



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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DEVELOPABLE LAND FOR SALE ON THE SPACE COAST

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# **+/- 16.73 Acres On The Space Coast Brevard County, West Melbourne**

Coastal Lane West Melbourne, FL 32904

FOR SALE | \$6,250,000

presented by:

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

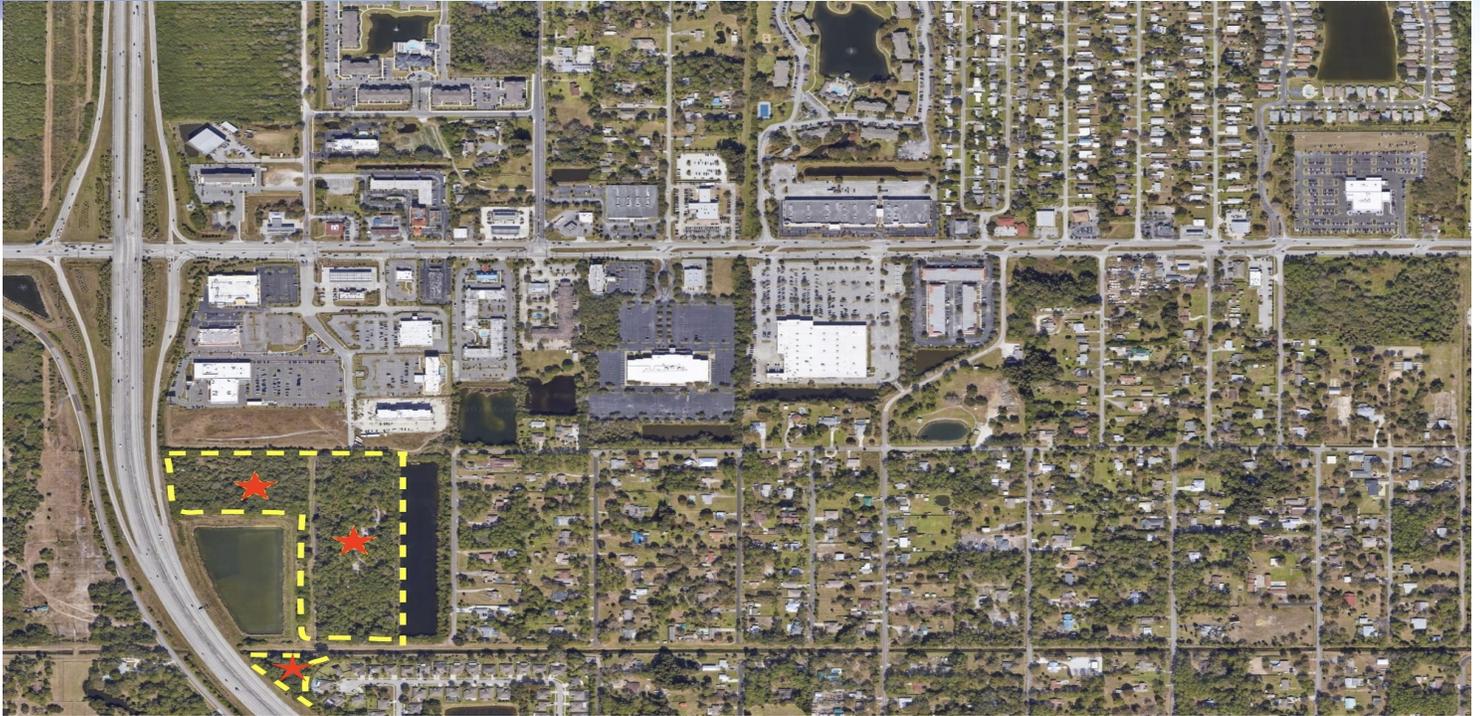
Founder | Broker Associate

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

• Coastal Lane West Melbourne, FL 32904



## OFFERING SUMMARY

**Sale Price:** \$6,250,000

**Price / Acre:** \$373,580

**Lot Size:** 16.73 Acres

## PROPERTY OVERVIEW

**The Subject is Comprised of Three Parcels Near the Melbourne I-95 Interchange**  
Parcel ID's ( 28-36-10-00-16 ) plus ( 28-36-03-00-758 ) plus (28-36-02-00-505)  
**City of West Melbourne CP Zoning, Interchange Commercial Overlay**

### PRIME LOCATION ON FLORIDA SPACE COAST / WEST MELBOURNE

Subject Property Set in Thriving Business Area Surrounded by Big Box Retailers, Hotels  
Auto Dealers, Restaurants, Entertainment  
Developable acreage situated at the end of Coastal Lane, in the Coastal Commerce Center  
Easy ingress and egress to Coastal Lane directly from US 192 at Signalized Intersection  
Property Boasts High Traffic Counts and Interstate Frontage  
Geographic Location on the Heavily Traveled US 192 Corridor

Subject is Located just East of Space Coast Town Center  
225 Acres of Mixed Use Urban Live, Work, Play, A Community  
with up to 3000 Multi-Family Residences

**AADT / Average Daily Traffic Count at I-95 at US 192 / 80,500 Vehicles  
+/- 700' of North Bound Interstate 95 Frontage**

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## Lightle Beckner Robison, Inc.

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# NEARBY RETAILERS TO SUBJECT

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# ADDITIONAL PHOTOS

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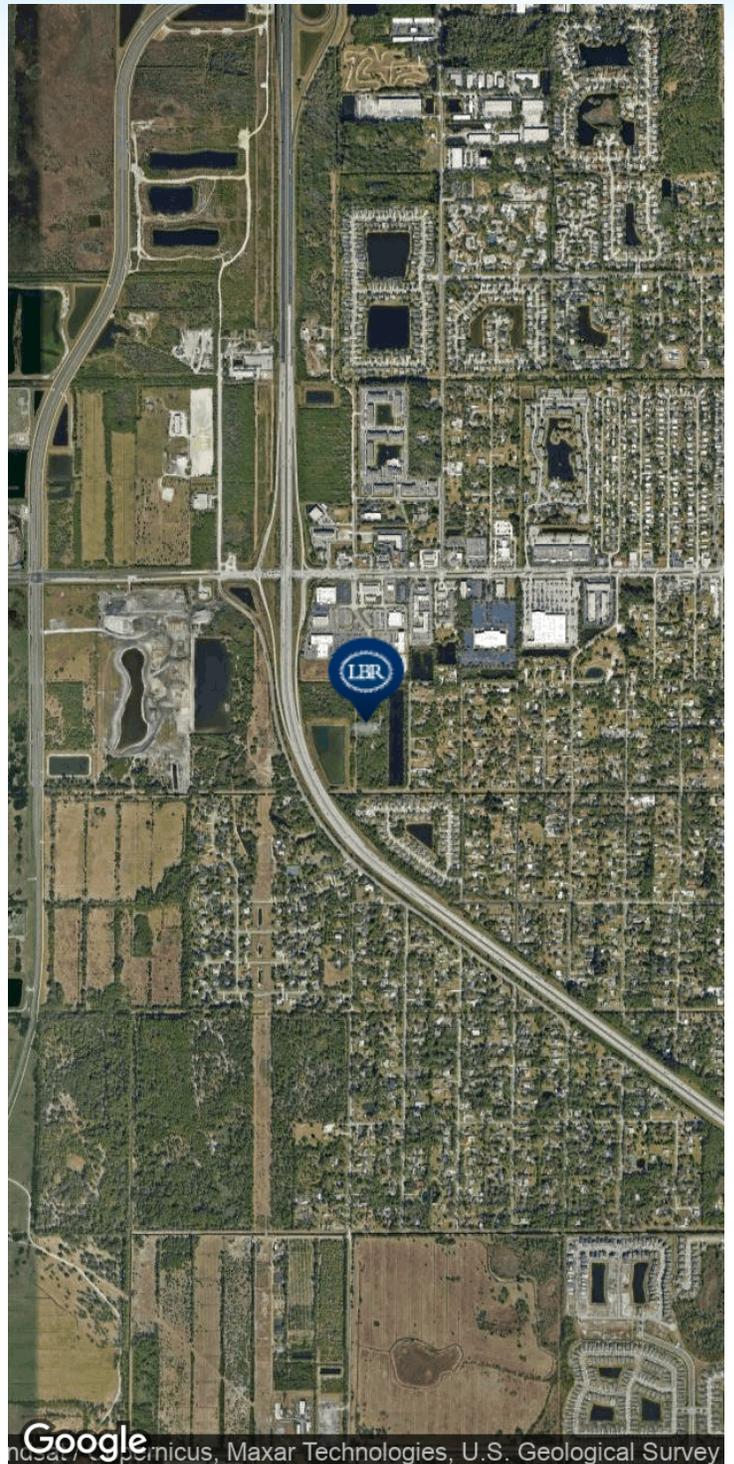
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# LOCATION MAP

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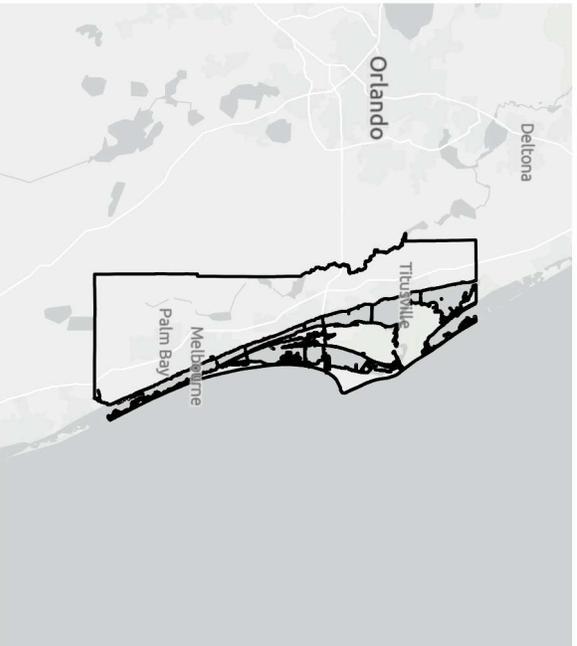
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# POPULATION TRENDS AND KEY INDICATORS

Brevard County, FL  
Geography: County

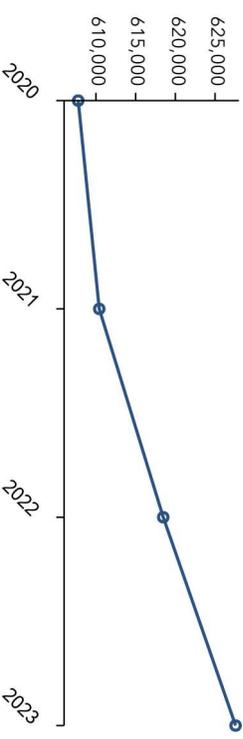


<b>627,579</b>	<b>267,699</b>	<b>2.31</b>	<b>48.6</b>	<b>\$67,050</b>	<b>\$303,706</b>	<b>101</b>	<b>91</b>	<b>56</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

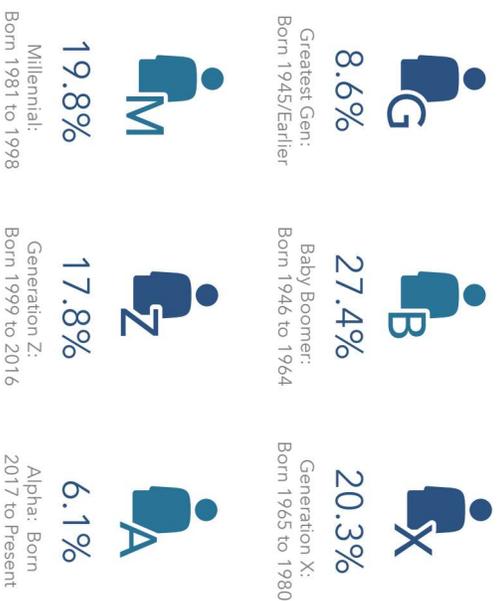
## MORTGAGE INDICATORS



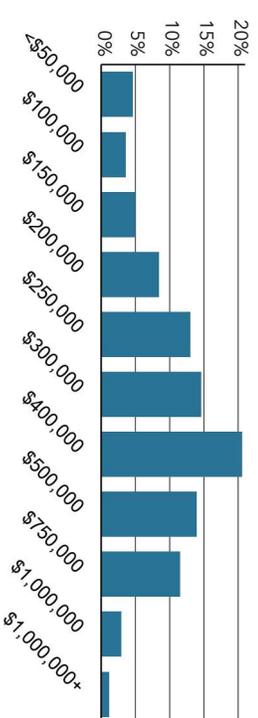
## Historical Trends: Population



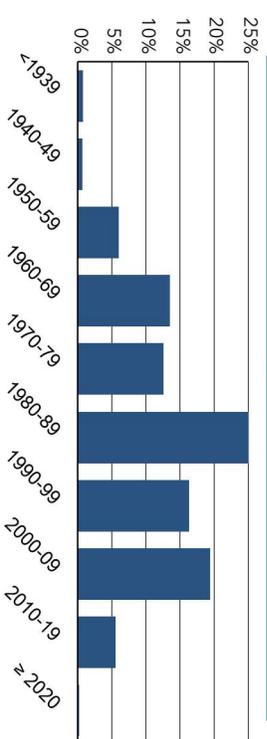
## POPULATION BY GENERATION



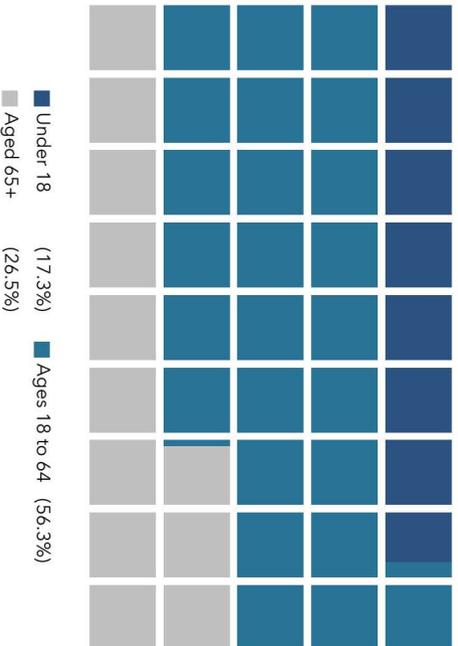
## Home Value



## Housing: Year Built



## POPULATION BY AGE



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021), © 2024 Esri