

# Property Summary

2350 U.S. 1  
For Sale



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Sebastian, FL. This strategically located property is zoned CL, offering unparalleled potential for a versatile commercial enterprise that caters to the needs of the Sebastian area. This property presents an exceptional opportunity for land and retail investors.

## LOCATION DESCRIPTION

Discover the charm and potential of the vibrant Sebastian area. This thriving community offers a wealth of nearby points of interest, including the Pelican Island National Wildlife Refuge, the serene Indian River Lagoon, and the Sebastian Inlet State Park. With its proximity to a bustling network of businesses, dining establishments, and recreational attractions, the area seamlessly blends commercial and leisure opportunities. The location's close-knit local community and steady influx of visitors make it an ideal setting for a wide range of retail and land investments.

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$500,000  |
| Lot Size:   | 1.07 Acres |

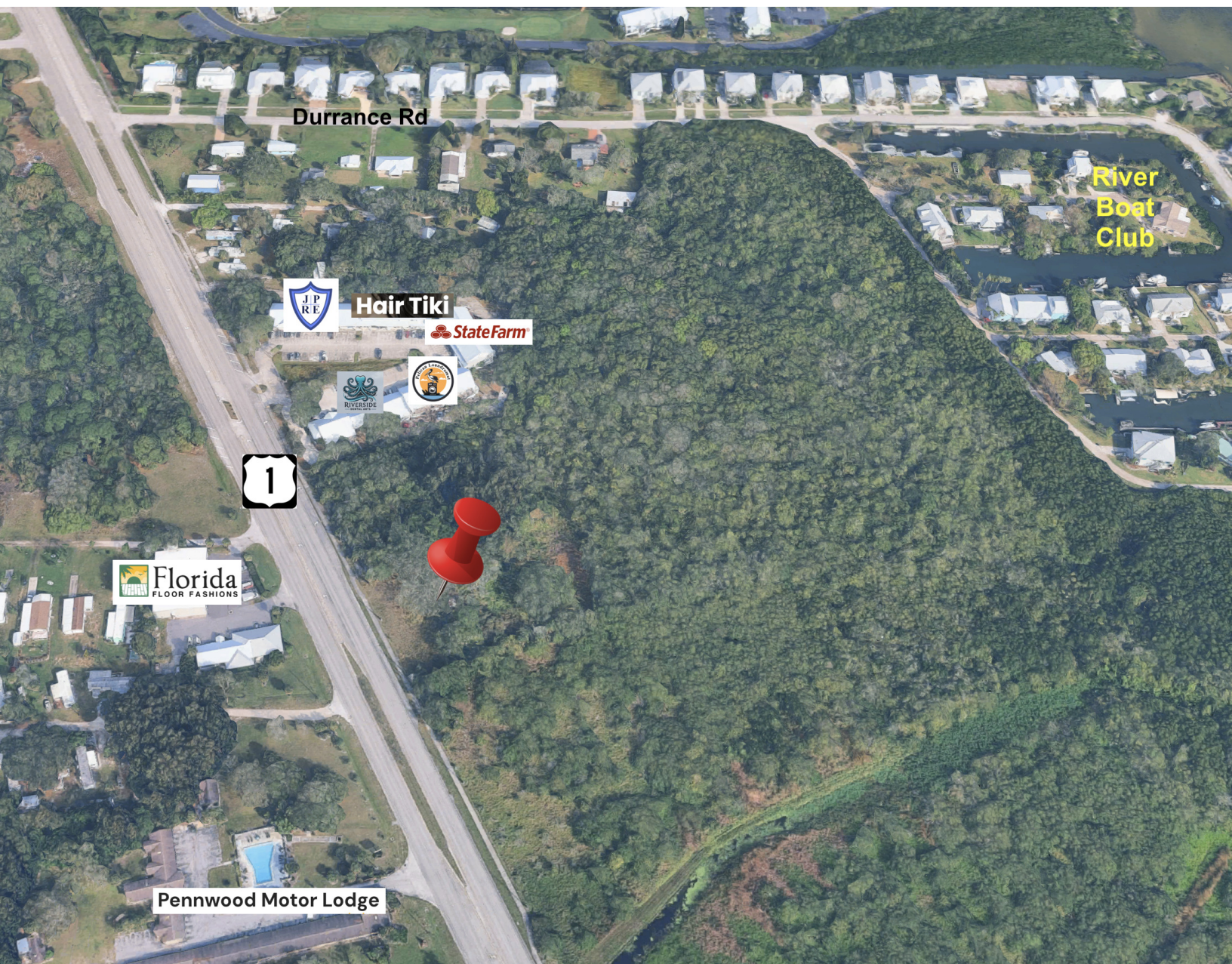
| DEMOGRAPHICS      | 1 MILE    | 3 MILES  | 5 MILES  |
|-------------------|-----------|----------|----------|
| Total Households  | 440       | 6,427    | 17,011   |
| Total Population  | 1,041     | 13,584   | 36,103   |
| Average HH Income | \$129,906 | \$91,039 | \$87,781 |

## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com



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.



JEFFERY T. ROBISON, CCIM

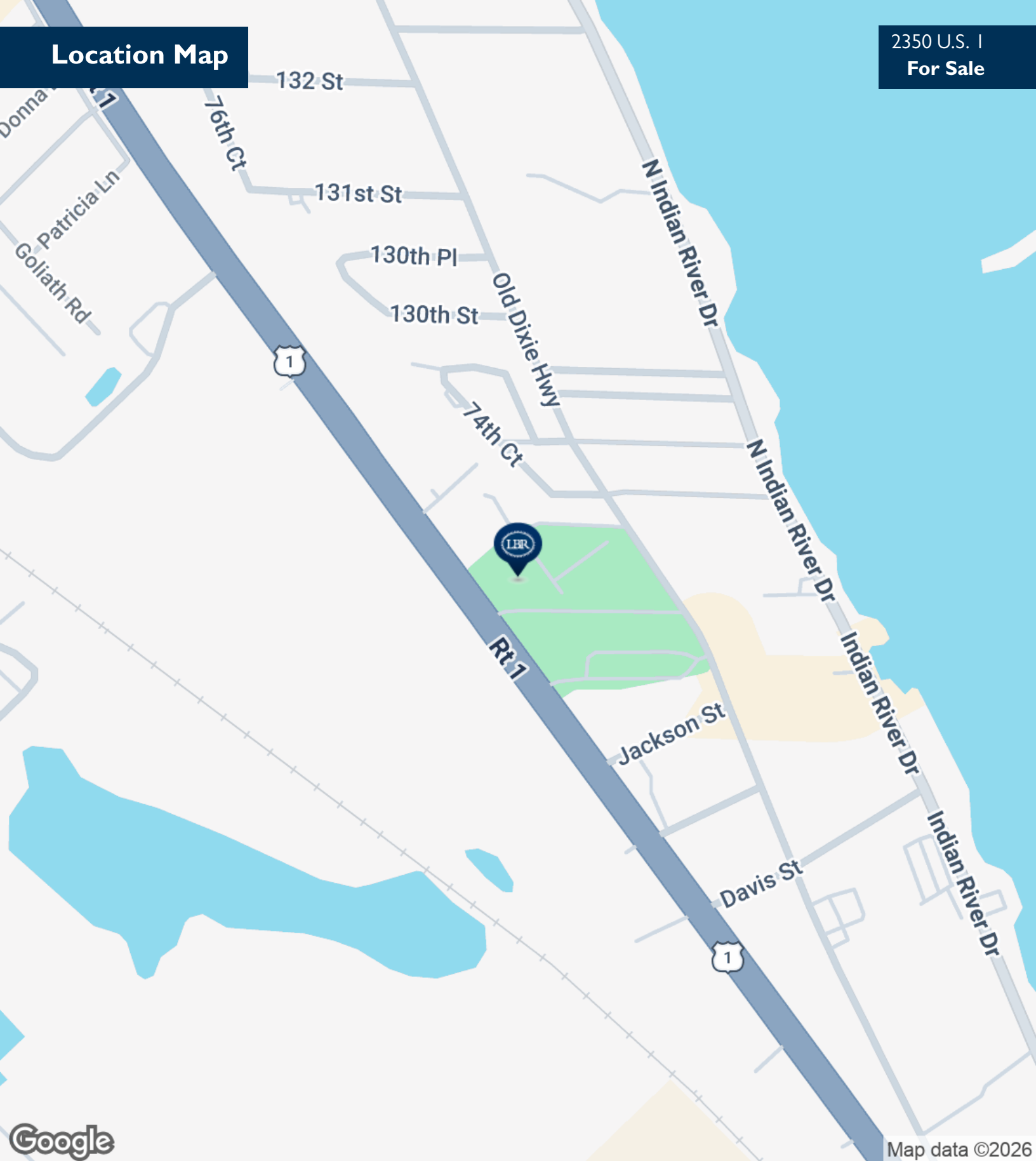
President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com



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 Map

2350 U.S. 1  
For Sale



JEFFERY T. ROBISON, CCIM

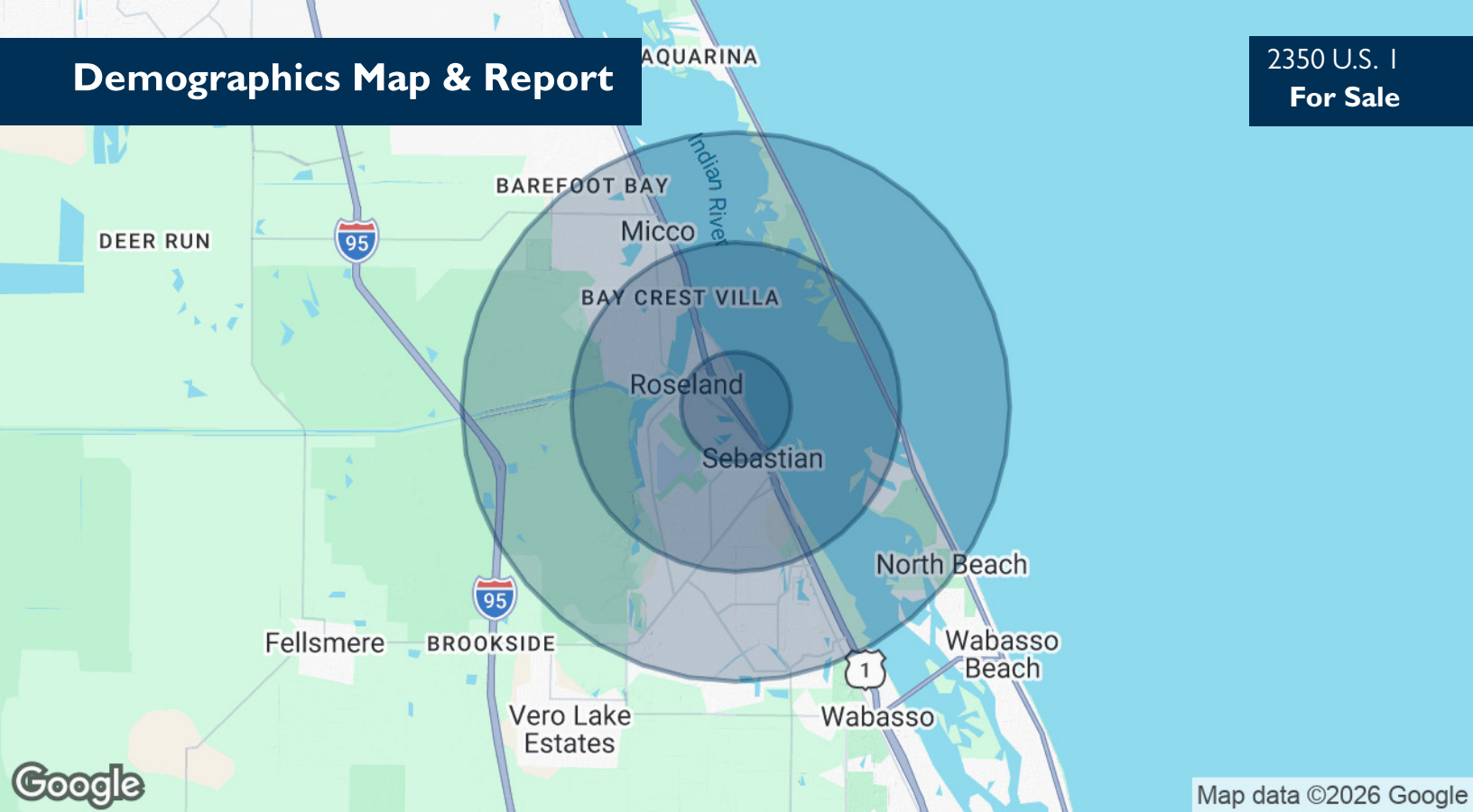
President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com



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 & Report

2350 U.S. 1  
For Sale



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,041  | 13,584  | 36,103  |
| Average Age          | 60.5   | 59.6    | 59.3    |
| Average Age (Male)   | 60.4   | 58.1    | 57.5    |
| Average Age (Female) | 61.9   | 60.7    | 60.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 440       | 6,427     | 17,011    |
| # of Persons per HH | 2.4       | 2.1       | 2.1       |
| Average HH Income   | \$129,906 | \$91,039  | \$87,781  |
| Average House Value | \$376,549 | \$341,836 | \$300,387 |

2023 American Community Survey (ACS)

JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com



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.