

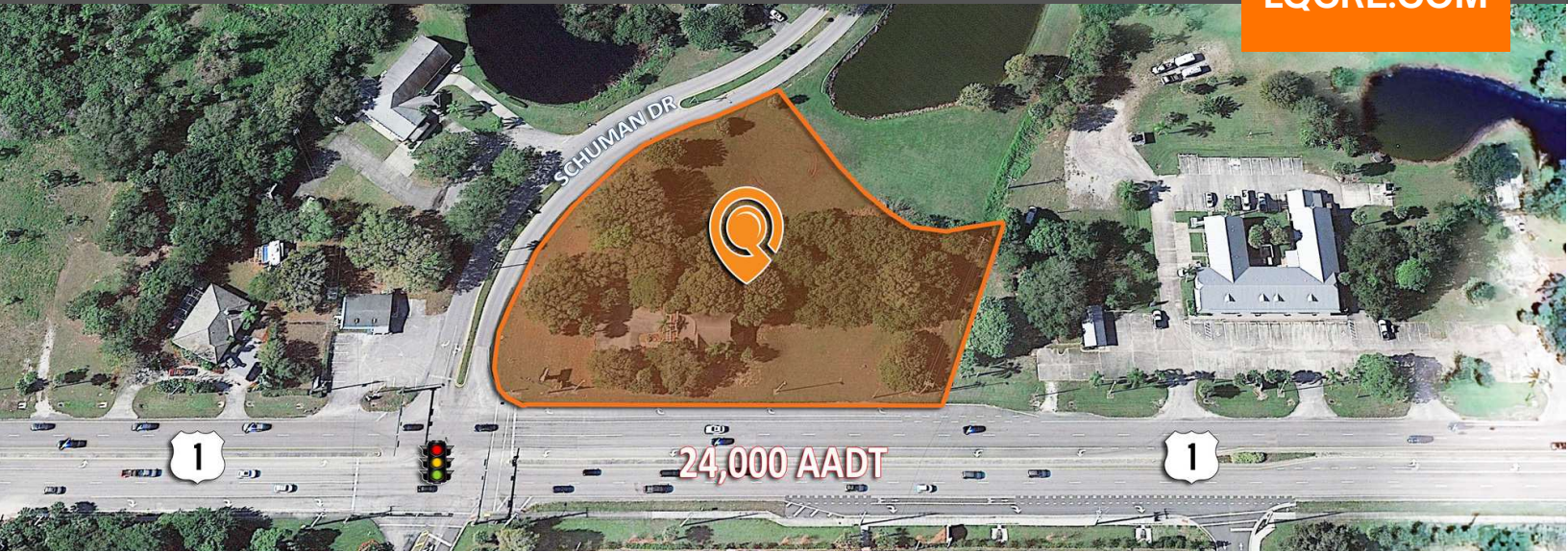
# SEBASTIAN - US 1 - HARD CORNER DEV SITE

10699 US Highway 1 | Sebastian, FL 32958  
Land For Sale, Ground Lease or Built To Suit



LQ Commercial  
REAL ESTATE SERVICES

LQCRE.COM



CALL FOR  
PRICING

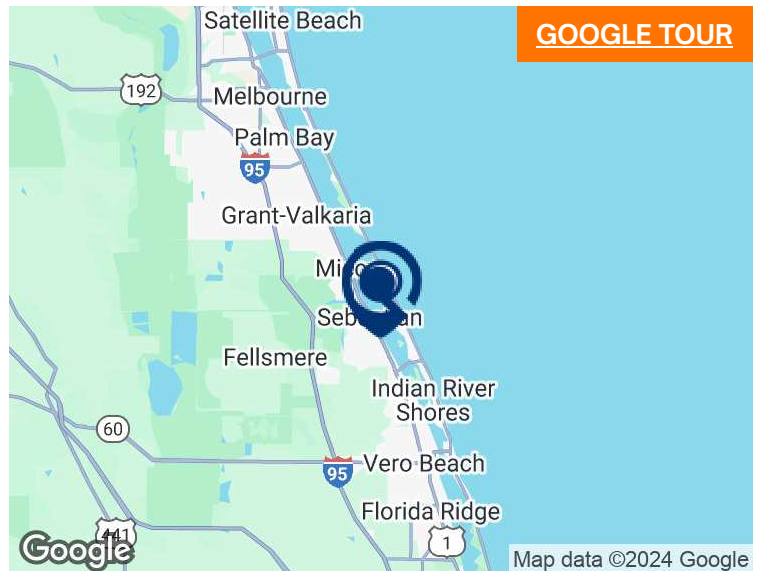


1.96 ACRES  
SIZE



GENERAL COMMERCIAL  
ZONING

- +/-1.96 AC development site for sale, ground lease or build to suit.
- Hard (signalized) corner with strong visibility and access.
- Condition: Soil boring & traffic study complete. In permit for SJWMD & demo work.
- Suitable for gas/c-store, medical, automotive, restaurant and office.
- Close proximity to Sebastian Inlet State Park which hosts over 900,000 visitors annually!



[PROPERTIES.LQCRE.COM/US-1-GC-LAND](https://PROPERTIES.LQCRE.COM/US-1-GC-LAND)



TOTAL POPULATION  
**57,751**



5-YR POP. INCREASE  
**2.0%**



AVERAGE HH INCOME  
**\$105,021**



5601 Mariner St #220  
Tampa, FL 33609  
LQCRE.COM

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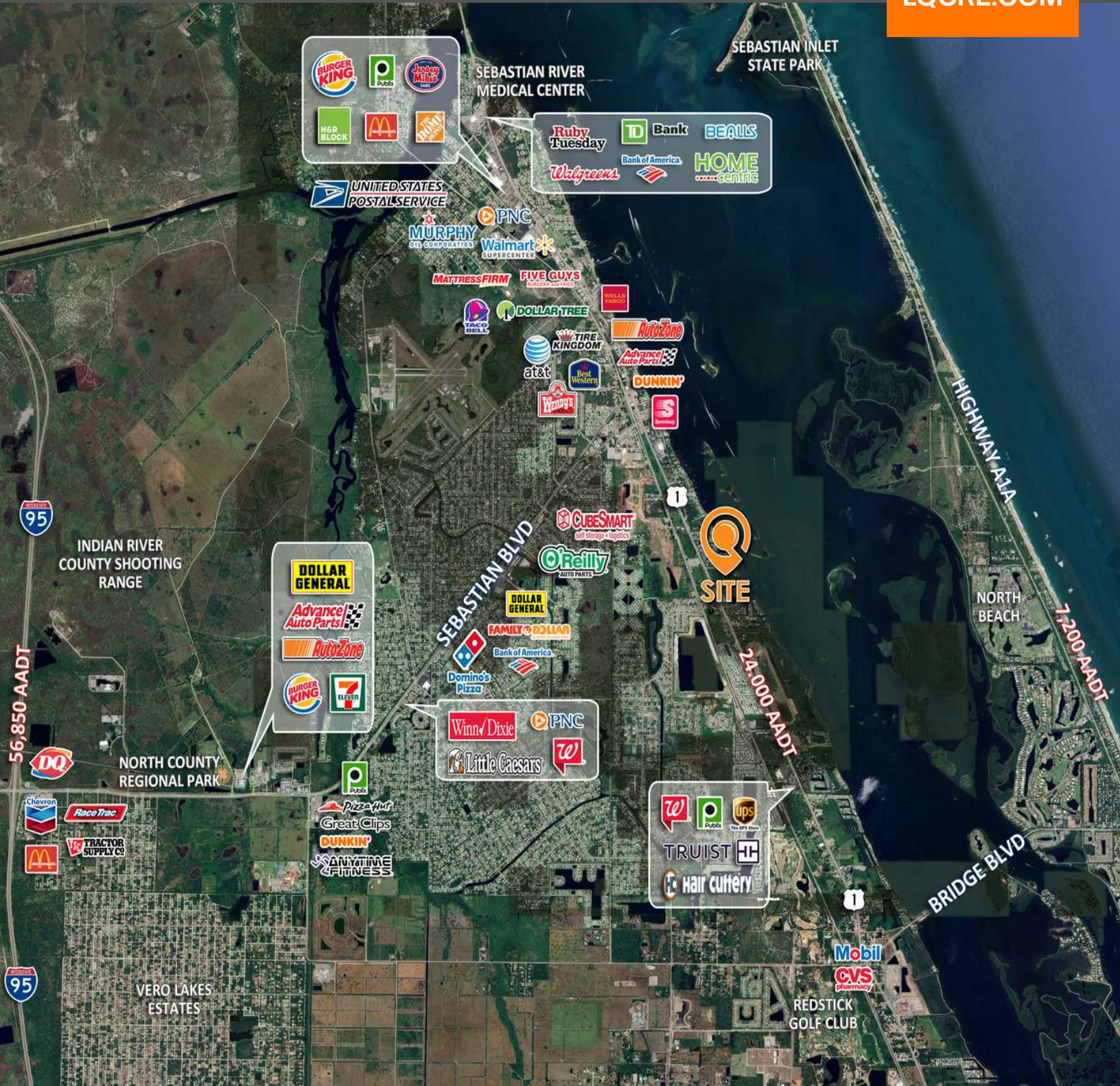
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