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LAND FOR SALE

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# 1.78 Acres Outparcel Commercial Land

Outparcel Available Near Hammock Landing West Melbourne, FL

FOR SALE | \$1,475,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR**

Founder | Principal | Broker Associate

321.722.0707 X14

brian@teamlbr.com

# EXECUTIVE SUMMARY

- Outparcel Available Near Hammock Landing West Melbourne, FL



## OFFERING SUMMARY

**Sale Price:** \$1,475,000

**Price / Acre:** \$828,652

**Lot Size:** 1.78 Acres

**Zoning:** C-1

**APN#:** 28-37-19-00-263

## PROPERTY OVERVIEW

+/- 1.78 Acres Outparcel Adjacent to Hammock Landing on Palm Bay Road  
Building Height Limit of 26'  
Please see listed of Prohibited Uses In Bold Below

## LOCATION OVERVIEW

Situated Directly Behind Space Coast Credit Union at 139 Palm Bay Road  
Bordered by Publix Supermarket and Kohls Department Store  
Near Intersection of Palm Bay Road at I-95, The Busiest Interstate Exit in Brevard County  
Signalized Entrance

**Current Restrictions Exclude the Following Uses: Movie Theatre, Food Store, Grocery Store, Supermarket, Skating Rink, Bowling Alley, Discotheque, Dance Hall, Nightclub, Amusement Gallery, Pool Room, Health Space, Adult Entertainment Facility, Massage Parlor, Adult Book Store, Pin Ball or Electric Game Room, Smoke Shop/ Head Shop, Funeral Parlor, Flea Market, Bingo Parlor, Automobile Sales, and Car Wash without Gasoline Service Station.**

**None of the following can be built within 400' of Publix Easternmost Wall: Cafeteria, Heath Spa, Day Care Center, Restaurant and/or Cocktail Lounge Whose Focus is Predominantly Social Encounters Rather than Dining.**

**No Financial Institution or Financial Service Related Businesses**

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# ADDITIONAL PHOTOS

- Outparcel Available Near Hammock Landing West Melbourne, FL



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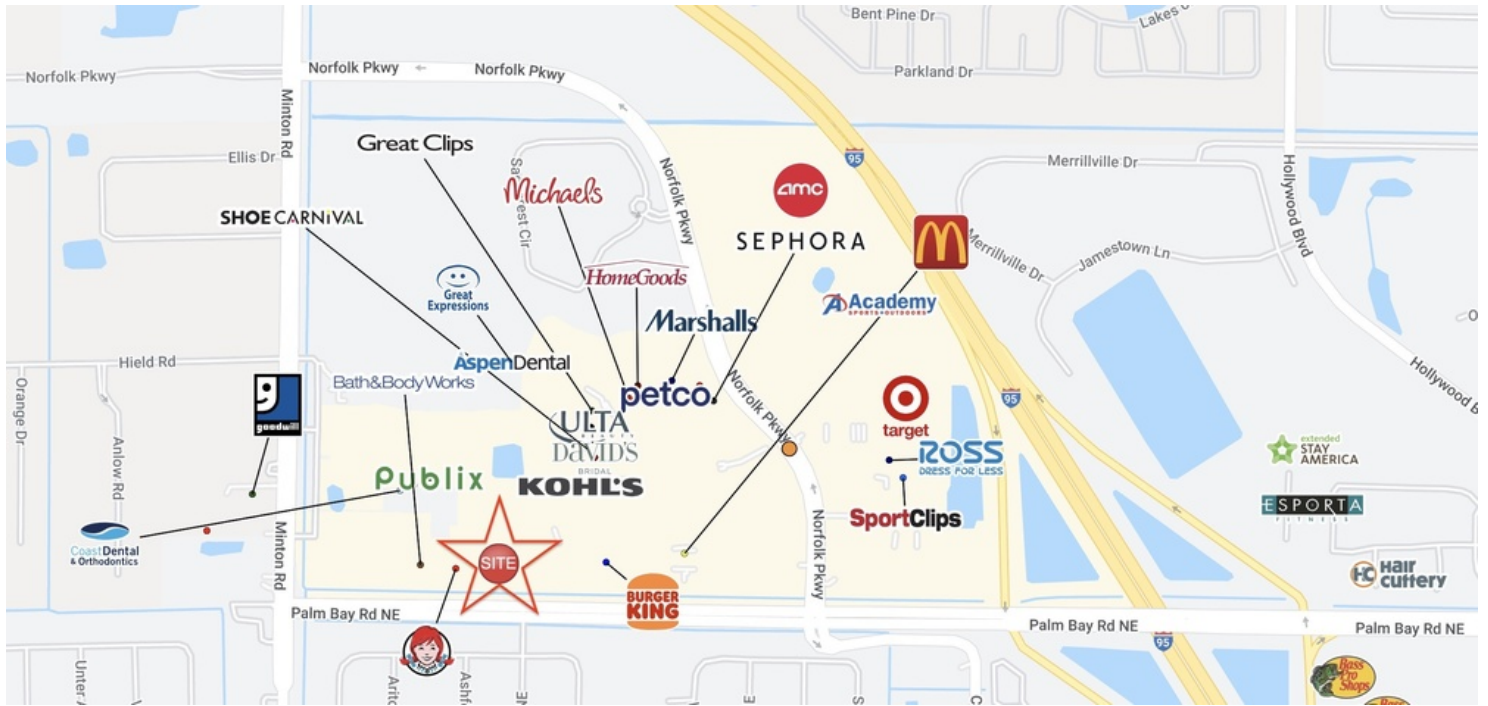
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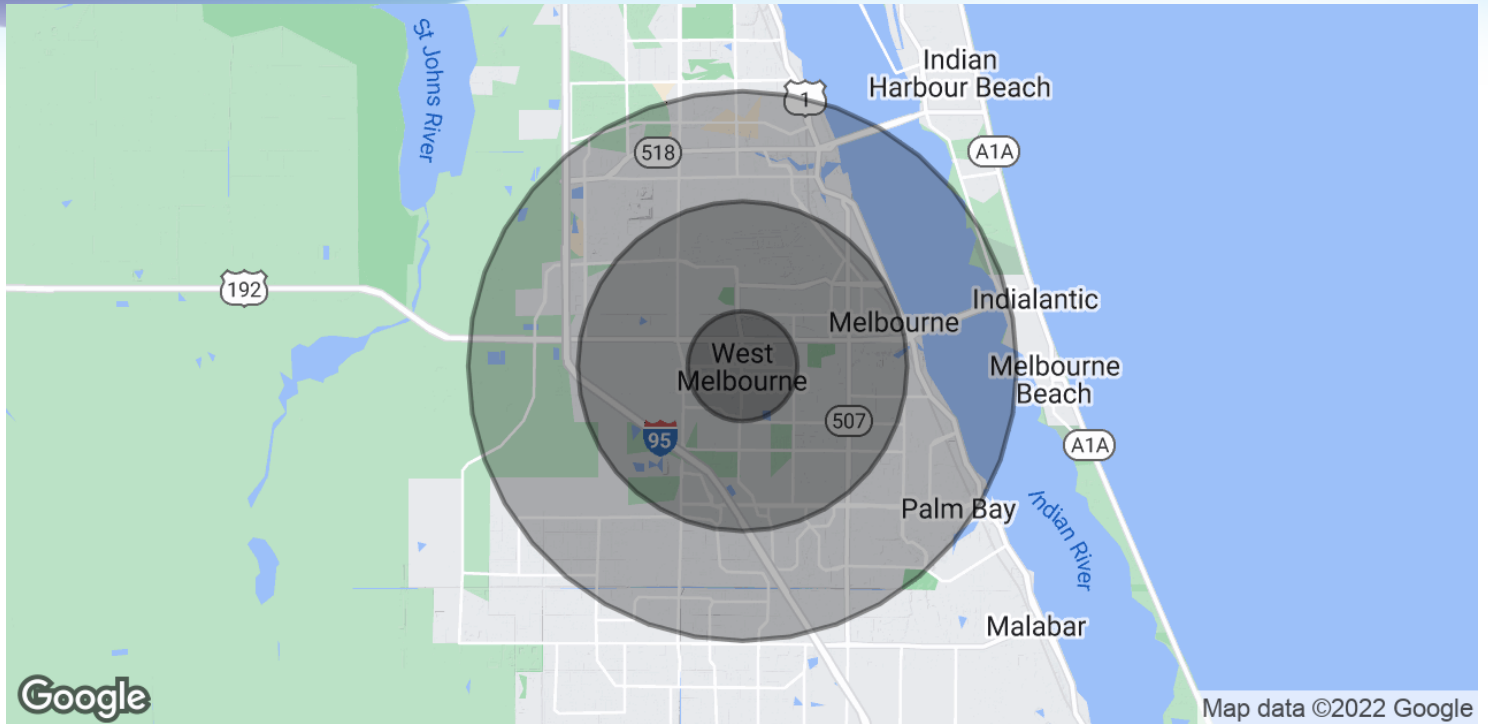
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,850	48,075	131,834
Average Age	43.4	43.3	43.2
Average Age (Male)	42.6	40.8	40.4
Average Age (Female)	44.6	45.2	45.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,783	19,822	54,965
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$61,714	\$55,739	\$54,050
Average House Value	\$196,192	\$189,520	\$170,723

\* Demographic data derived from 2020 ACS - US Census

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