EXECUTIVE SUMMARY

Retail Land CR 512 Direct Frontage • 9260 Sebastian Blvd. Sebastian, FL 32958



OFFERING SUMMARY

Sale Price:	Subject To Offer
Price / Acre:	-
Lot Size:	0.8 Acres
Zoning:	CG
APN#:	31382200003000000002.0
Market:	Indian River County
Submarket:	Sebastian

PROPERTY OVERVIEW

Prime Commercial Land Directly Fronting CR512 in Sebastian, FL

Surrounded by national retailers: Advance Auto Parts, Burger King, Dollar General, Dunkin' Donuts, as well as, a Publix-anchored Retail Center Shoppes of Sebastian.

LOCATION OVERVIEW

Located on a retail corridor that stretches from I-95 all the way to US Hwy 1 in Sebastian, FL

.3 mile west of 90th Ave (CR 510) & Sebastian Blvd. (CR 512) intersection

This parcel is situated to the east and directly next to Sebastian River Middle School.

One mile from Sebastian River High School

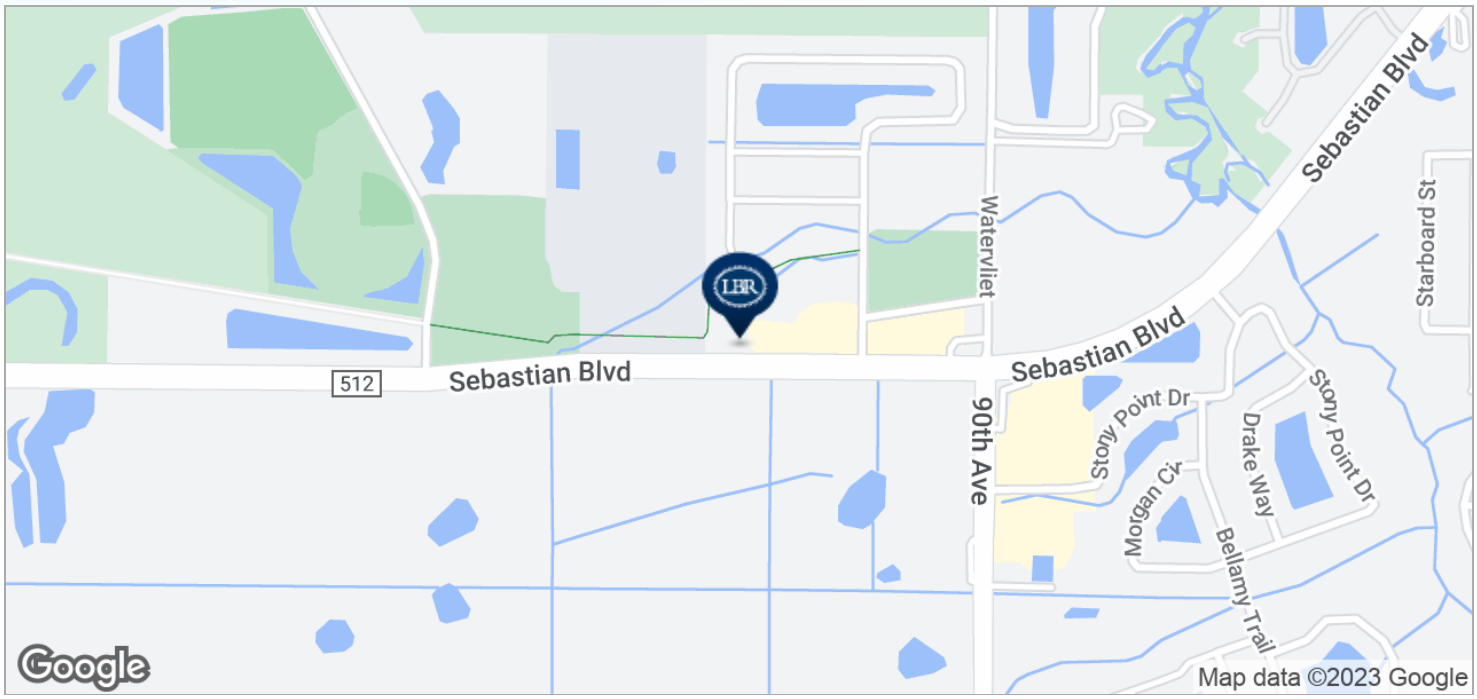
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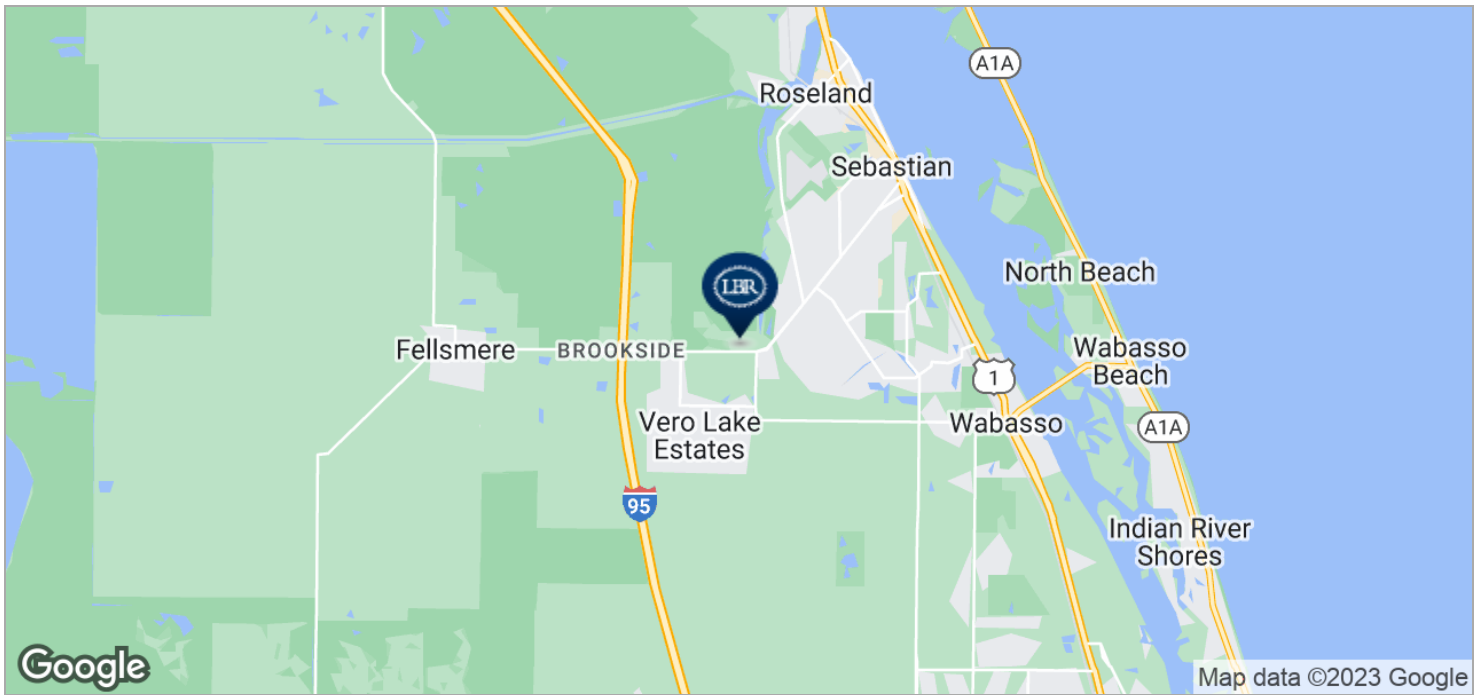
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LOCATION MAPS

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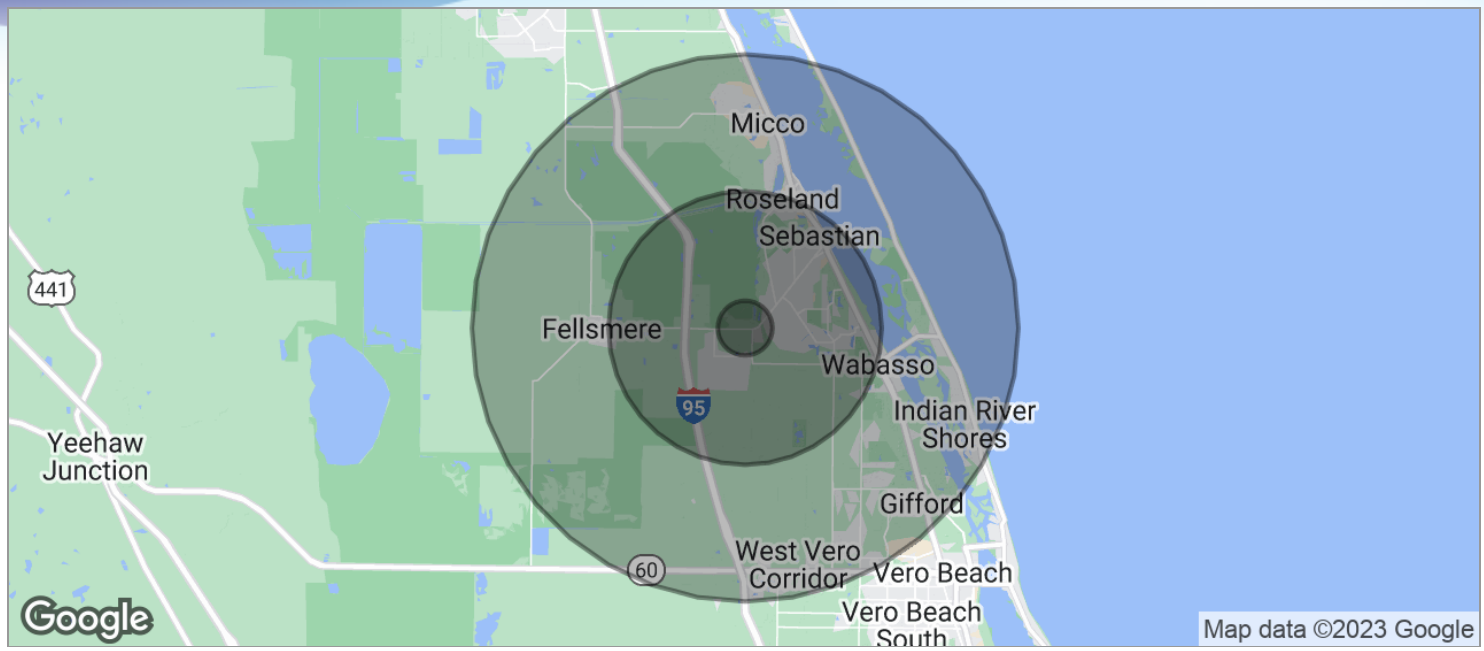
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,572	32,500	78,238
MEDIAN AGE	43.3	46.8	51.1
MEDIAN AGE (MALE)	42.5	45.7	50.2
MEDIAN AGE (FEMALE)	43.6	47.6	51.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	615	13,394	34,336
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	$62,025	$58,597	$67,556
AVERAGE HOUSE VALUE	$210,423	$210,740	$214,665

** Demographic data derived from 2020 ACS - US Census*

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