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LAND FOR SALE

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## **Pristine Wetlands Available Next To Manufacturing Facility Currently For Sale**

0 Kemp Street Merritt Island, FL 32954

FOR SALE | \$500,000

presented by:

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

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

• 0 Kemp Street Merritt Island, FL 32954



## OFFERING SUMMARY

**Sale Price:** \$500,000

**Price / Acre:** \$32,321

**Lot Size:** 15.47 Acres

**APN#:** 25-36-01-00-00001.0-  
0000.00

## PROPERTY OVERVIEW

Property Mostly Pristine Wetlands

## LOCATION OVERVIEW

Adjacent to 800, 810, 820 Kemp Street- Manufacturing Facility Currently For Sale for \$3,950,000

Abuts New "FLY-IN" Condominium Project Under Construction

Proximity to Merritt Island Airport

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## Lightle Beckner Robison, Inc.

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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.



# ADDITIONAL PHOTOS

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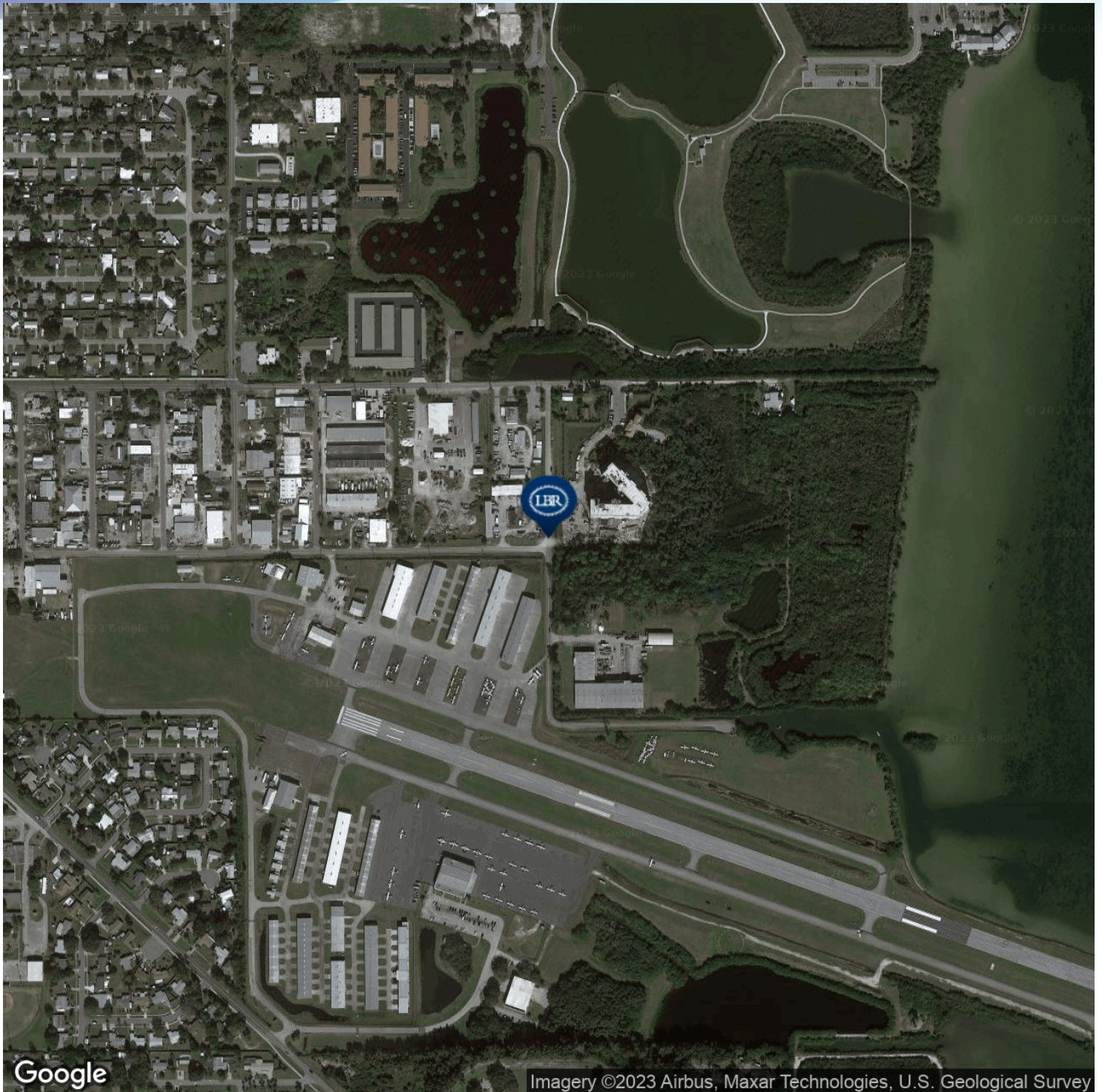
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# LOCATION MAP

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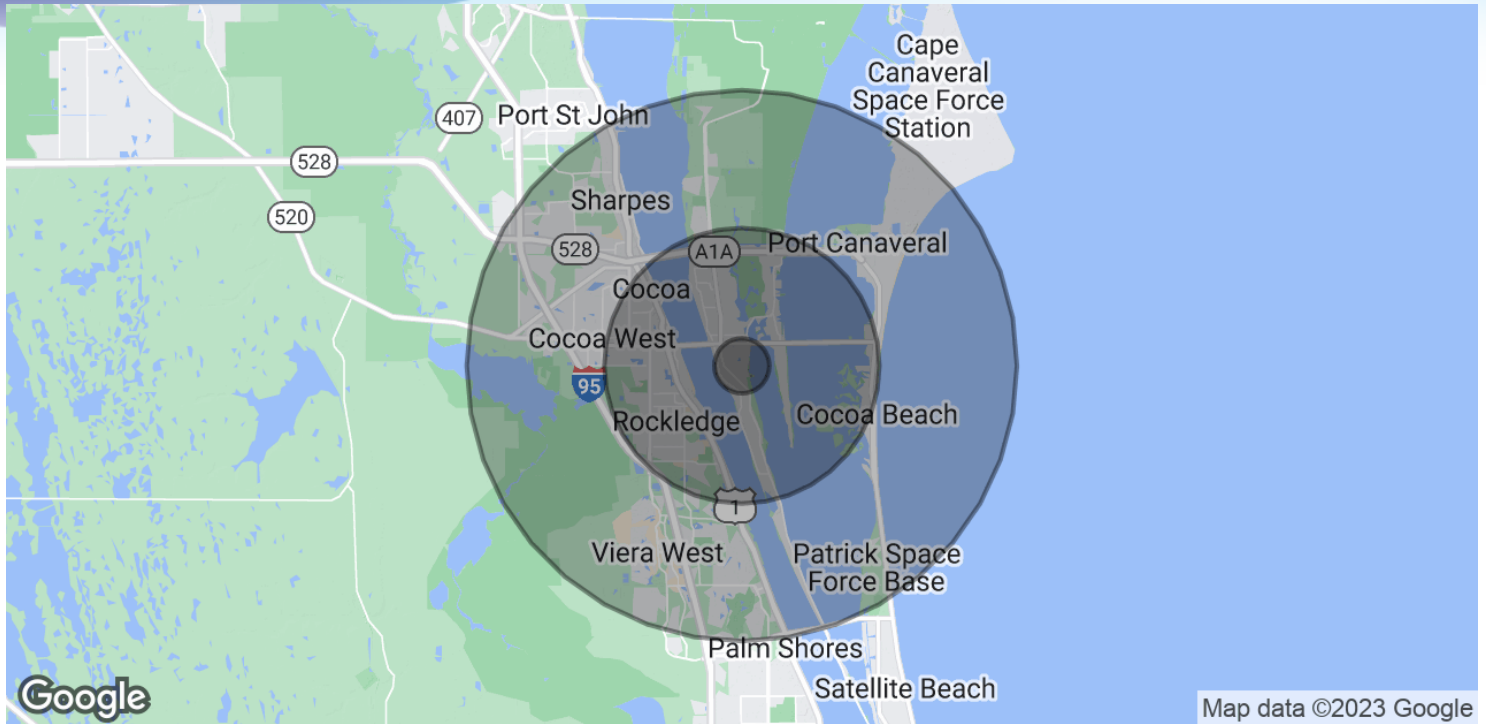
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,611	80,573	174,708
Average Age	47.4	44.8	44.5
Average Age (Male)	46.6	44.4	43.9
Average Age (Female)	48.2	45.1	45.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,144	33,900	73,057
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$70,337	\$68,095	\$69,671
Average House Value	\$469,380	\$277,998	\$253,740

\* Demographic data derived from 2020 ACS - US Census

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