

EXECUTIVE SUMMARY

Retail Land CR 512 Direct Frontage • 9260 Sebastian Blvd. Sebastian, FL 32958



OFFERING SUMMARY

Sale Price: Subject To Offer

Price / Acre: -

Lot Size: 0.8 Acres

APN#: 31382200003000000002.0

Market: Indian River County

Submarket: Sebastian

PROPERTY OVERVIEW

Prime Commercial Land Directly Fronting CR512 in Sebastian, FL

Surrounded by national retailers: Advance Auto Parts, Burger King, Dollar General, Dunkin' Donuts, as well as, a Publix-anchored Retail Center Shoppes of Sebastian.

LOCATION OVERVIEW

Located on a retail corridor that stretches from I-95 all the way to US Hwy 1 in Sebastian, FL

.3 mile west of 90th Ave (CR 510) & Sebastian Blvd. (CR 512) intersection

This parcel is situated to the east and directly next to Sebastian River Middle School.

One mile from Sebastian River High School

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

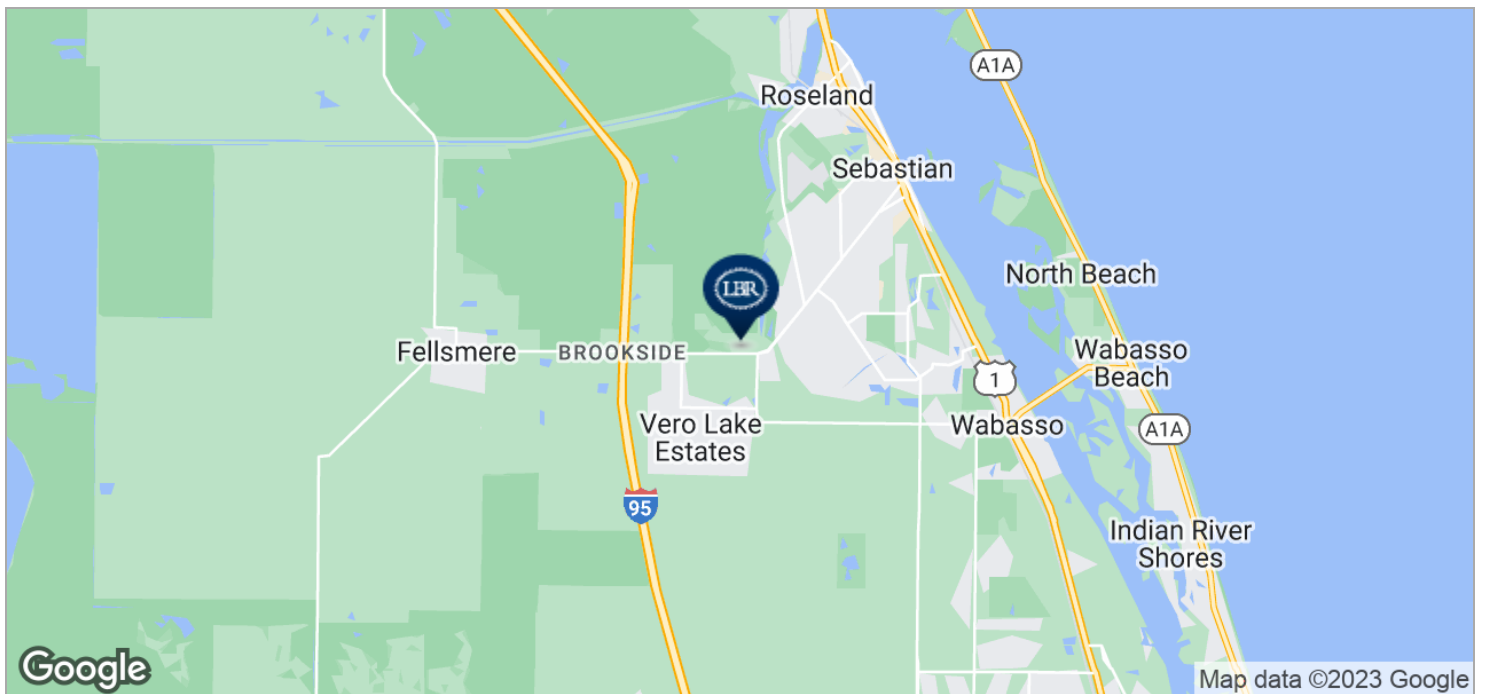
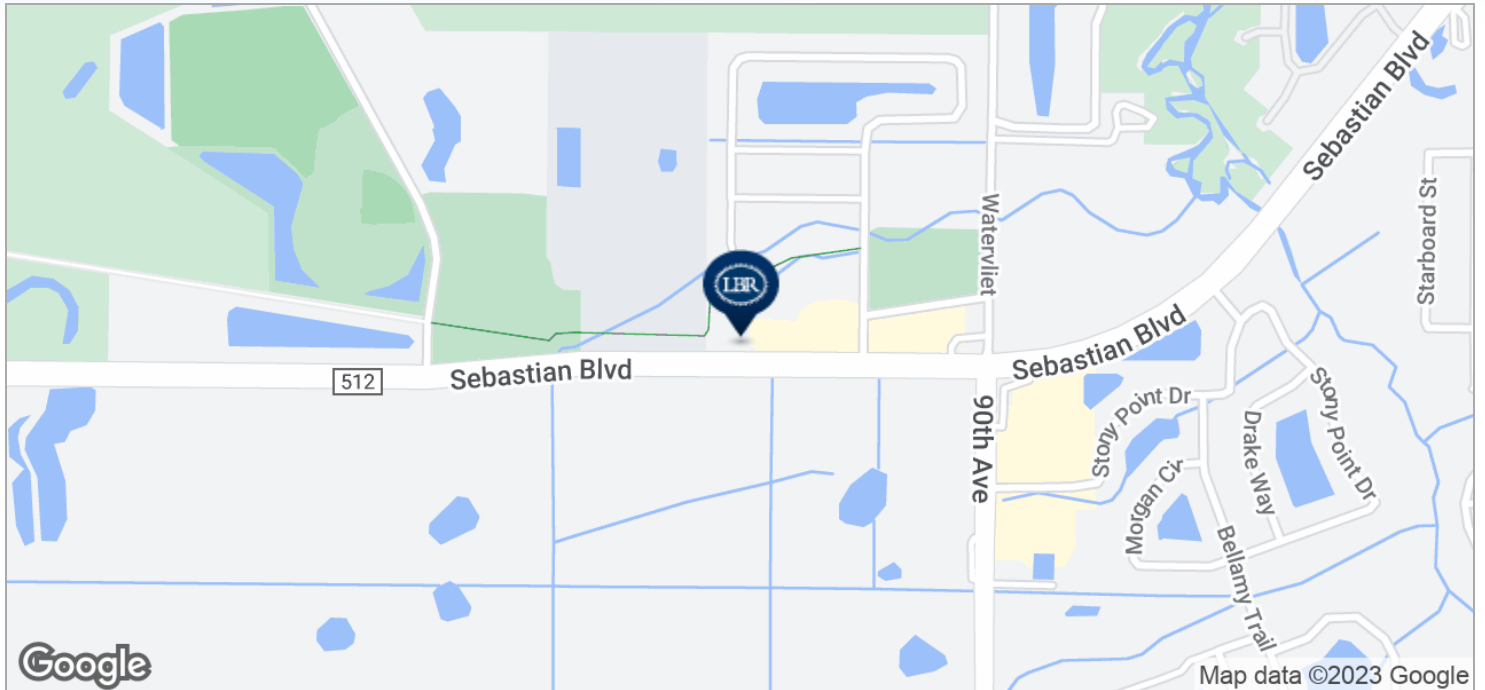
Lightle Beckner Robison, Inc.

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.

LOCATION MAPS

Retail Land CR 512 Direct Frontage • 9260 Sebastian Blvd. Sebastian, FL 32958



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

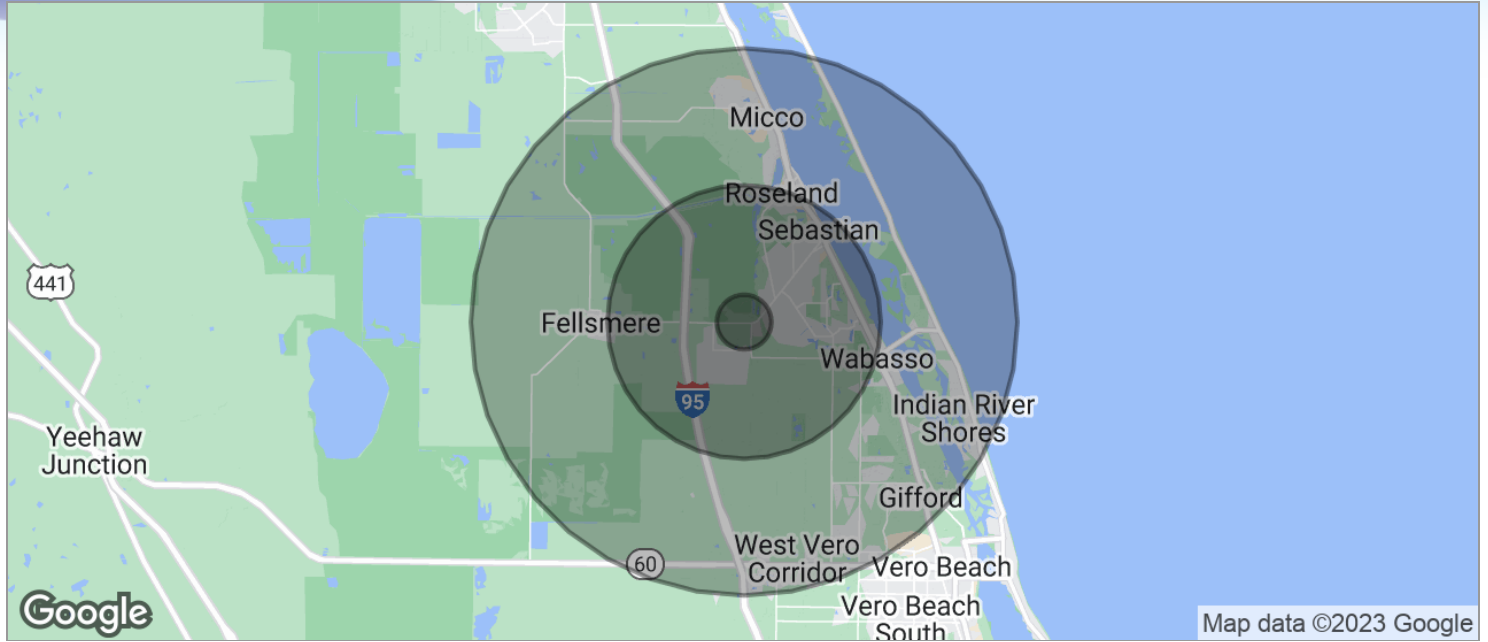
Lightle Beckner Robison, Inc.

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.

DEMOGRAPHICS MAP

Retail Land CR 512 Direct Frontage • 9260 Sebastian Blvd. Sebastian, FL 32958



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,572	32,500	78,238
MEDIAN AGE	43.3	46.8	51.1
MEDIAN AGE (MALE)	42.5	45.7	50.2
MEDIAN AGE (FEMALE)	43.6	47.6	51.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	615	13,394	34,336
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$62,025	\$58,597	\$67,556
AVERAGE HOUSE VALUE	\$210,423	\$210,740	\$214,665

* Demographic data derived from 2020 ACS - US Census

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

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.