FOR SALE | FOR LEASE | BUILD TO SUIT

17 ACRES FOR SALE

RETAIL, RESIDENTIAL, MEDICAL, MIXED USE DEVELOPMENT SITE

13225 US Highway 1, Sebastian, FL 32958



PRIME OPPORTUNITY - VACANT, CLEARED READY FOR DEVELOPMENT

EXCLUSIVE RETAIL LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle
SENIOR DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

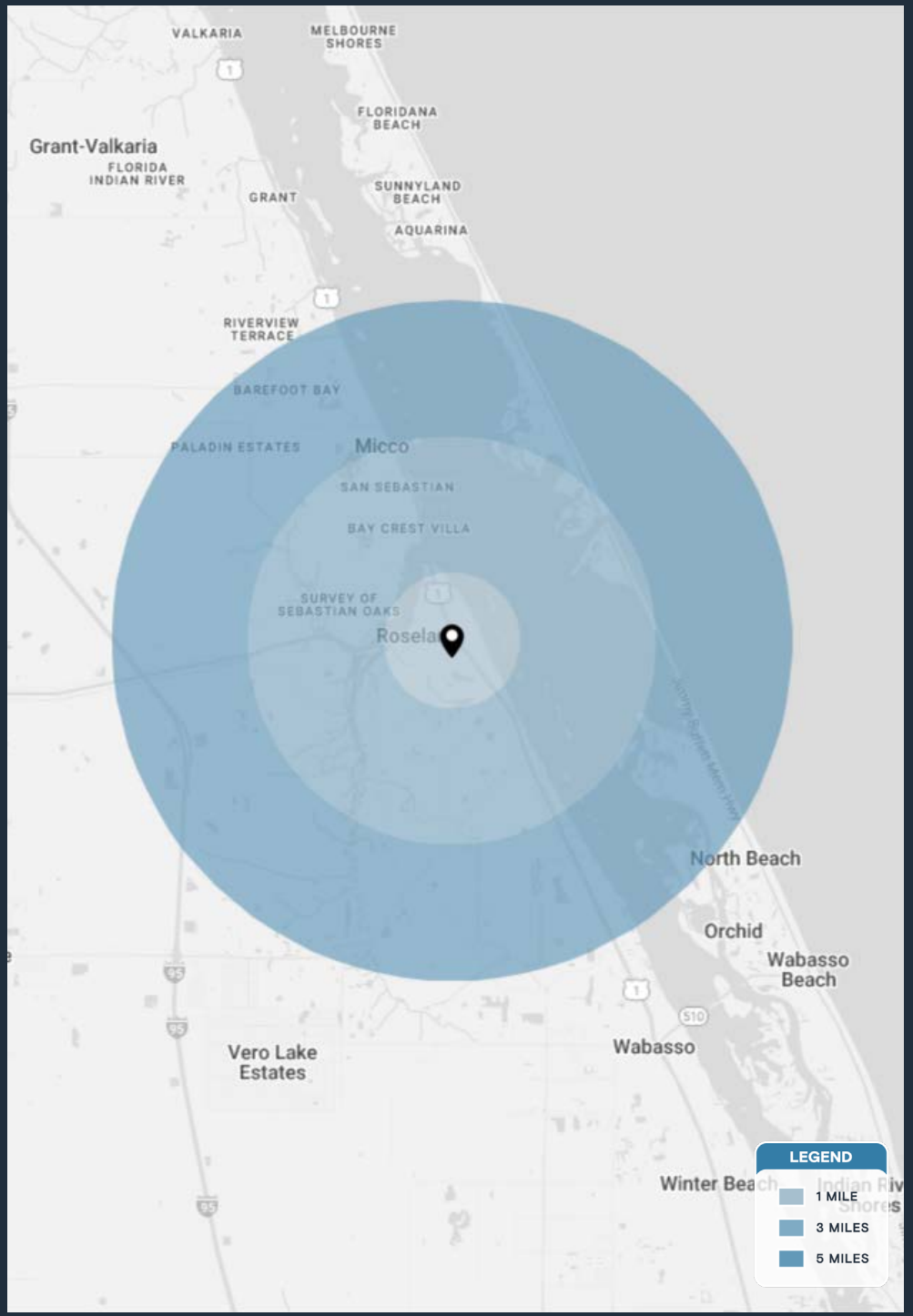
Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

Property Overview

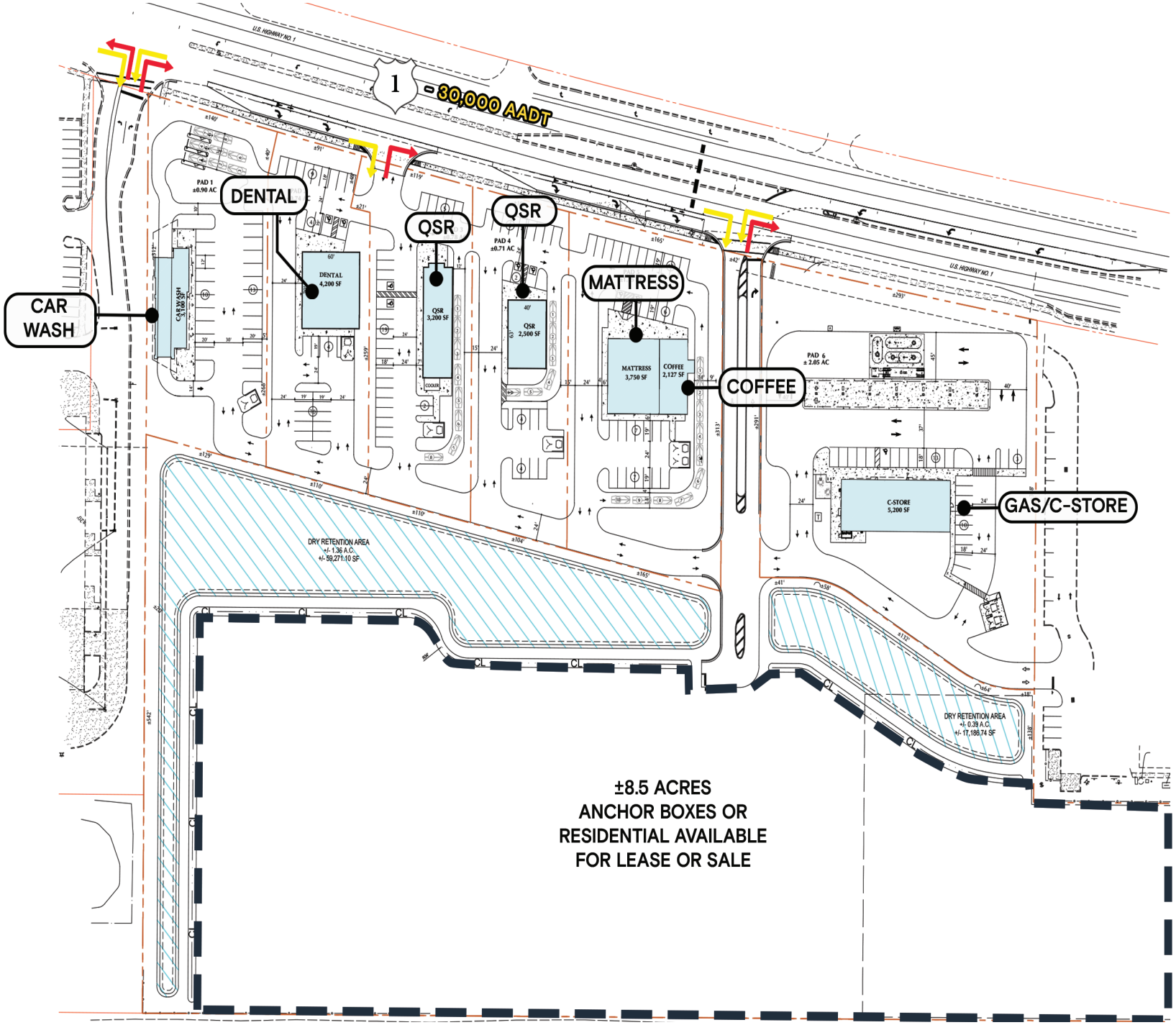
HIGHLIGHTS

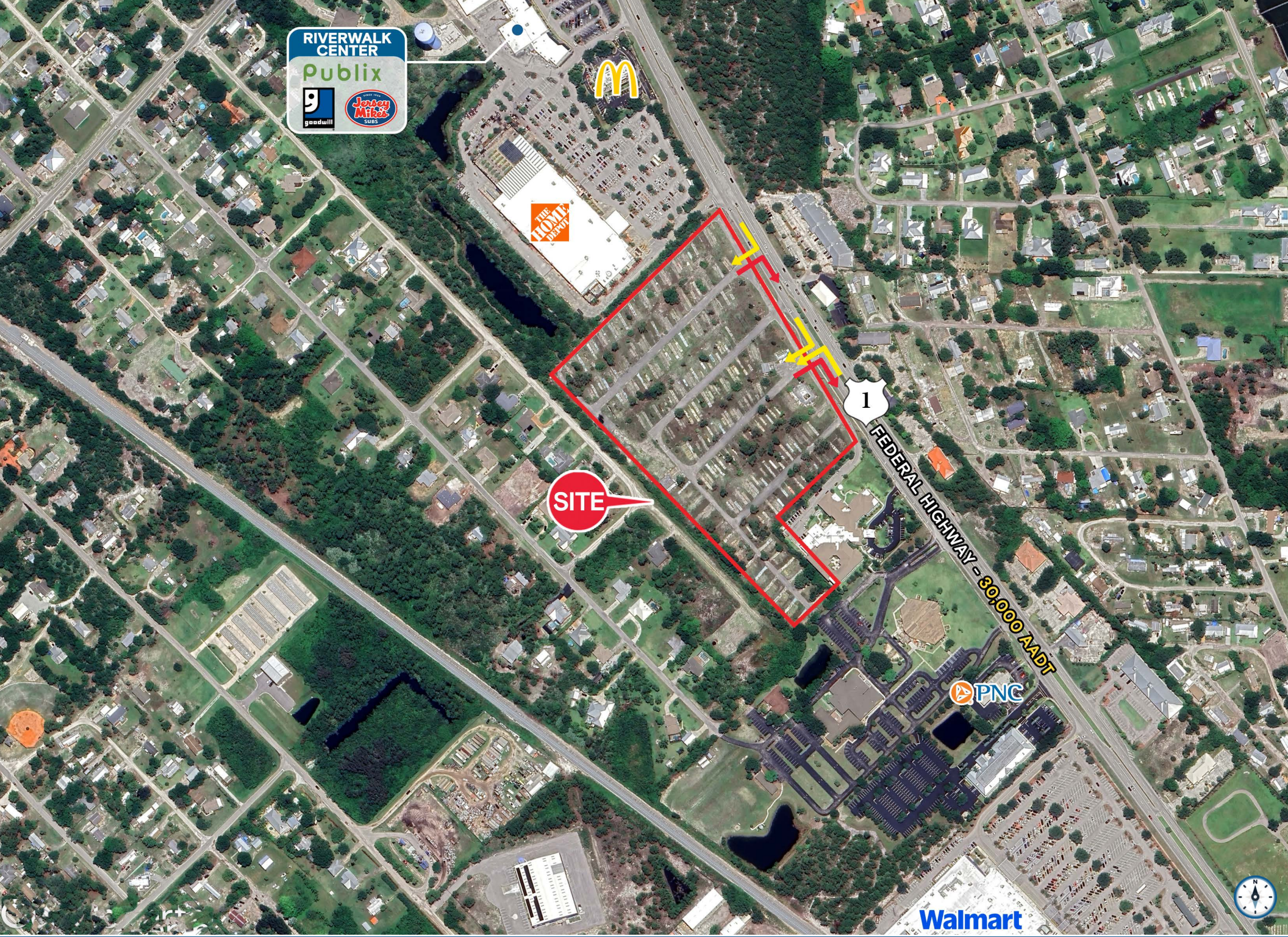
- ±17 acres of land proposed for 6 retail outparcel pads, anchor boxes, or multi-family residential
- Mixed-use, commercial, hotel or residential development
- Zoned CR: Commercial Riverfront
- Liberal zoning with a multitude of approved uses
- Strategically located at the 50 yard line of the Sebastian retail corridor along US Highway 1
- Join neighboring tenants: Walmart Publix The Home Depot

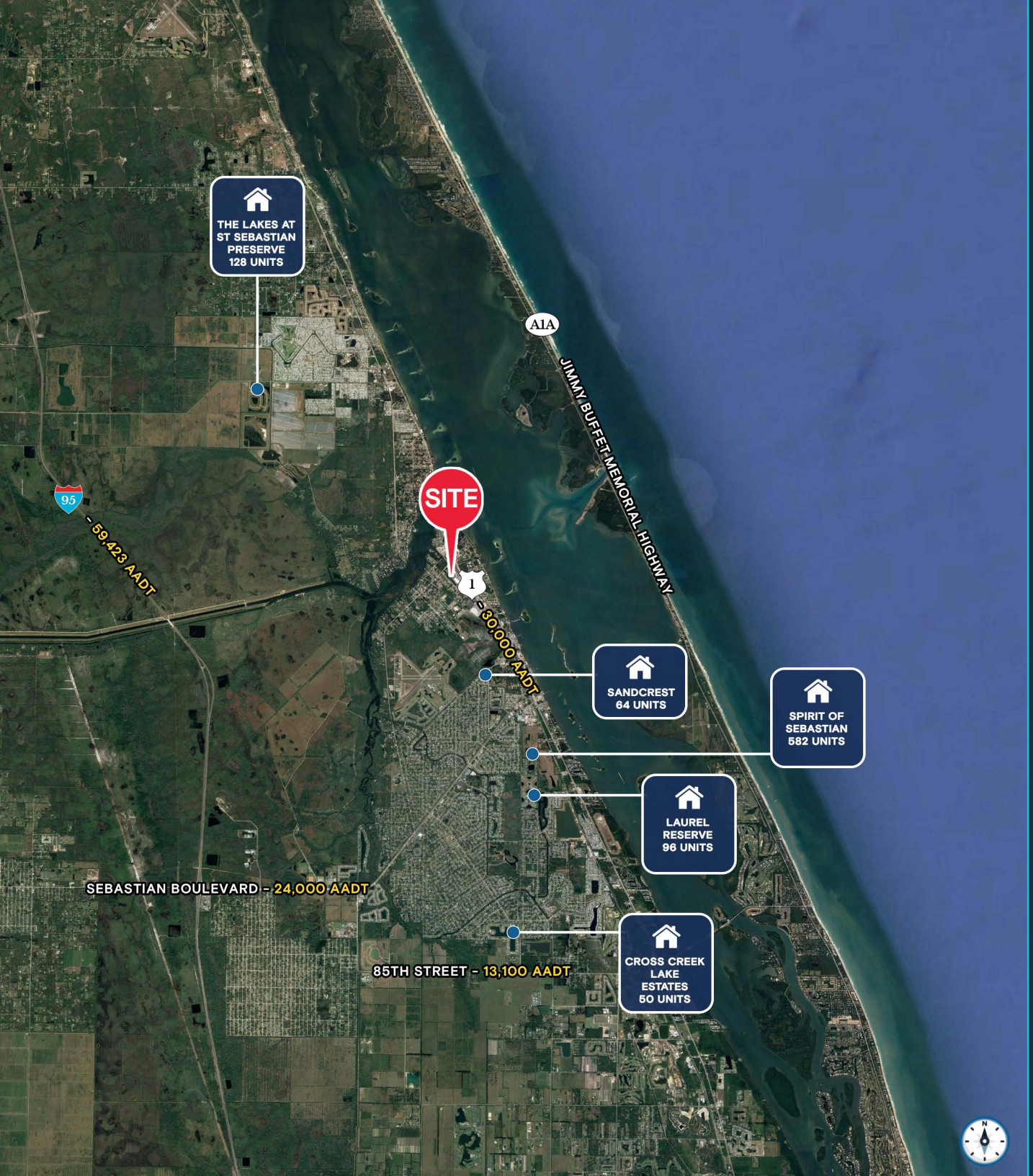
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,554	11,925	35,641
HOUSEHOLDS	807	5,929	17,414
EMPLOYEES	1,933	4,086	6,369
AVERAGE HH INCOME	$136,014	$92,455	$90,110
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	5,408	26,328	45,341
HOUSEHOLDS	2,789	12,807	21,533
EMPLOYEES	2,921	5,793	7,419
AVERAGE HH INCOME	$94,297	$90,002	$91,692



SAMPLE SITE PLAN FOR RETAIL




RIVERWALK CENTER
Publix
goodwill
Jersey Mike's SUBS
THE HOME DEPOT
SITE
1
FEDERAL HIGHWAY - 30,000 AADT
PNC
Walmart



Contact Brokers

Allan Carlisle
SENIOR DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.21.26