



VACANT LAND - HIBISCUS BLVD

1735 W HIBISCUS BLVD, MELBOURNE, FL FL

GENERAL COMMERCIAL FOR SALE

CASSANDRA HARTFORD

Owner

321.514.0876

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921 E New Haven Ave, Melbourne, FL 32901 | reachcommercialre.com



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PROPERTY DESCRIPTION

1.5 Acres of prime real estate near the Orlando Melbourne International Airport. Zoned C-C2/General Commercial (with a detailed table of permitted uses available), it features a frontage of 142 ft on Hibiscus and a depth of 445 ft. Situated in an Opportunity Zone, the land is ideally placed close to leading aerospace companies like Rockwell Collins, Thales Avionics, Harris Corporation, Northrup Grumman, Embraer, and Extant Aerospace. This location not only symbolizes thriving local commerce but also provides unparalleled international connectivity

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,180,000
Lot Size:	1.5 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,404	9,324	24,897
Total Population	4,152	20,709	55,340
Average HH Income	\$45,468	\$60,284	\$60,244

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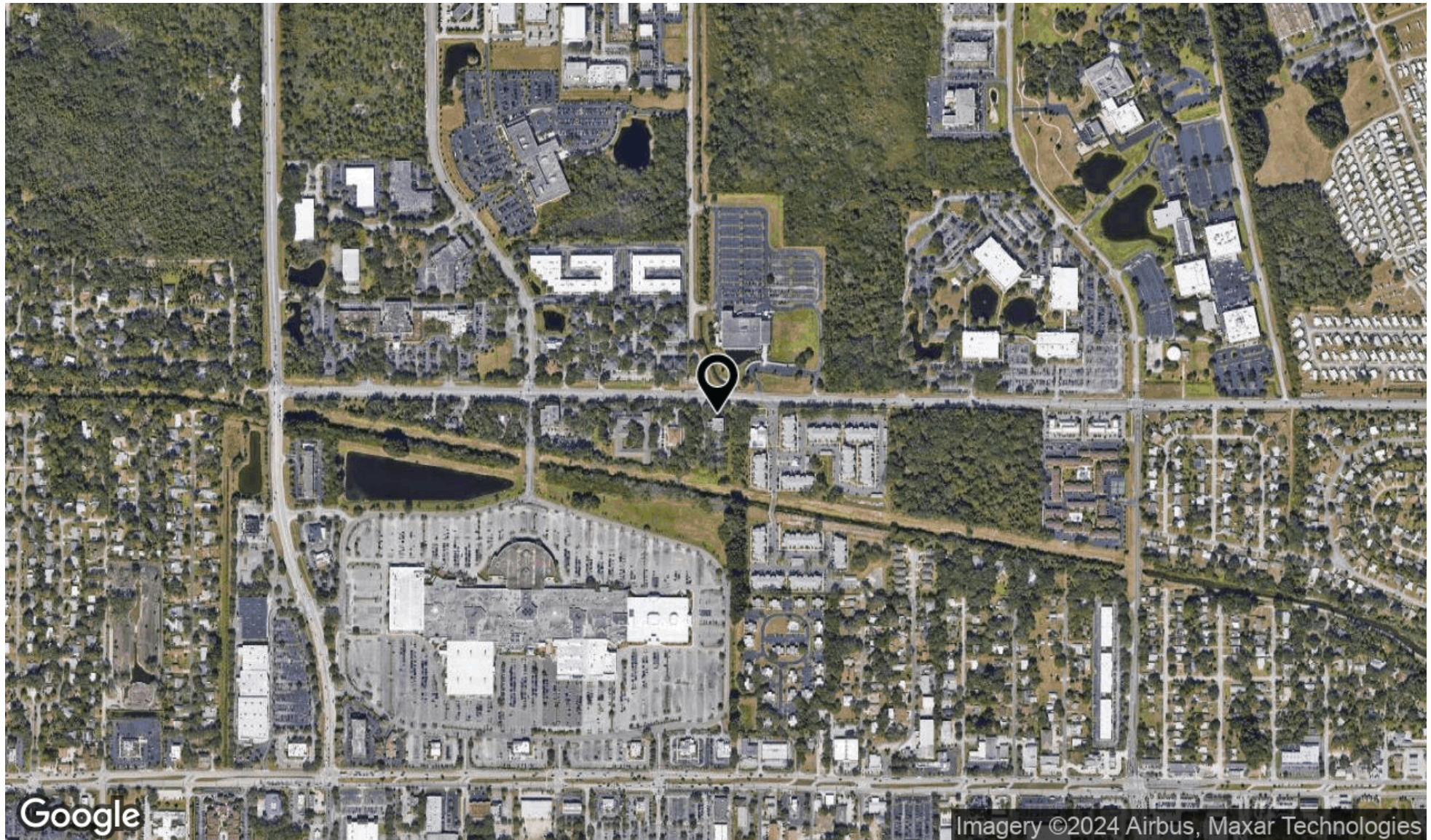
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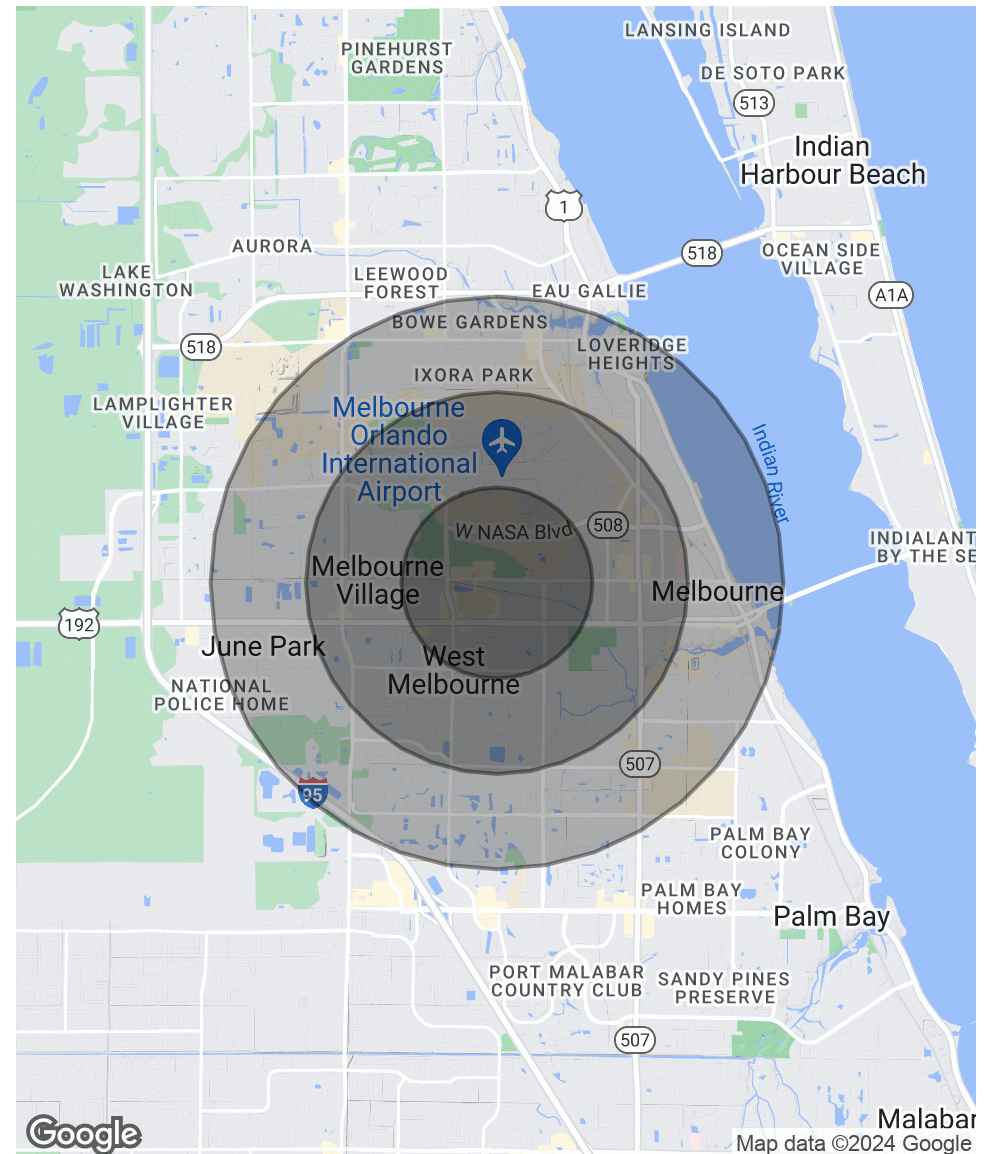
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,152	20,709	55,340
Average Age	45.5	40.2	41.3
Average Age (Male)	48.3	39.4	38.4
Average Age (Female)	51.7	44.9	45.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,404	9,324	24,897
# of Persons per HH	1.7	2.2	2.2
Average HH Income	\$45,468	\$60,284	\$60,244
Average House Value	\$158,421	\$182,724	\$191,521

2020 American Community Survey (ACS)



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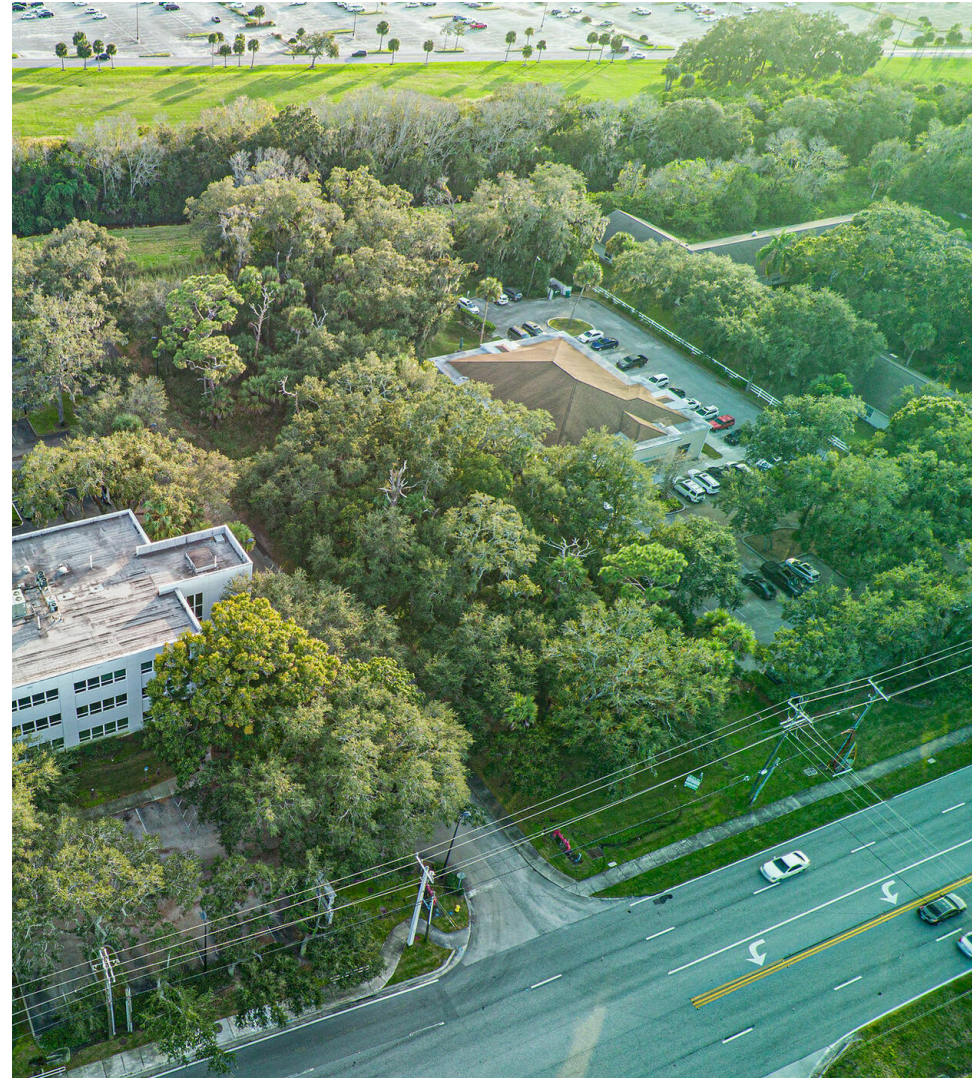
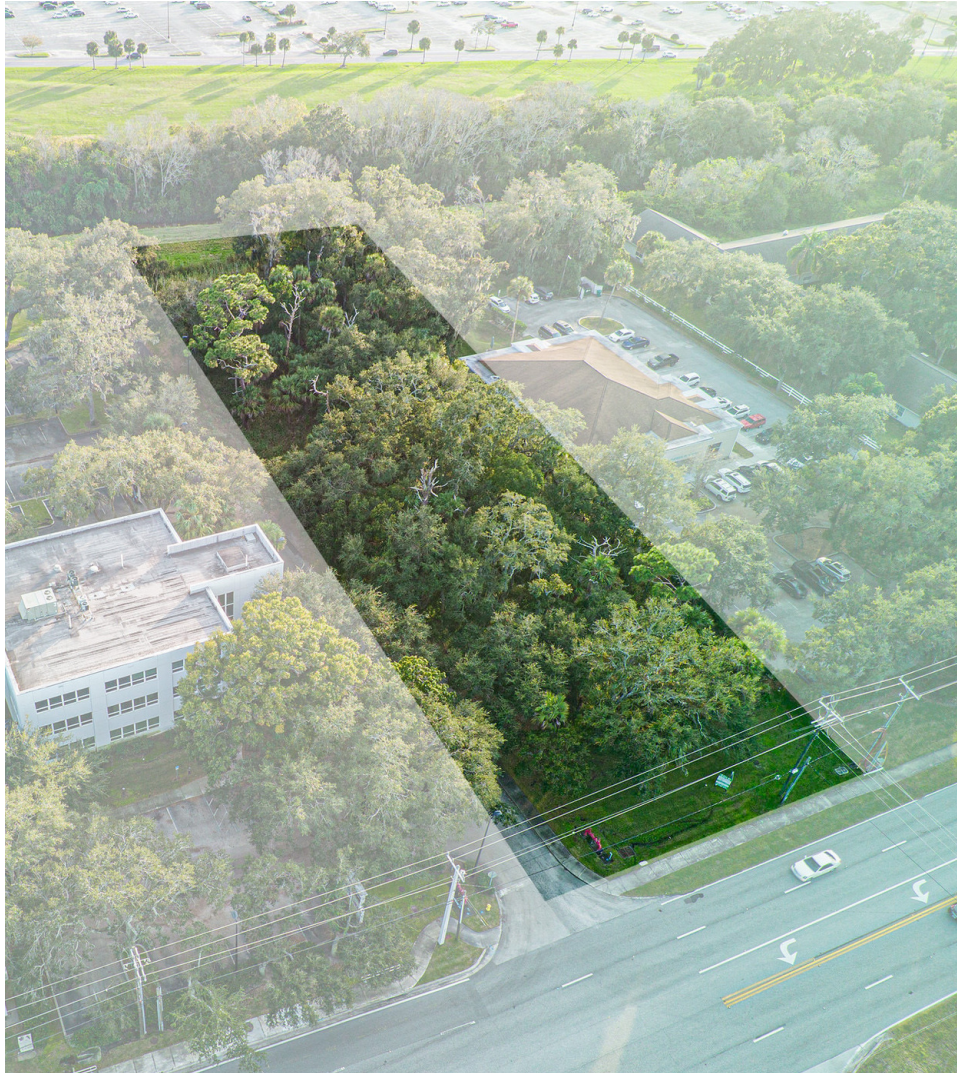
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