

FOR SALE

±17 ACRES COMMERCIAL/RESIDENTIAL/MIXED USE PROJECT

13225 US Highway 1, Sebastian, FL 32958



VACANT, CLEARED READY FOR DEVELOPMENT

EXCLUSIVE RETAIL LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jon Cashion
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(561) 302-7071

Property Overview

HIGHLIGHTS

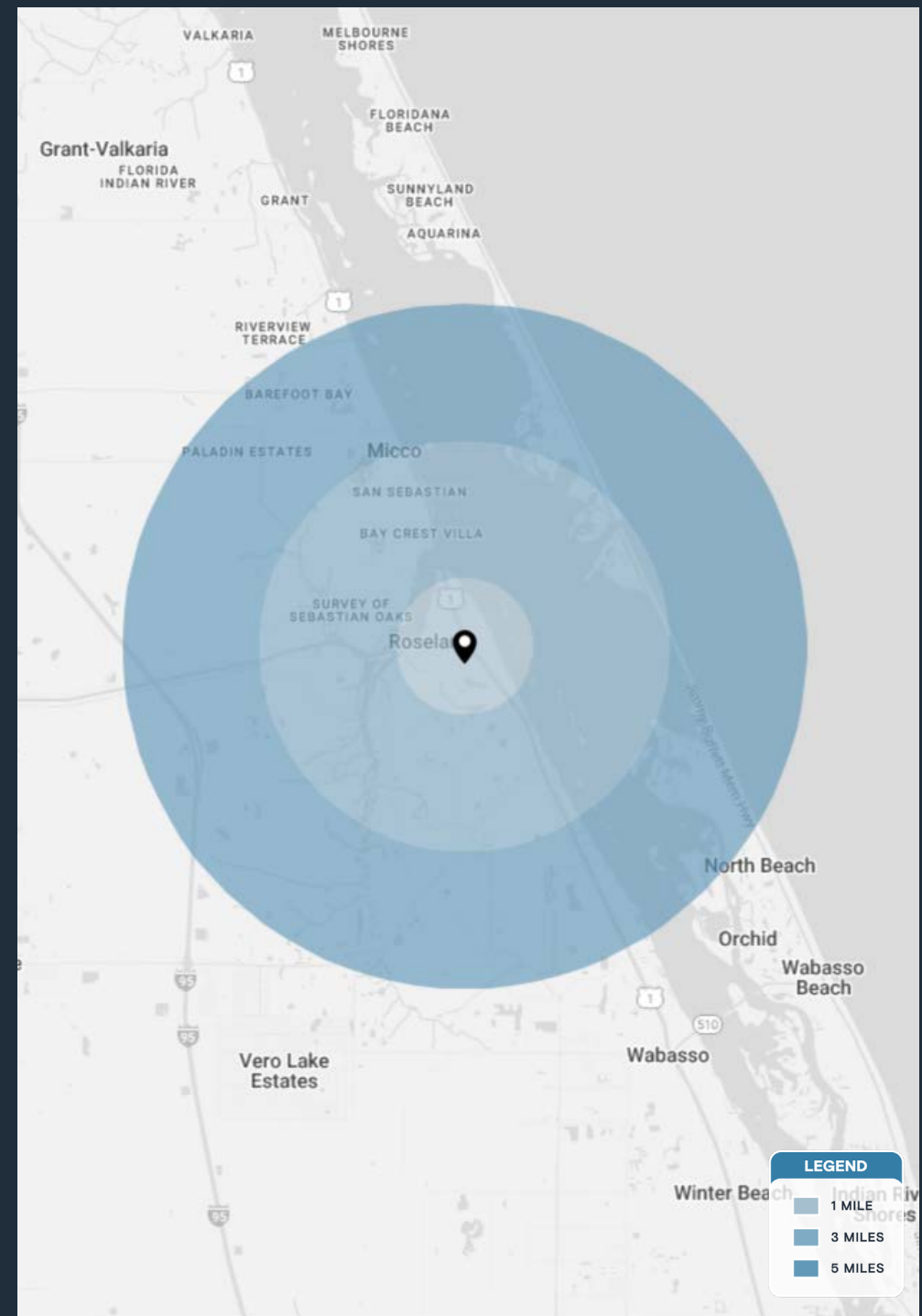
- ±17 acre vacant land
- Mixed-use, commercial, hotel or residential development
- Zoned CR: Commercial Riverfront
- Liberal zoning with a multitude of approved uses
- Strategically located at the 50 yard line of the Sebastian retail corridor along US Highway 1
- Join neighboring tenants:



DEMOGRAPHICS

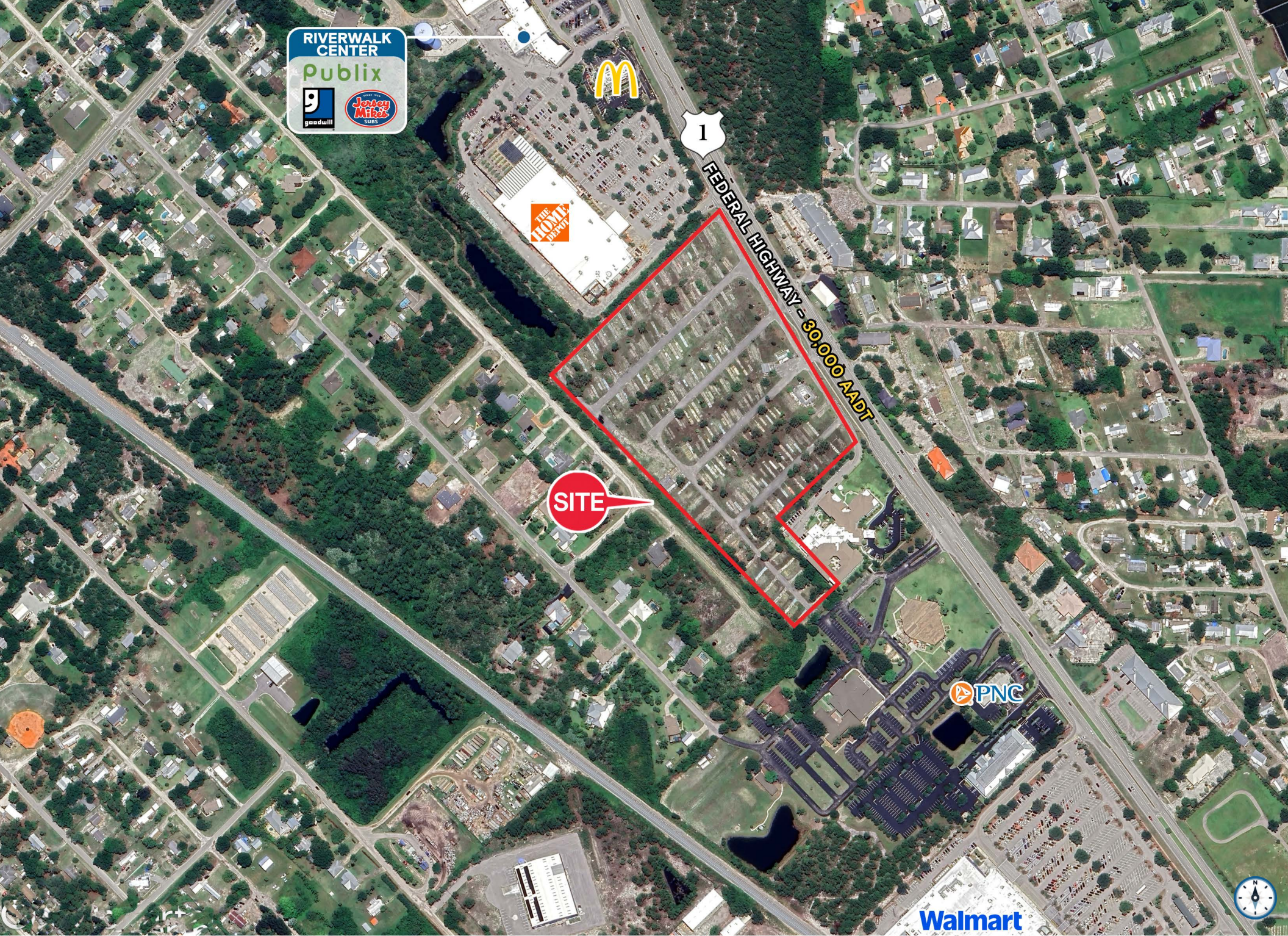
	1 MILE	3 MILES	5 MILES
POPULATION	1,554	11,925	35,641
HOUSEHOLDS	807	5,929	17,414
EMPLOYEES	1,933	4,086	6,369
AVERAGE HH INCOME	\$136,014	\$92,455	\$90,110

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	5,408	26,328	45,341
HOUSEHOLDS	2,789	12,807	21,533
EMPLOYEES	2,921	5,793	7,419
AVERAGE HH INCOME	\$94,297	\$90,002	\$91,692



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



RIVERWALK CENTER
Publix
goodwill
Jersey Mike's SUBS



THE HOME DEPOT



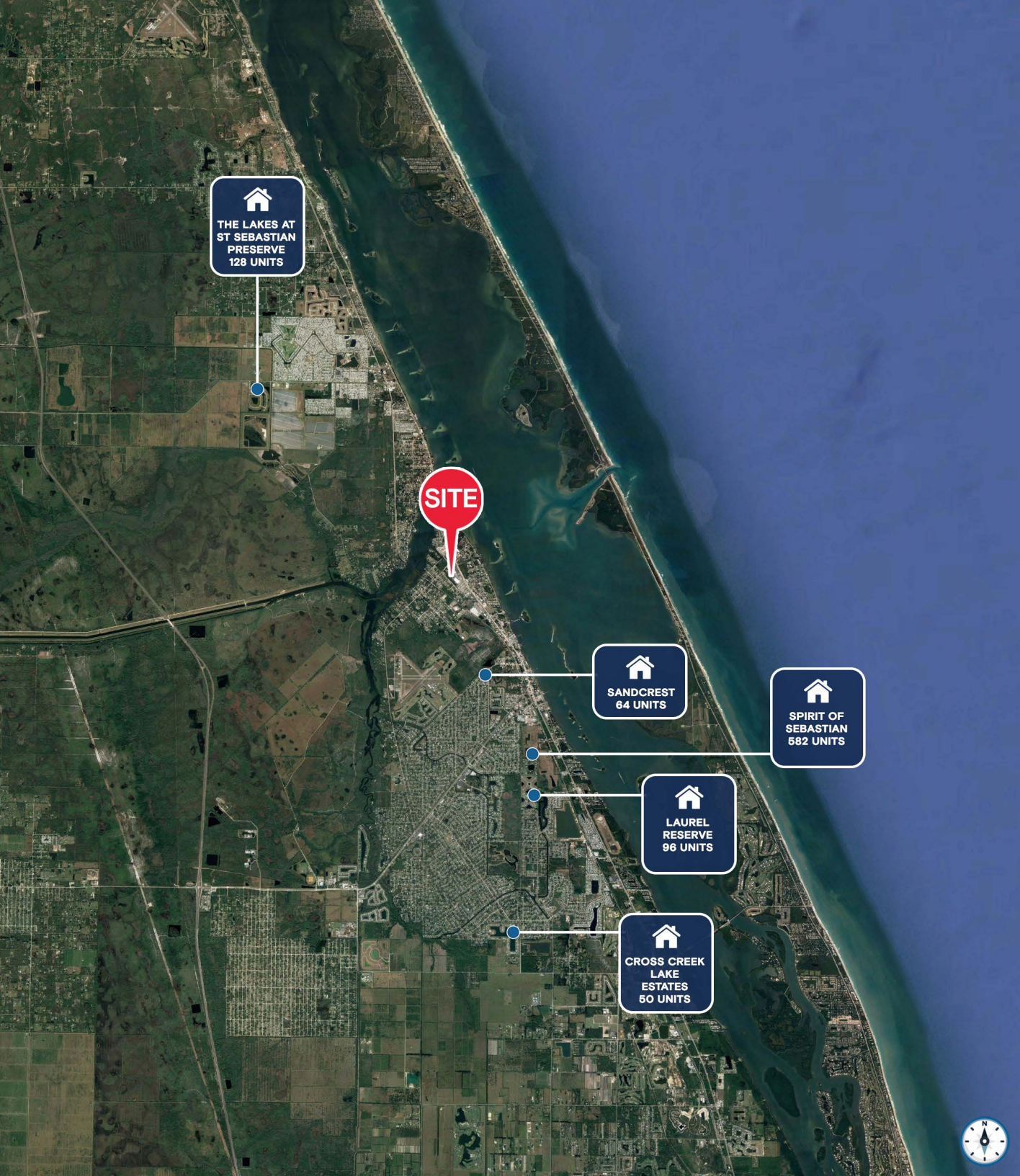
1 FEDERAL HIGHWAY - 80,000 ADT

SITE

PNC

Walmart





Contact Broker

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