

COMMERCIAL LAND FOR SALE

RETAIL, WAREHOUSE, WHOLESALE

3335 Freeman Lane, Melbourne, FL 32940



SALE PRICE:	\$495,000
PRICE PER ACRE:	\$221,973
LOT SIZE:	2.23 Acres
APN #:	26-36-12-DE-20-1
ZONING:	BU-2
MARKET:	Orlando, FL
SUB MARKET:	Melbourne, FL

PROPERTY OVERVIEW

This larger parcel is zoned BU-2: Retail, warehousing and wholesale commercial. This encompasses land devoted to wholesale business, warehousing, distribution, storage, general retail, contracting, heavy repair services and light manufacturing.

PROPERTY FEATURES

- This property is located in an upscale area of the county with rapid growth (Suntree/Viera) near the newly developed "medical city". The best of all worlds for a variety of businesses including highly developed residential area, hub for shopping, and many local businesses. Access to all utilities and land previously intended to house a multi-storage complex.
- The location also offers quick access to rail, trucking, all major highways up and down the coast and shipping.

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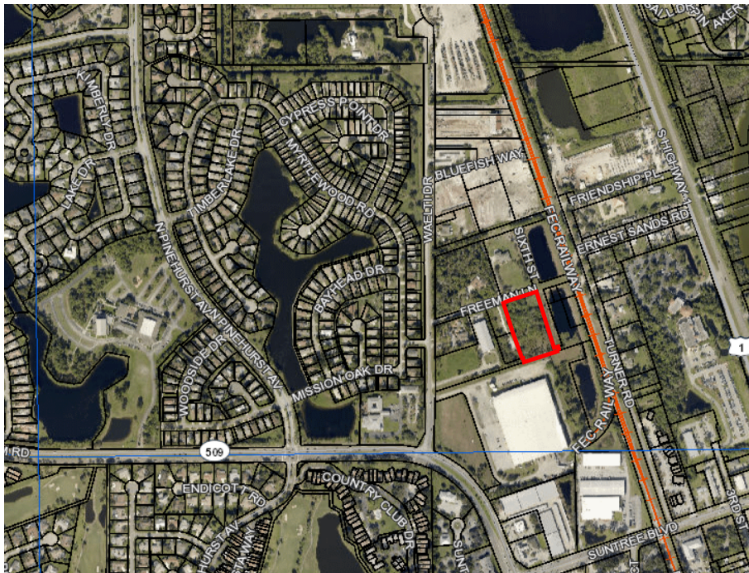
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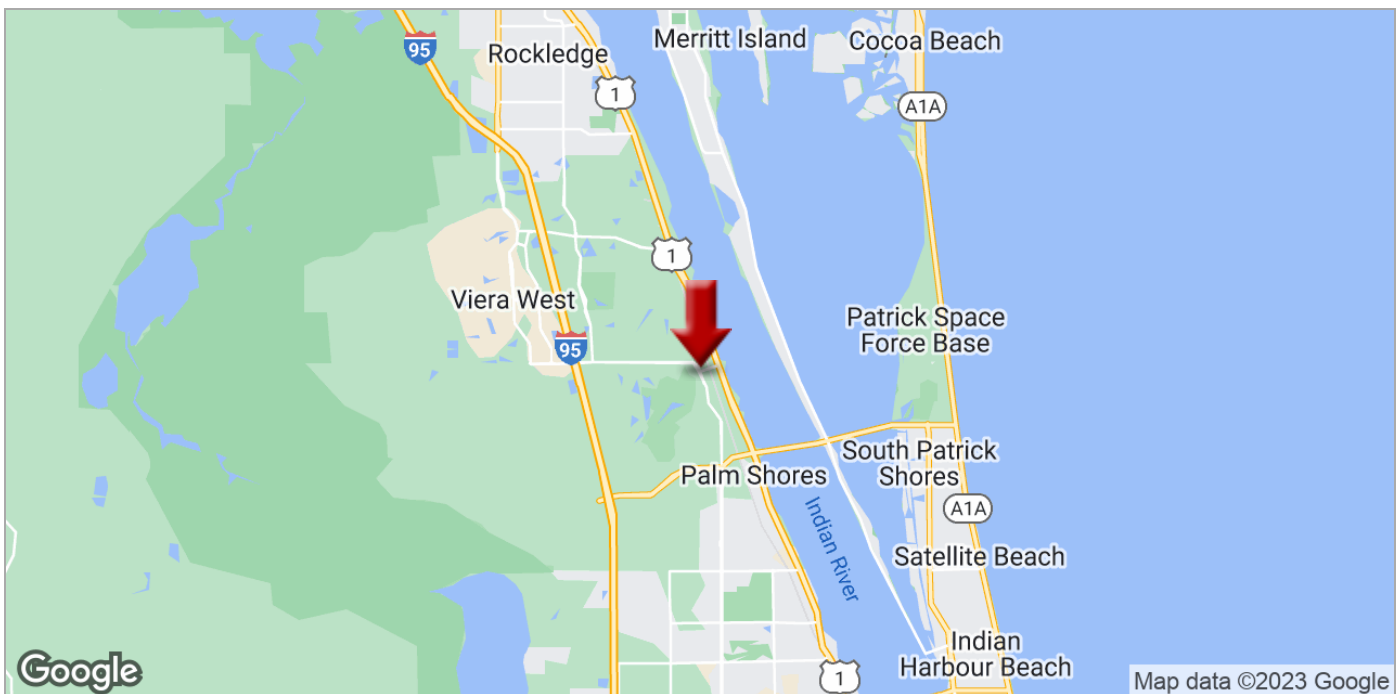
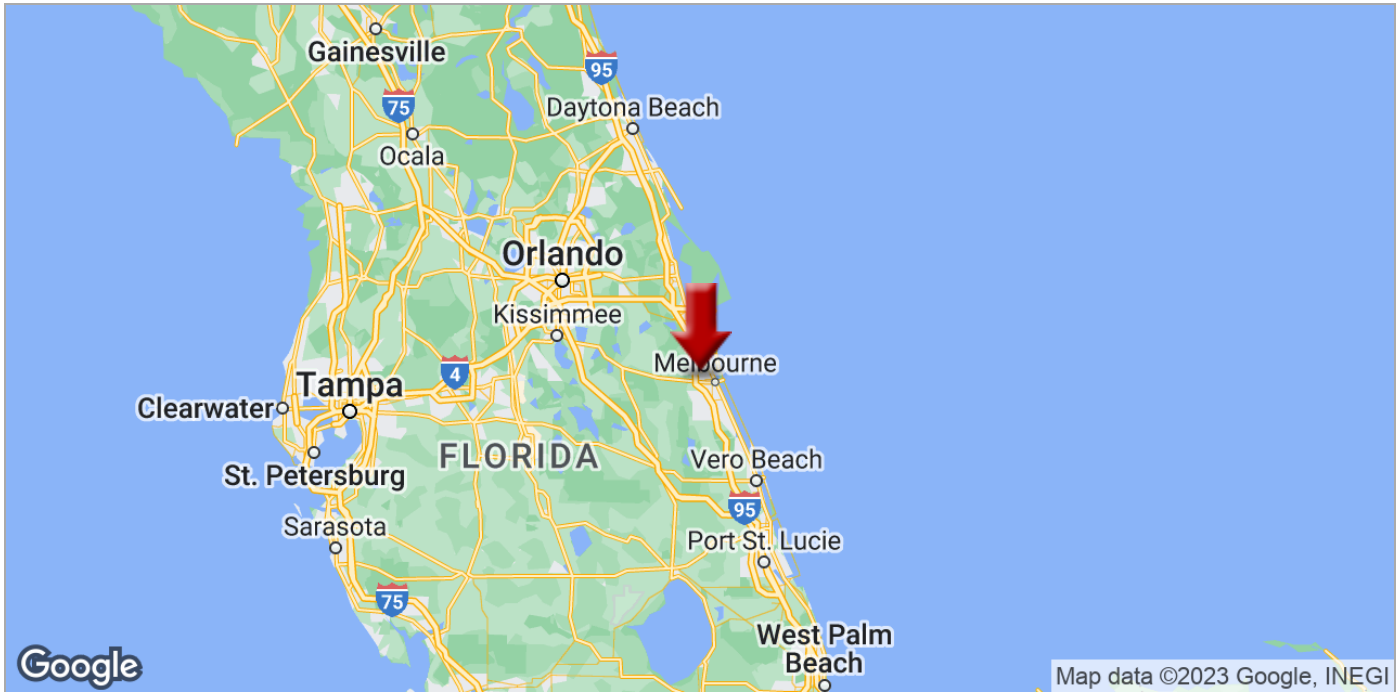
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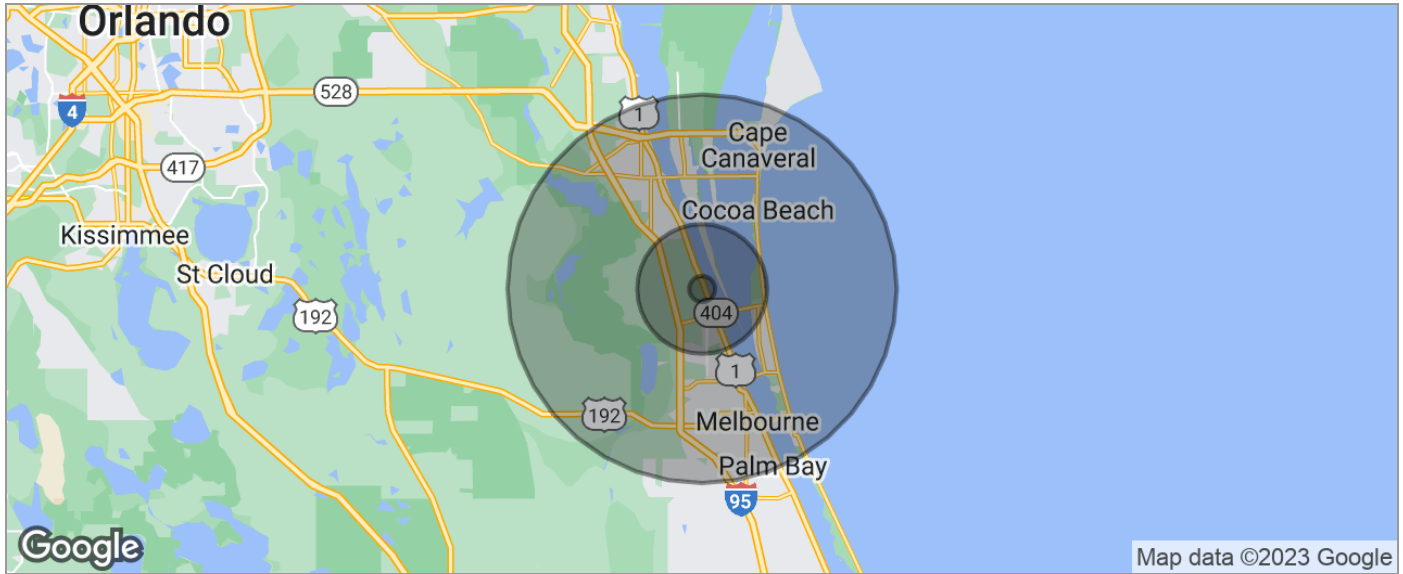
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POPULATION	1 MILE	5 MILES	15 MILES
TOTAL POPULATION	4,178	68,056	371,461
MEDIAN AGE	49.2	45.8	44.4
MEDIAN AGE (MALE)	48.6	45.4	43.1
MEDIAN AGE (FEMALE)	49.6	46.0	45.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
TOTAL HOUSEHOLDS	1,780	27,409	155,579
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$86,544	\$87,307	\$67,289
AVERAGE HOUSE VALUE	\$253,998	\$288,981	\$243,988
RACE	1 MILE	5 MILES	15 MILES
% WHITE	90.4%	88.8%	84.5%
% BLACK	3.9%	4.7%	8.9%
% ASIAN	2.0%	2.6%	2.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	0.7%	0.8%	1.6%
ETHNICITY	1 MILE	5 MILES	15 MILES
% HISPANIC	8.3%	6.8%	7.0%

* Demographic data derived from 2020 ACS - US Census

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