



LAND FOR SALE

Vacant Land On Sarno Rd Next To Walmart

2958 Sarno Road Melbourne, FL 32935

FOR SALE | \$495,000

presented by:

JEFFERY T. ROBISON, CCIM

Principal | Broker
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EXECUTIVE SUMMARY

Retail Land at Sarno Rd next to Walmart • 2958 Sarno Road Melbourne, FL 32935



OFFERING SUMMARY

Sale Price:	\$495,000
Price / Acre:	\$190,385
Lot Size:	2.6 Acres
Zoning:	CP
APN#:	27-36-24-00-11
Market:	South Brevard
Submarket:	Melbourne
Traffic Count:	14,390

PROPERTY OVERVIEW

Nice large parcel available for various users

Site is accessible from both eastbound and westbound traffic and sits between the south side westernmost access to Walmart and access to the Greyhound Track

FLU: Heavy Commercial

LOCATION OVERVIEW

Located next to the south entrance to a Walmart Supercenter

380 front feet on Sarno Rd

1.7± miles to I-95 and .2± mile from N Wickham Rd.

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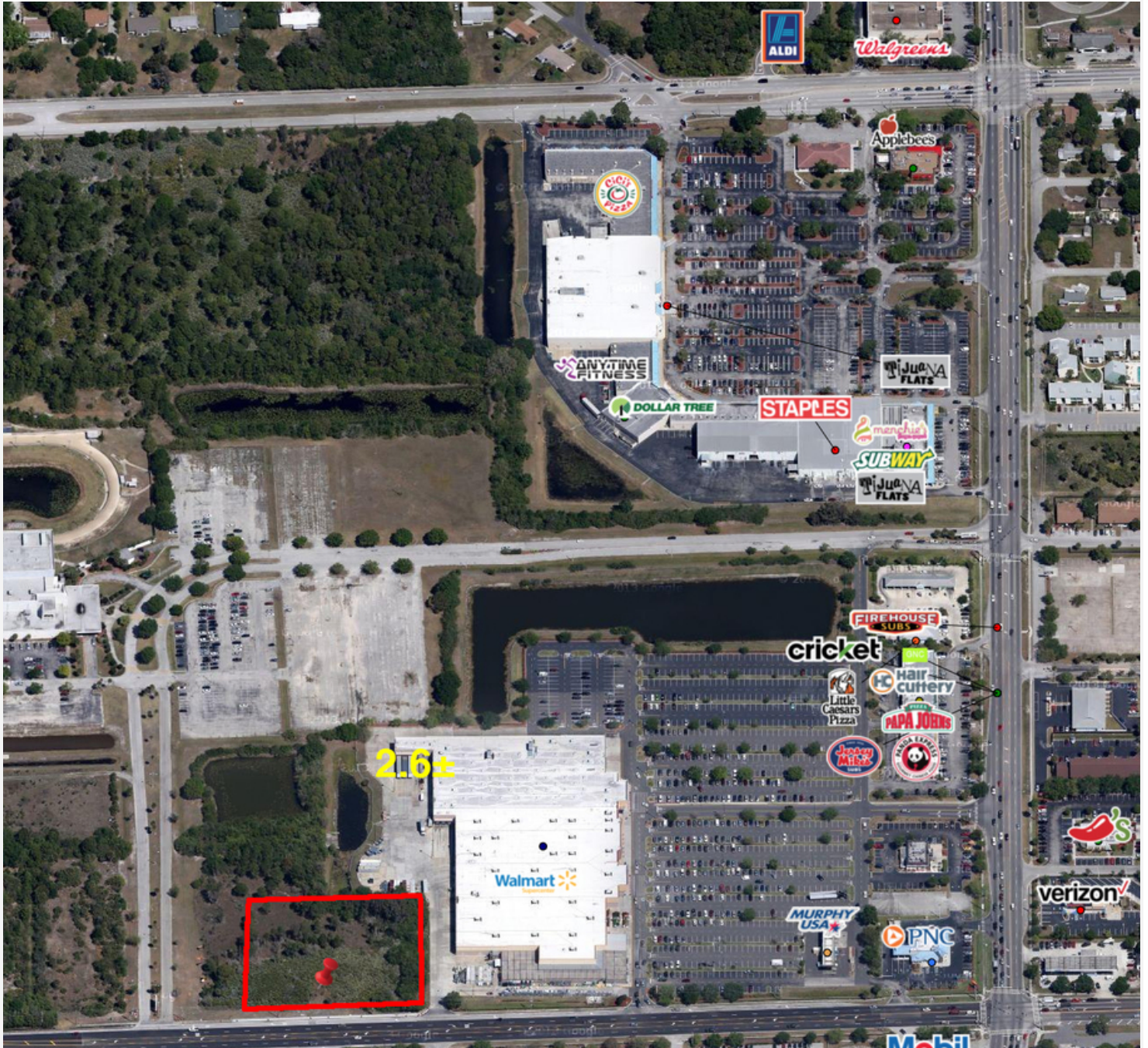
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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

ADDITIONAL PHOTOS

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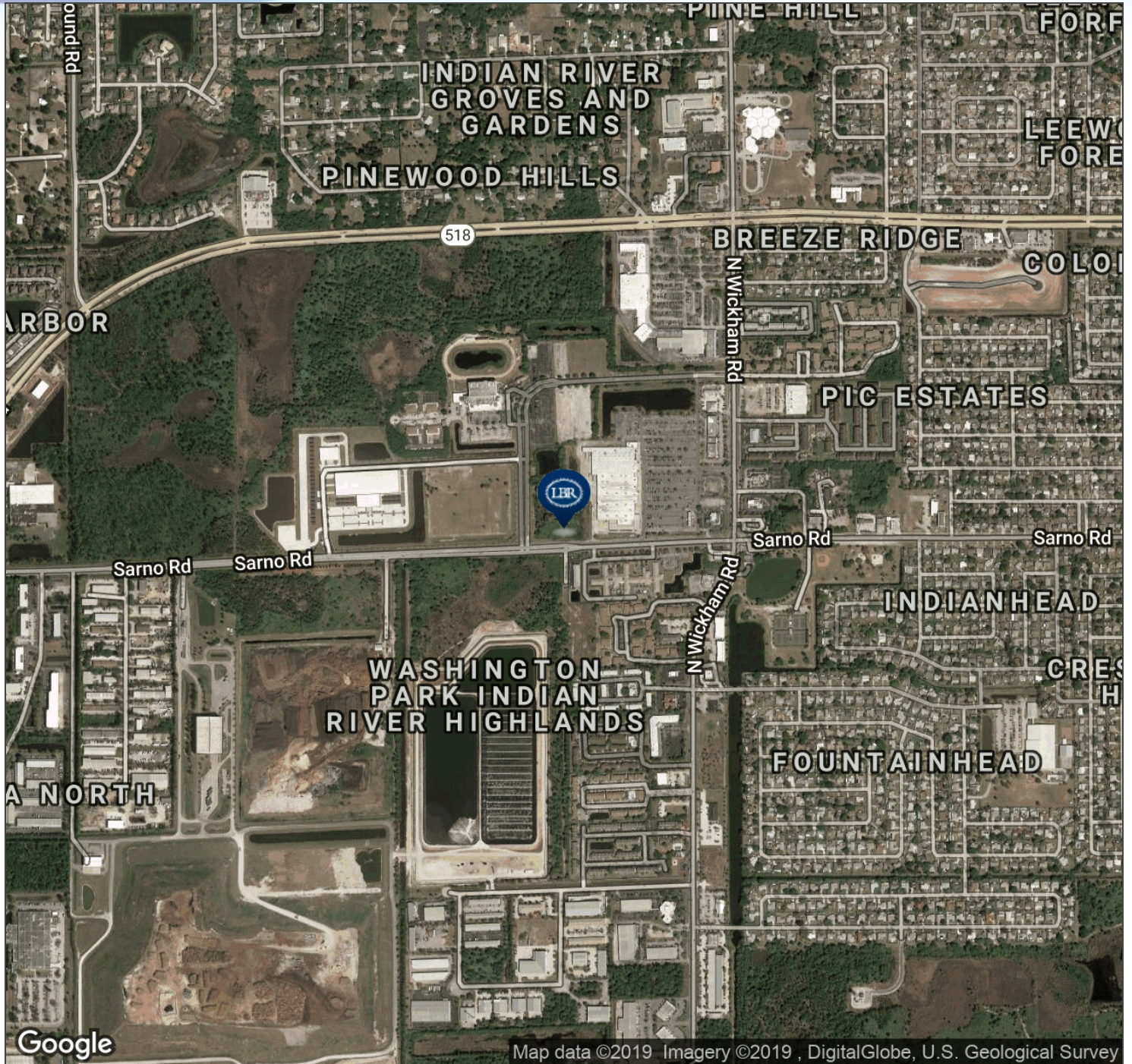
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AERIAL MAP

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LOCATION MAPS

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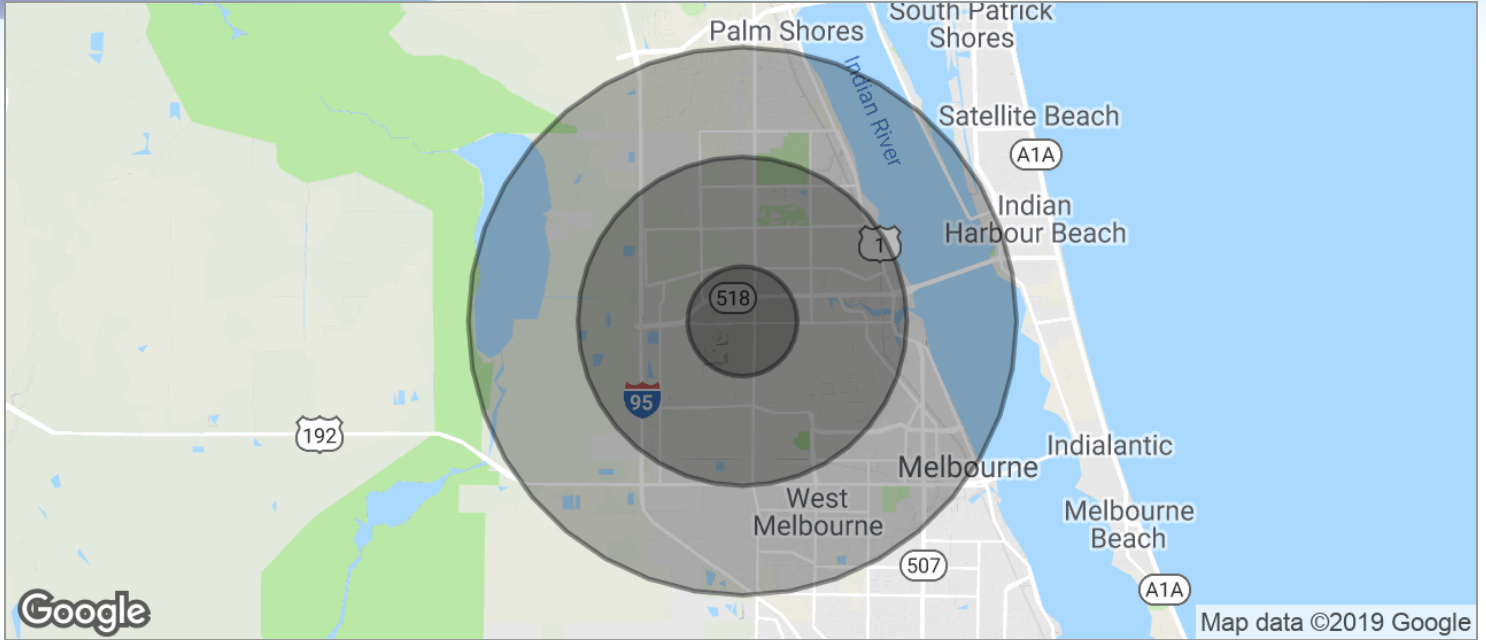
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,329	51,986	97,047
MEDIAN AGE	46.7	44.4	44.6
MEDIAN AGE (MALE)	42.8	42.0	42.6
MEDIAN AGE (FEMALE)	50.0	46.5	46.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,759	22,172	41,197
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$49,123	\$55,344	\$59,811
AVERAGE HOUSE VALUE	\$110,506	\$172,807	\$213,285

* Demographic data derived from 2010 US Census

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