

Prime US 1 Vacant Land

3811 US HIGHWAY 1, MIMS, FL 32754

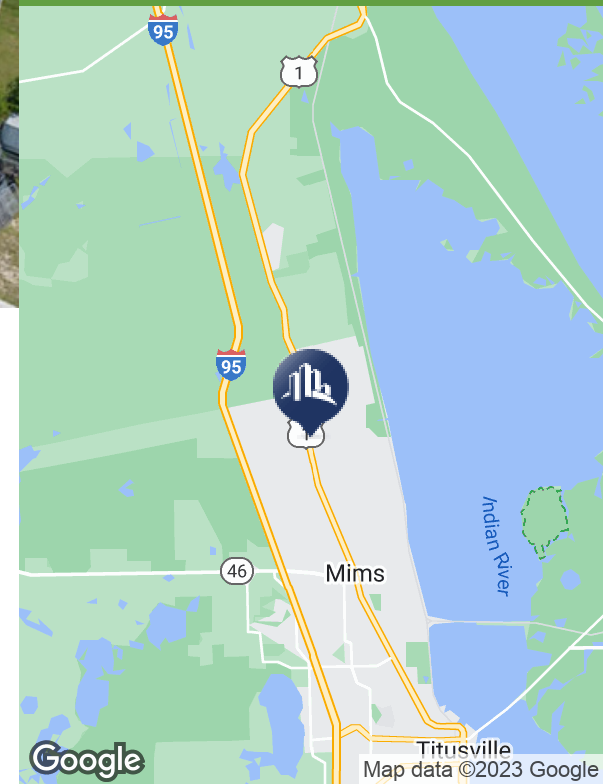
FOR SALE

Listing Price \$695,000



PROPERTY FEATURES

- 7.05 Acres
- 500 +/- feet of frontage on US 1
- Across street from Dollar General
- Perfect location for a grocery store, or other retailer
- Over 10,000 Vehicles Per Day
- High and Dry
- Easy access to city water and utilities
- 7 miles to downtown Titusville
- 45 miles to downtown Orlando



James Flint, CCIM
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FL #BK3313539

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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2.28 Acres

4.77 Acres

Lionel Road



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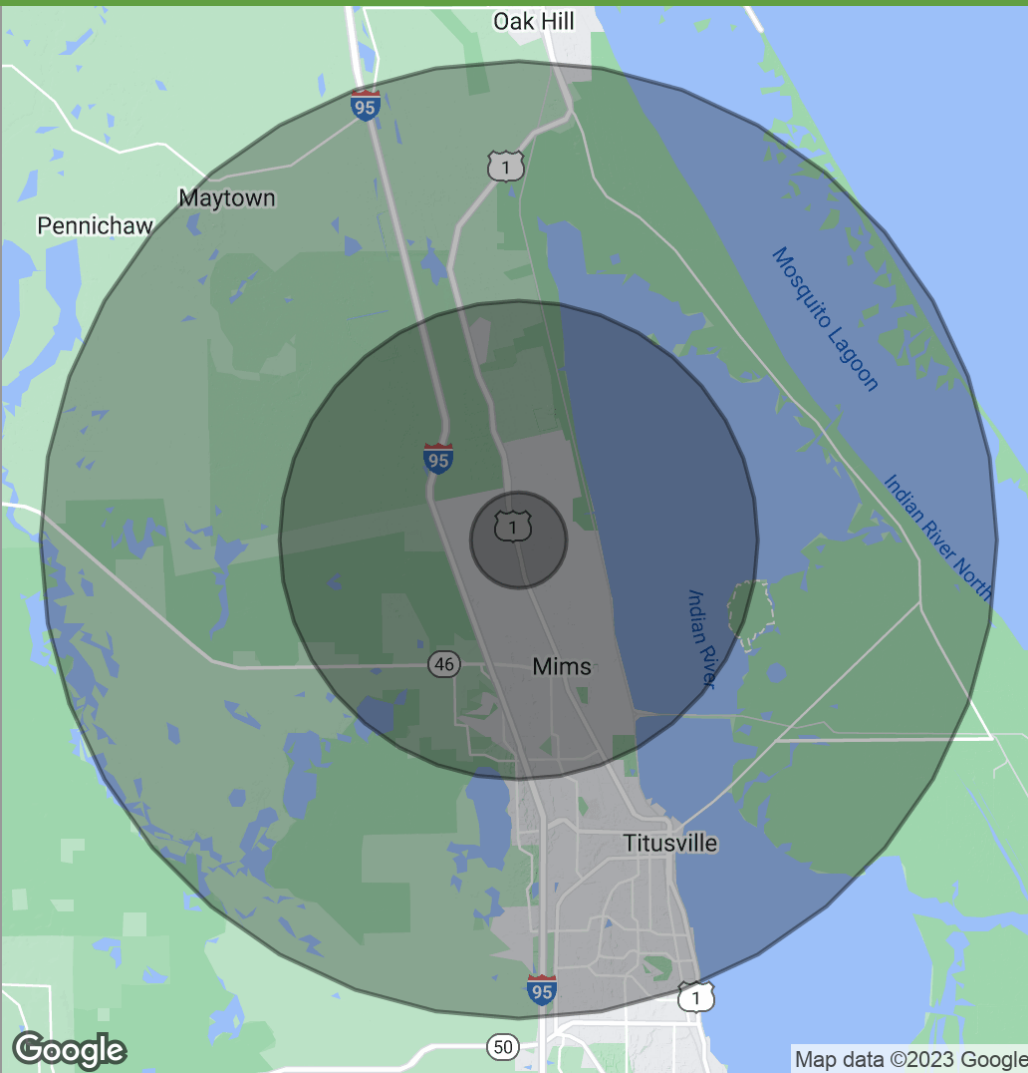
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 776 | 17,675 | 63,826 |
| Median age | 46.1 | 45.5 | 45.6 |
| Median age (Male) | 46.6 | 45.5 | 45.0 |
| Median age (Female) | 44.7 | 44.9 | 46.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 305 | 6,800 | 25,889 |
| # of persons per HH | 2.5 | 2.6 | 2.5 |
| Average HH income | \$58,529 | \$59,926 | \$59,552 |
| Average house value | \$150,877 | \$188,645 | \$210,719 |

* Demographic data derived from 2020 ACS - US Census



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