

# 1.60 Acres of Commercial Land for Sale in Melbourne, FL

\$995,000



Located approximately 6.9 miles from Interstate 95 and 3.5 miles from Melbourne Orlando International Airport. **Call today** for more information.

Melbourne Cswy

AADT 37,500



**Christenson  
Commercial**  
REAL ESTATE

8800 SW FISHERMAN'S WHARF DRIVE • STUART FL 34997

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**1.60 Acres of Commercial Land**  
2530 S Harbor City Blvd Melbourne, FL 32901



## the summary.

The property consists of a 1.6-acre commercial lot located on the west side of South Harbor City Boulevard (US-1) in Melbourne, Florida. It is zoned C2-General Commercial District and was recently consolidated from four adjacent parcels. The site includes a Phase 1 Environmental Site Assessment and a current survey. It is approximately 6.9 miles from Interstate 95 and 3.5 miles from Melbourne Orlando International Airport.

### *Highlights*

- ✓ **1.6-acre commercial parcel** with outstanding visibility along US-1.
- ✓ Includes **Phase 1 Environmental Site Assessment** and current survey.
- ✓ **High-traffic corridor** ideal for retail, office, dining, or service-oriented businesses.
- ✓ **Zoned C2-General Commercial District**, allowing for diverse commercial uses.
- ✓ Located **6.9 miles from I-95** and 3.5 miles from Melbourne Orlando International Airport.
- ✓ Positioned in a **thriving Central Brevard County market** with strong growth trends.

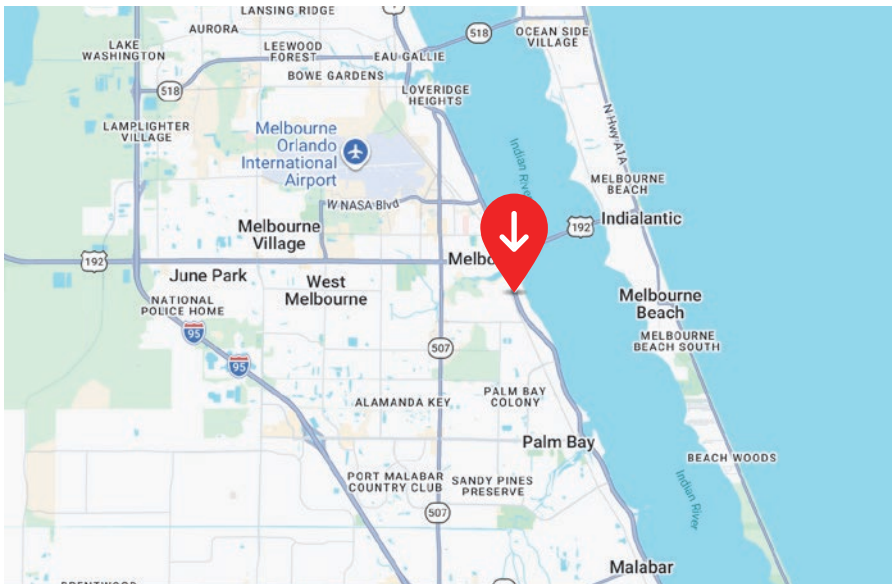
Call Derrick Christenson for Lease Rates at **772.419.5076**

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## the specs.

<b>Price</b>	<b>\$995,000</b>
<b>Size</b>	<b>1.60 Acres</b>
<b>Sale Type</b>	<b>Investment or Owner User</b>
<b>Lots Included</b>	<b>1</b>
<b>Zoning Description</b>	<b>C2 - Commercial</b>
<b>Opportunity Zone</b>	<b>Yes</b>



## the offering.

Prime 1.6-Acre Commercial Lot in Melbourne, Florida. We are pleased to present an exceptional opportunity to acquire a 1.6-acre parcel located along the west side of South Harbor City Boulevard in the City of Melbourne, Brevard County, Florida. Recently consolidated from four adjacent lots, this expansive site offers outstanding visibility and exposure in a high-traffic corridor, making it an ideal location for commercial development. Zoned C2-General Commercial District, the property supports a diverse array of potential uses, including retail, office, dining, and service-oriented businesses, subject to the City of Melbourne's zoning regulations. The offering includes a recently completed Phase 1 Environmental Site Assessment and a current survey, providing valuable due diligence materials for prospective buyers. This strategically positioned parcel is ready to accommodate your vision for a premier commercial project in a thriving market.

**Call Derrick Christenson for Lease Rates at 772.419.5076**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

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