

FOR SALE

±17 ACRES COMMERCIAL/RESIDENTIAL/MIXED USE PROJECT

13225 US Highway 1, Sebastian, FL 32958

PRIME OUTPARCEL
OPPORTUNITIES



VACANT, CLEARED READY FOR DEVELOPMENT

EXCLUSIVE RETAIL LISTING

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Property Overview

HIGHLIGHTS

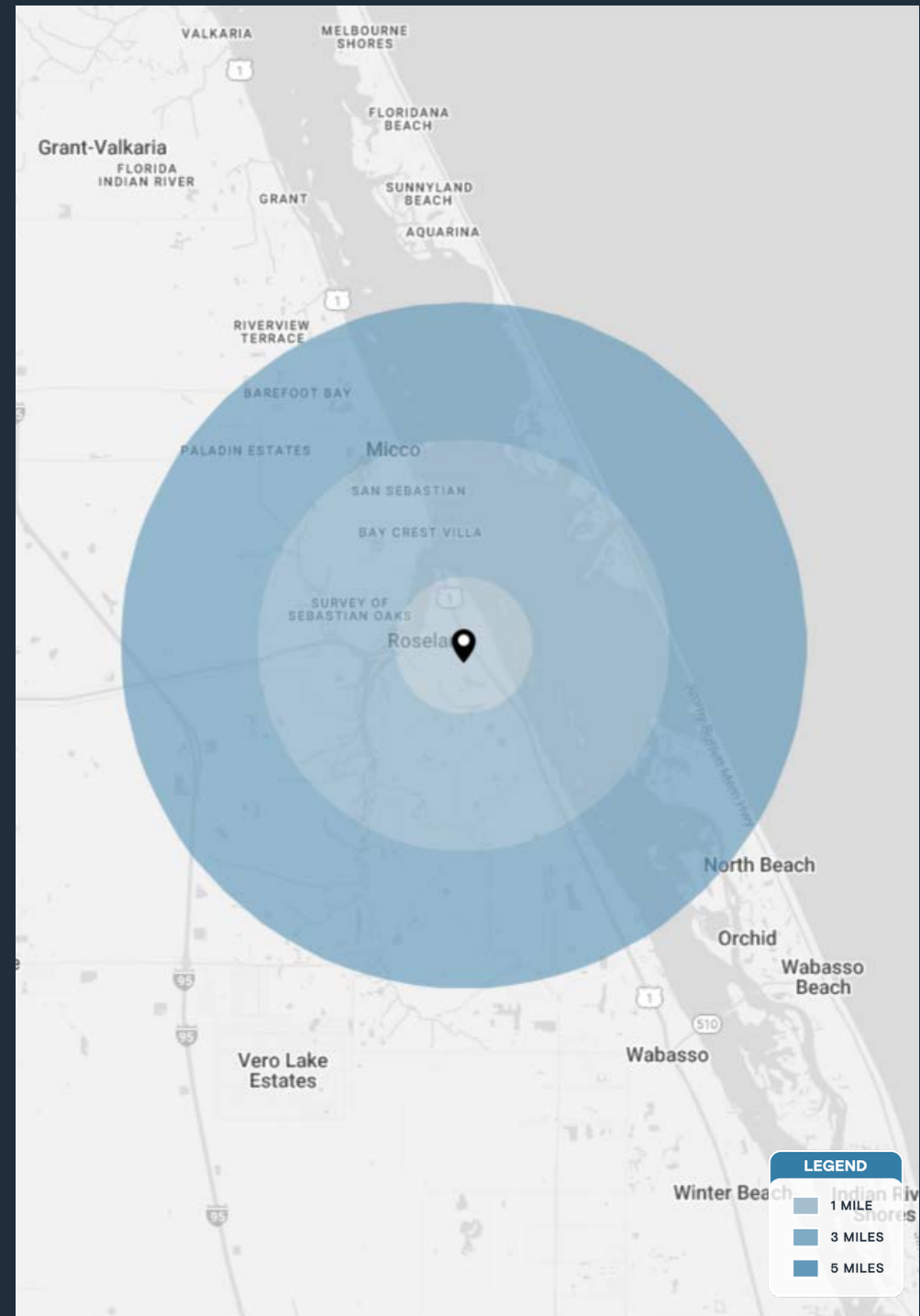
- ±17 acre vacant land
- Mixed-use, commercial, hotel or residential development
- Zoned CR: Commercial Riverfront
- Liberal zoning with a multitude of approved uses
- Strategically located at the 50 yard line of the Sebastian retail corridor along US Highway 1
- Join neighboring tenants:

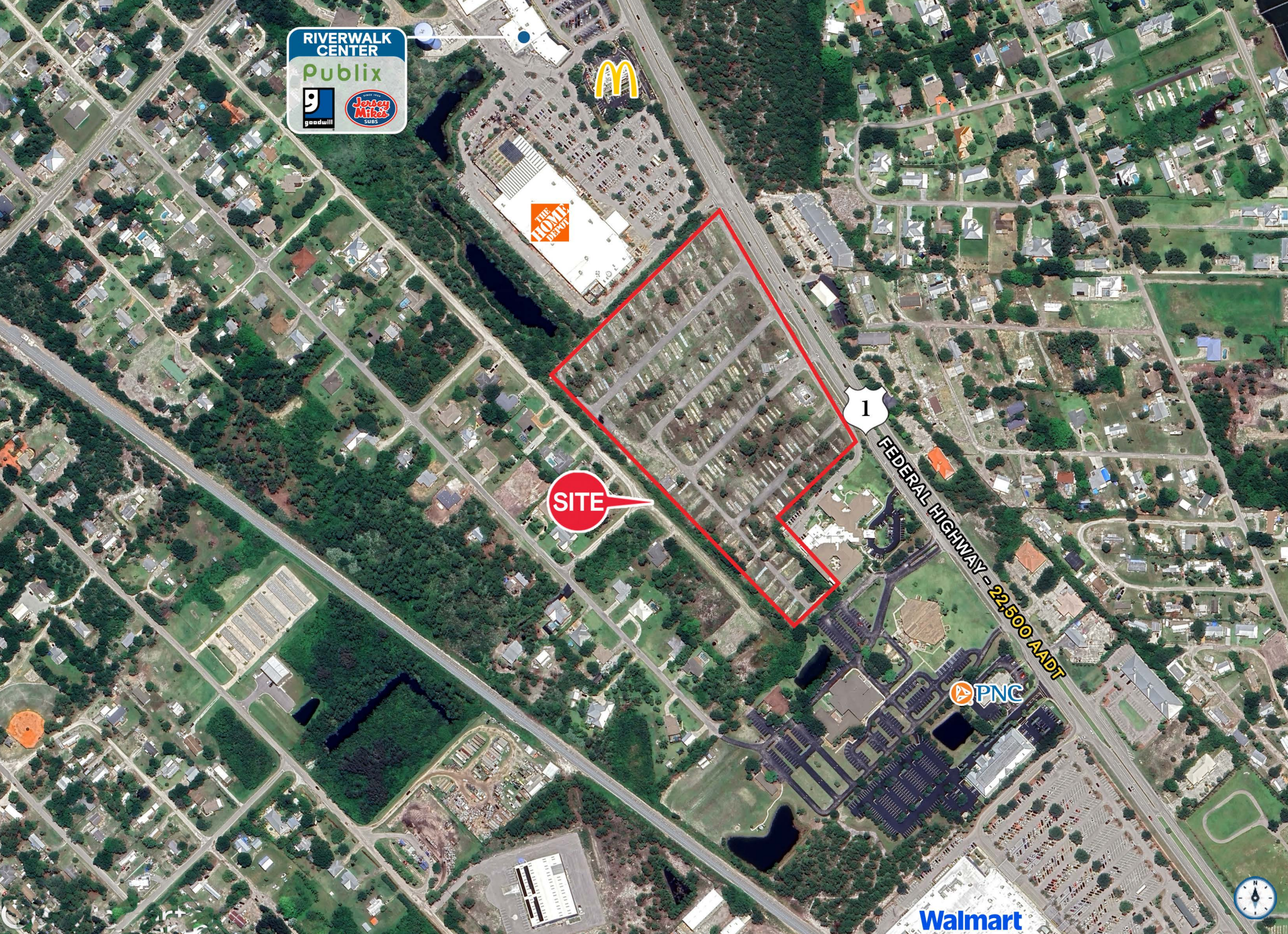
Walmart Publix 

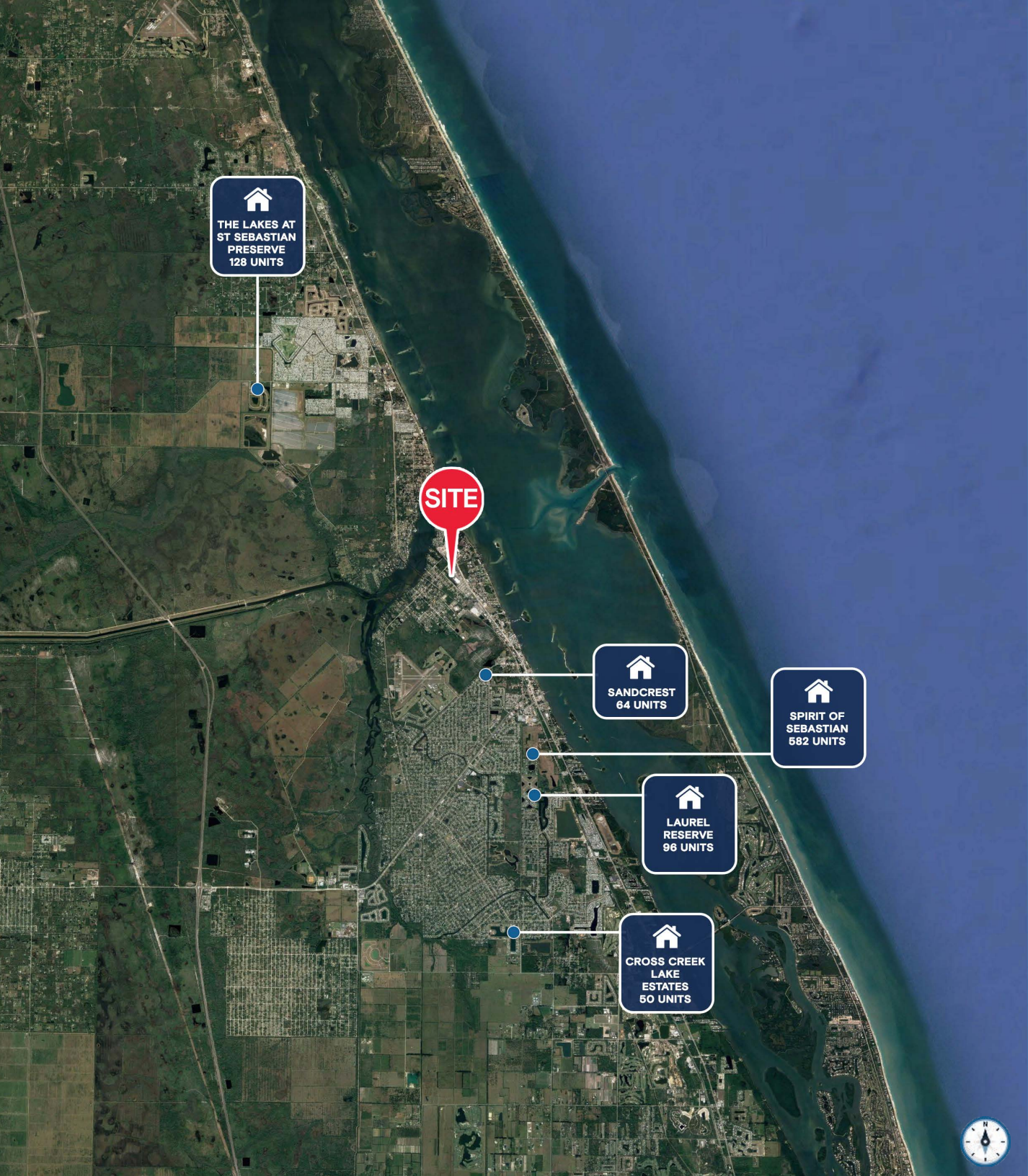
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,530	11,959	35,679
HOUSEHOLDS	794	5,940	17,433
EMPLOYEES	1,414	10,831	32,370
AVERAGE HH INCOME	\$126,886	\$85,533	\$82,856

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	5,390	26,288	45,232
HOUSEHOLDS	2,779	12,785	21,483
EMPLOYEES	4,892	23,778	40,740
AVERAGE HH INCOME	\$87,208	\$82,948	\$84,372








THE LAKES AT
ST SEBASTIAN
PRESERVE
128 UNITS

SITE


SANDCREST
64 UNITS


SPIRIT OF
SEBASTIAN
582 UNITS


LAUREL
RESERVE
96 UNITS


CROSS CREEK
LAKE
ESTATES
50 UNITS

Contact Brokers

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