

Kirby Circle

Palm Bay, FL 32905

Seller Financing Available / Light Industrial Zoning / Water & Sewer Nearby



OFFERING SUMMARY

Sale Price: \$895,000

Acreage: 2.93 Acres

Zoning: City of Palm Bay Light Industrial (LI)

BCPA Account #: 2852432

PROPERTY OVERVIEW

Est. 200' Frontage on Kirby Circle x 638' Depth

Utilities: City Water/Sewer & FPL Electric

Zoning: Warehousing, Light Manufact., Outdoor Storage, Automotive & More!

2022 Property Taxes were \$4,010.14

Potential Seller Financing Subject to Use, Buyer Credit & Contract Terms

LOCATION OVERVIEW

Located in the heart of Palm Bay, just off of Robert J. Conlan Boulevard. Close proximity to US1, Palm Bay Road & Interstate 95 which makes this property easily accessible to the surrounding Restaurants, Childcare, Residential & Beaches that the area has to offer. Surrounding neighbors include L3Harris, Raytheon, Leonardo DRS & UPS to name a few. The Melbourne International Airport is approximately 15-minutes away. Make this the future home for your business today!



Individual Members
Michael S. Ullian
Adam Rathbun

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Licensed Real Estate Broker

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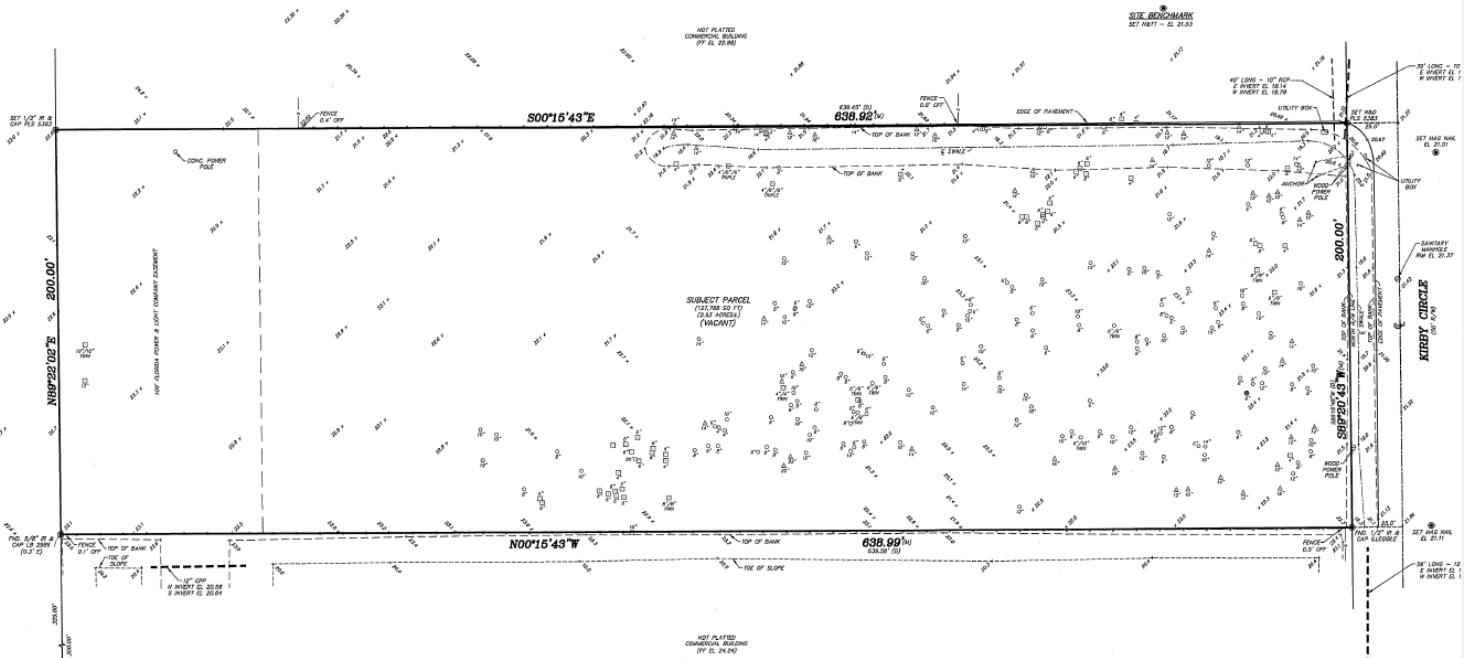


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Photo & Survey



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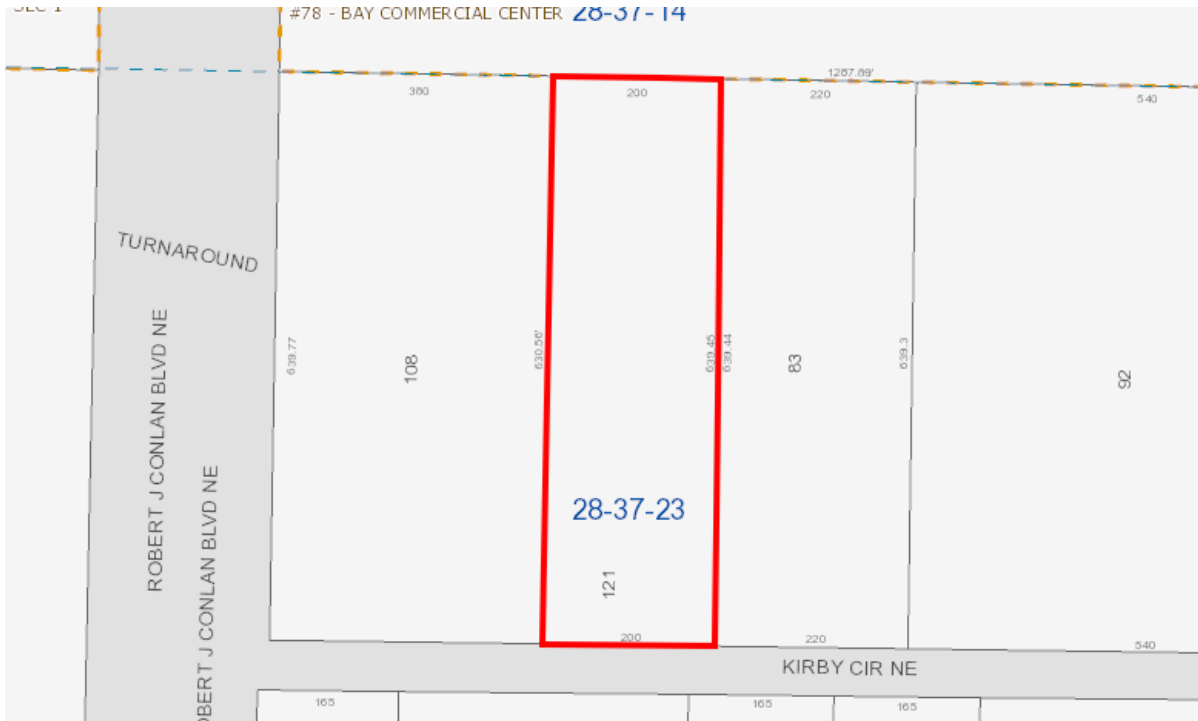
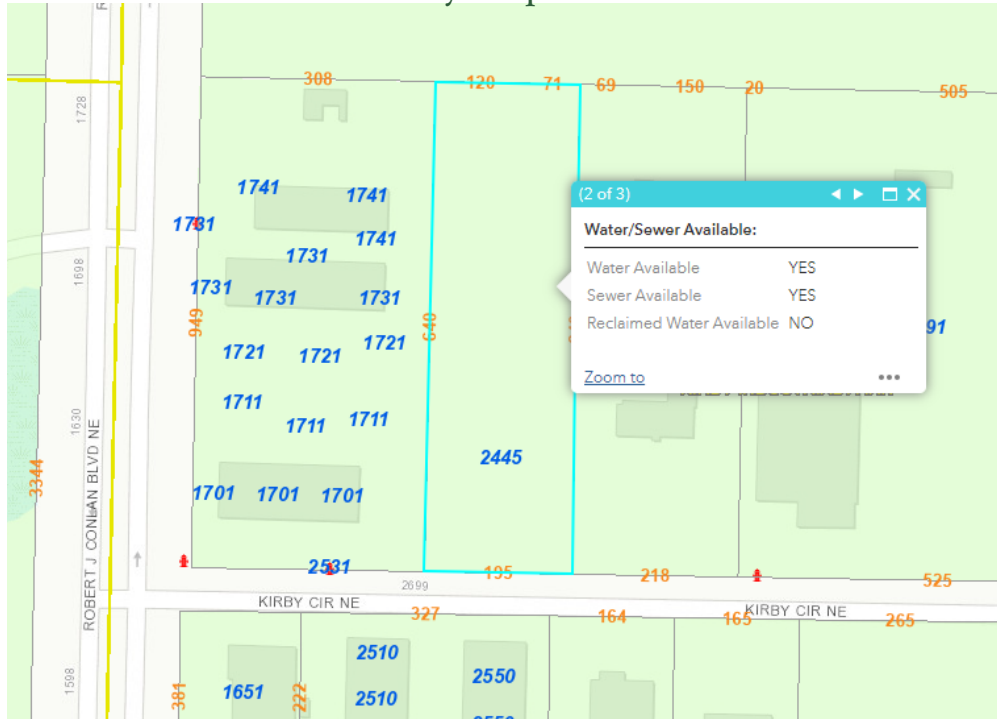


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Utility Map & Plat



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Surrounding Businesses



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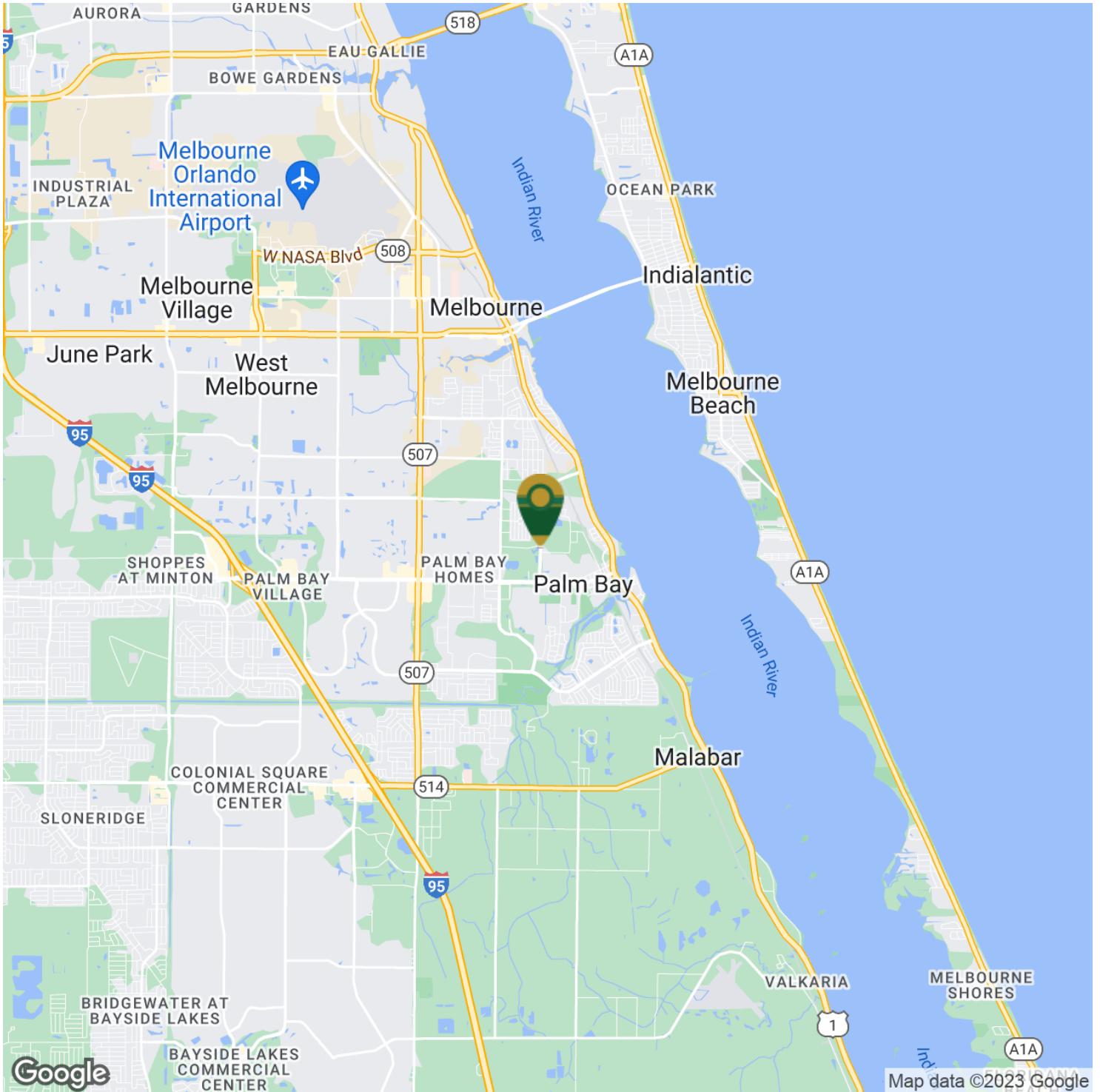


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Location Map



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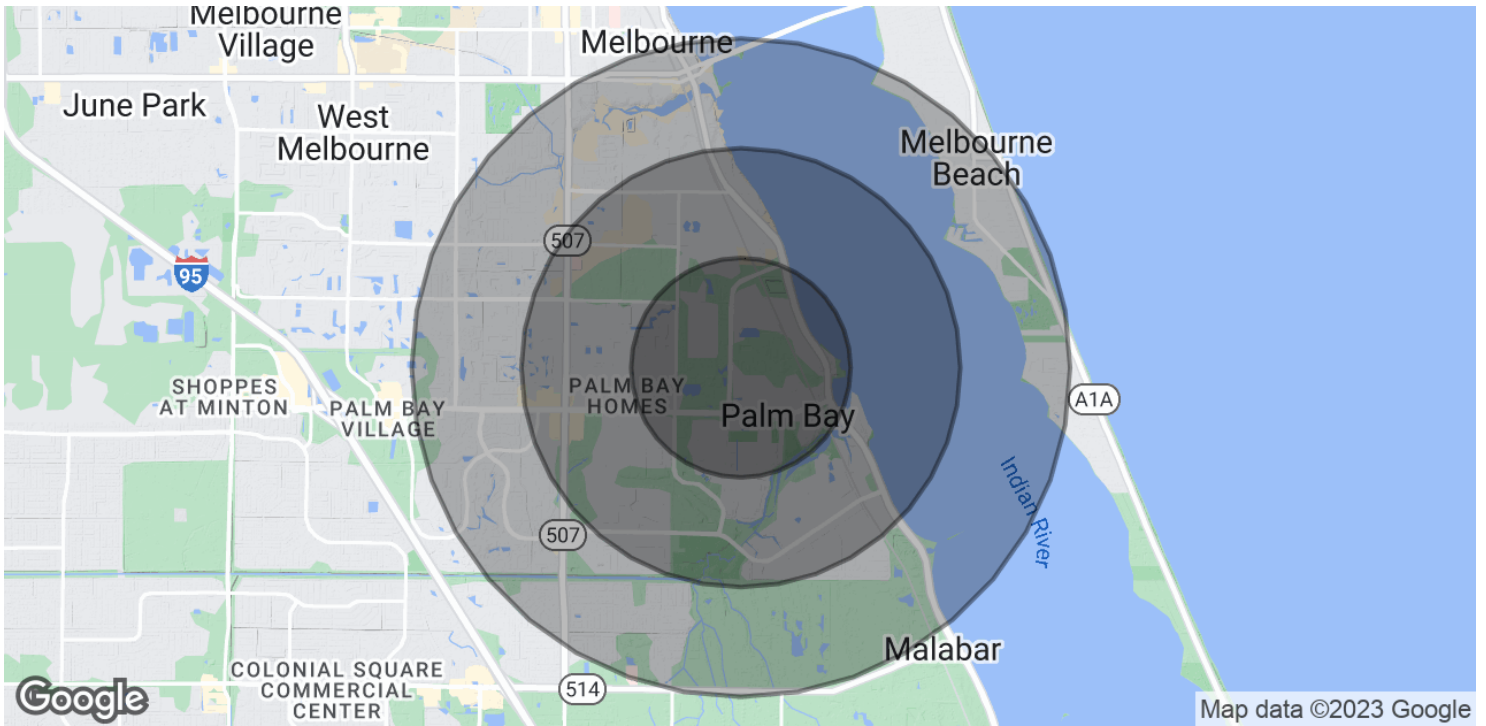


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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,530	20,662	50,800
Average Age	45.2	45.3	45.9
Average Age (Male)	48.8	44.9	43.4
Average Age (Female)	43.7	46.2	48.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,937	10,388	25,340
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$41,207	\$51,763	\$55,494
Average House Value	\$115,030	\$144,512	\$192,474

* Demographic data derived from 2020 ACS - US Census



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