

EXECUTIVE SUMMARY

• SW Corner Minton Road and Flanagan Ave West Melbourne, FL 32904



OFFERING SUMMARY

Sale Price: \$3,600,000

Price / Acre: \$148,454

Lot Size: 24.25 Acres

Zoning: C I

APN#: 28-36-13-00-1

PROPERTY OVERVIEW

Prime West Melbourne Land

Located on Minton Rd, the main through-fare

Close to city parks, schools and multiple residential developments

West Melbourne city has earmarked this property for a potential "Town Center"

LOCATION OVERVIEW

Property is in C I - Low Density Commercial

West Melbourne Zoning District

JEFFERY T. ROBISON, CCIM

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ROB BECKNER, SIOR

Principal
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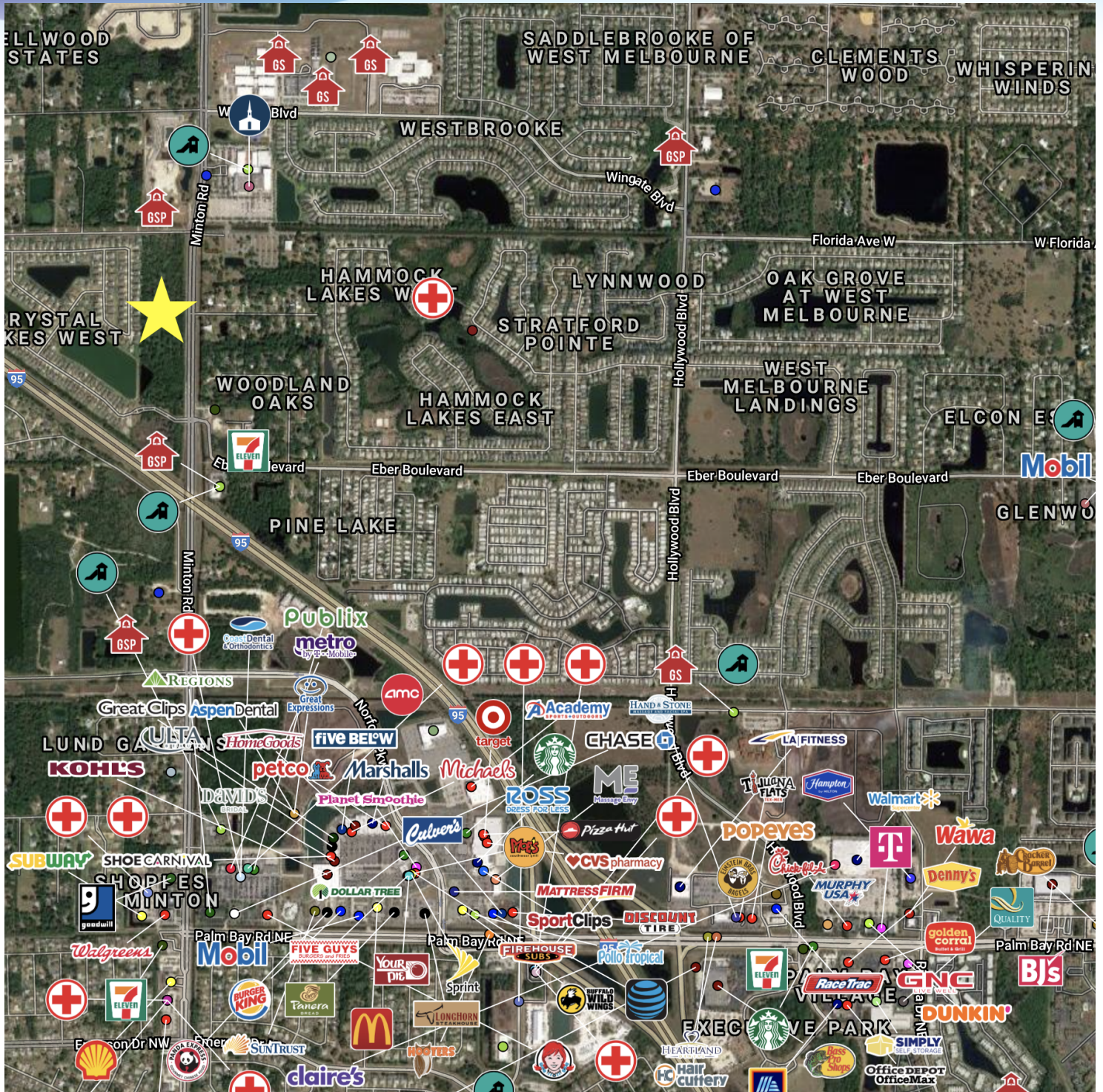
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
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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.

RETAILER MAP

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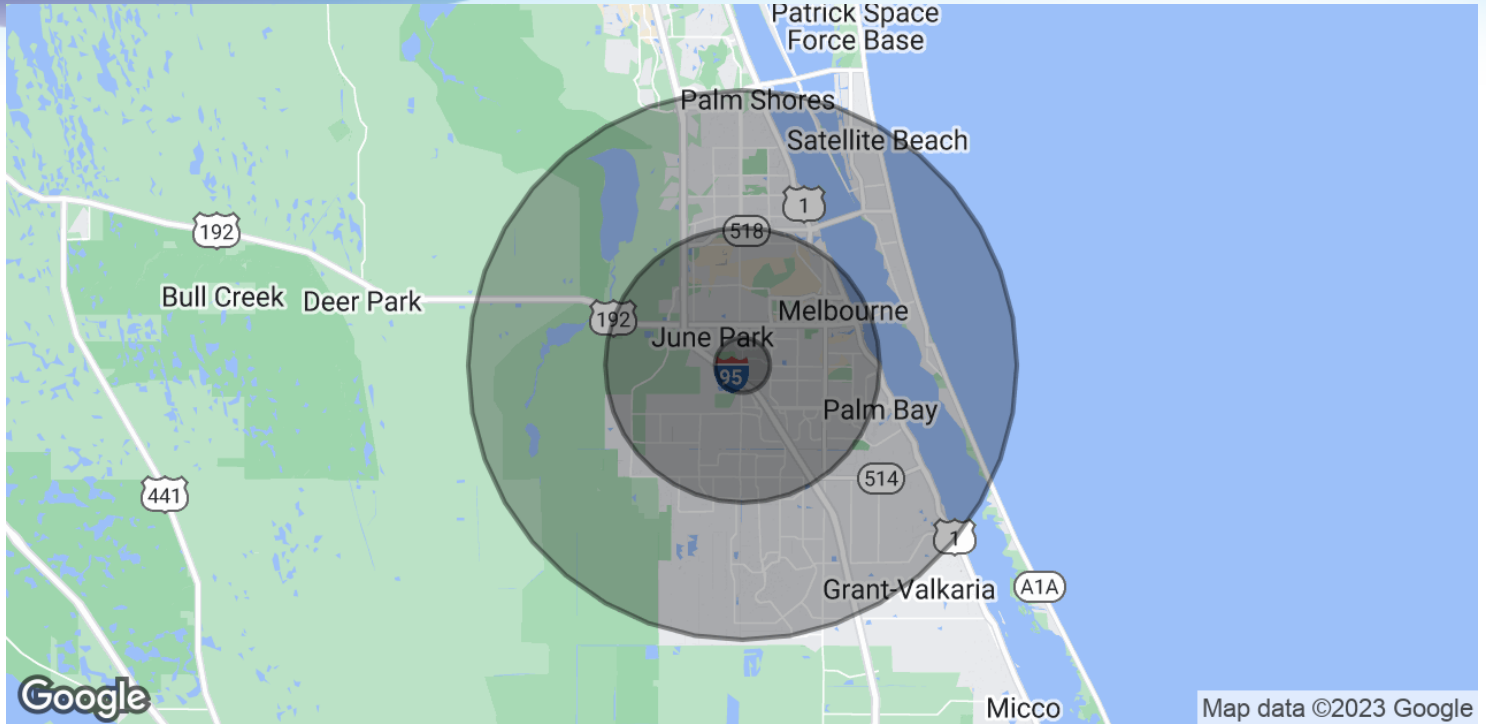
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,676	121,931	282,392
Average age	41.3	42.3	43.0
Average age (Male)	41.7	39.5	41.1
Average age (Female)	40.9	44.6	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,929	48,979	113,756
# of persons per HH	2.4	2.5	2.5
Average HH income	\$61,310	\$53,680	\$62,357
Average house value	\$205,305	\$168,549	\$221,456

* Demographic data derived from 2020 ACS - US Census

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