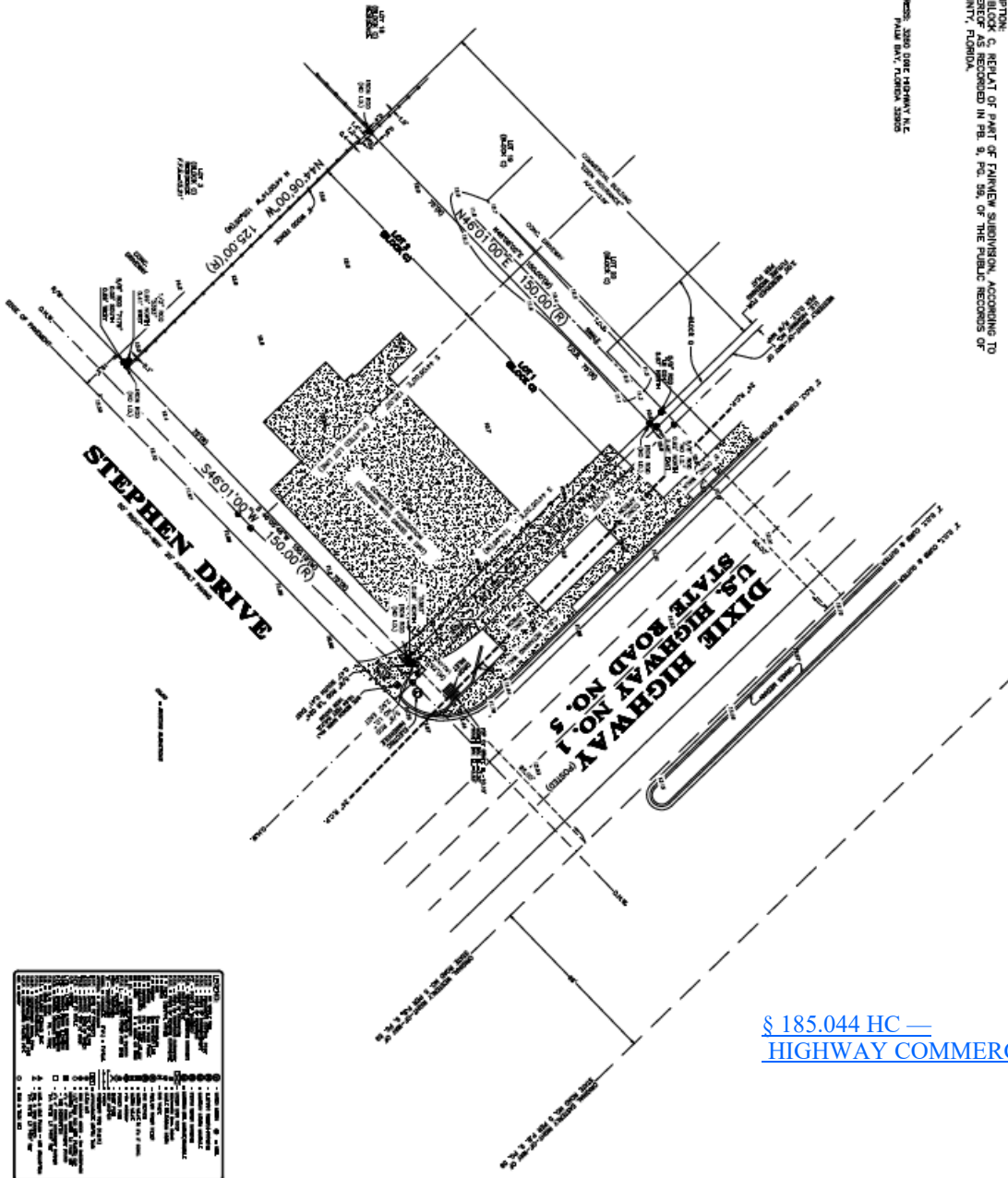
COMMERCIAL
MANAGEMENT
LEASING
SALES

Nicole Reed

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LEGAL DESCRIPTION:
 LOTS 1 & 2, BLOCK C, REPLAT OF PART OF PALMVIEW SUBDIVISION, ACCORDING TO
 THE PLAT THEREOF, AS RECORDED IN P.L. 81, P.C. 59, OF THE PUBLIC RECORDS OF
 BREVARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 3260 DIXIE HIGHWAY NE
 PALM BAY, FLORIDA 32905

\$ 185,044 HC —
HIGHWAY COMMERCIAL DISTRICT

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	4,030	48,488	111,039
2027 Population Projection	4,352	52,031	119,943
Annual Growth 2022-2027	1.6%	1.5%	1.6%
Median Age	41.1	45.2	46.7
Bachelor's Degree or Higher	11%	29%	29%

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