

FOR SALE

± 17 ACRES COMMERCIAL/RESIDENTIAL/MIXED USE PROJECT

13225 US HIGHWAY 1, SEBASTIAN, FL



VACANT, CLEARED, READY FOR DEVELOPMENT

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

JON CASHION
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

PROPERTY OVERVIEW

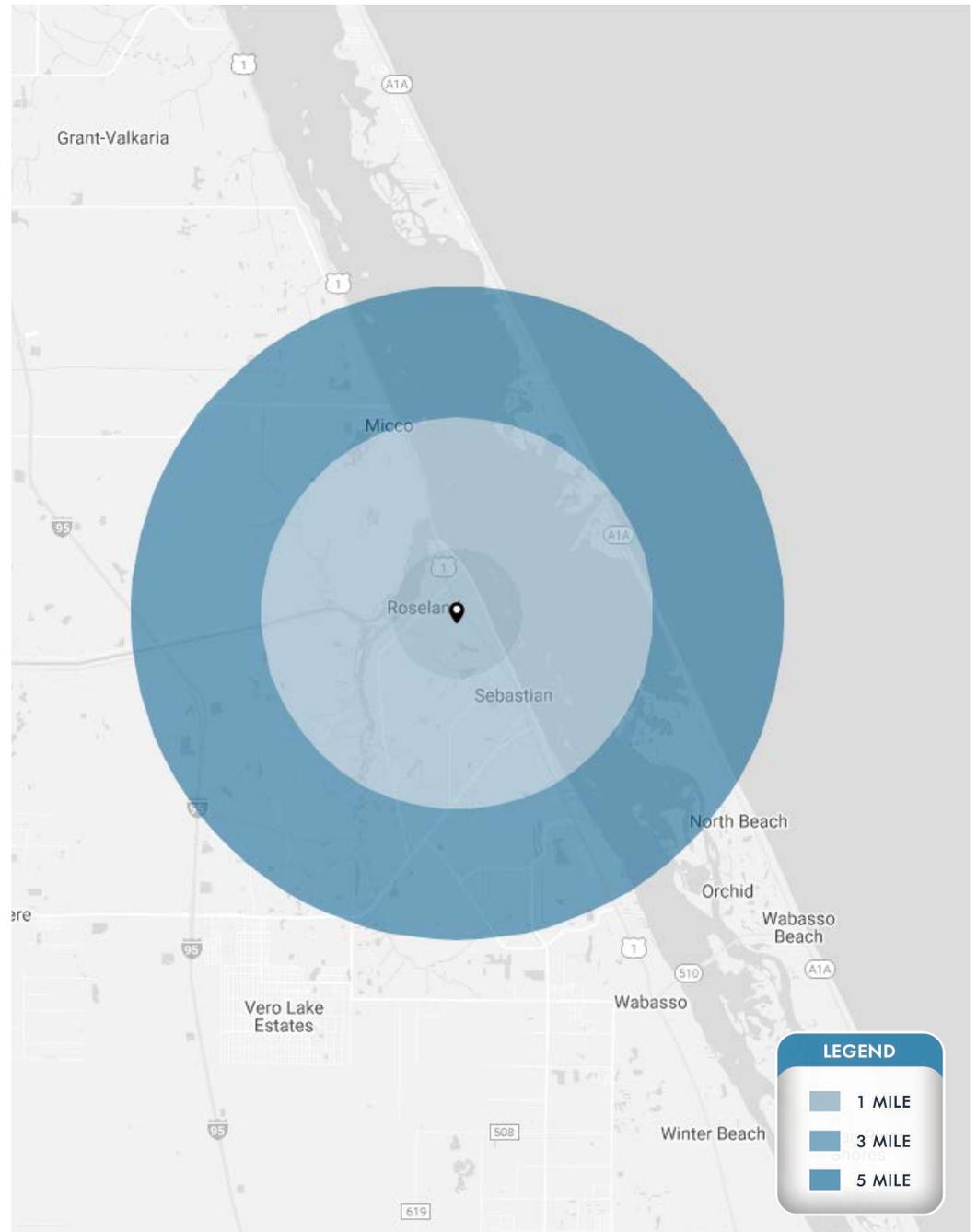
HIGHLIGHTS

- ±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-1
- Join neighboring tenants:



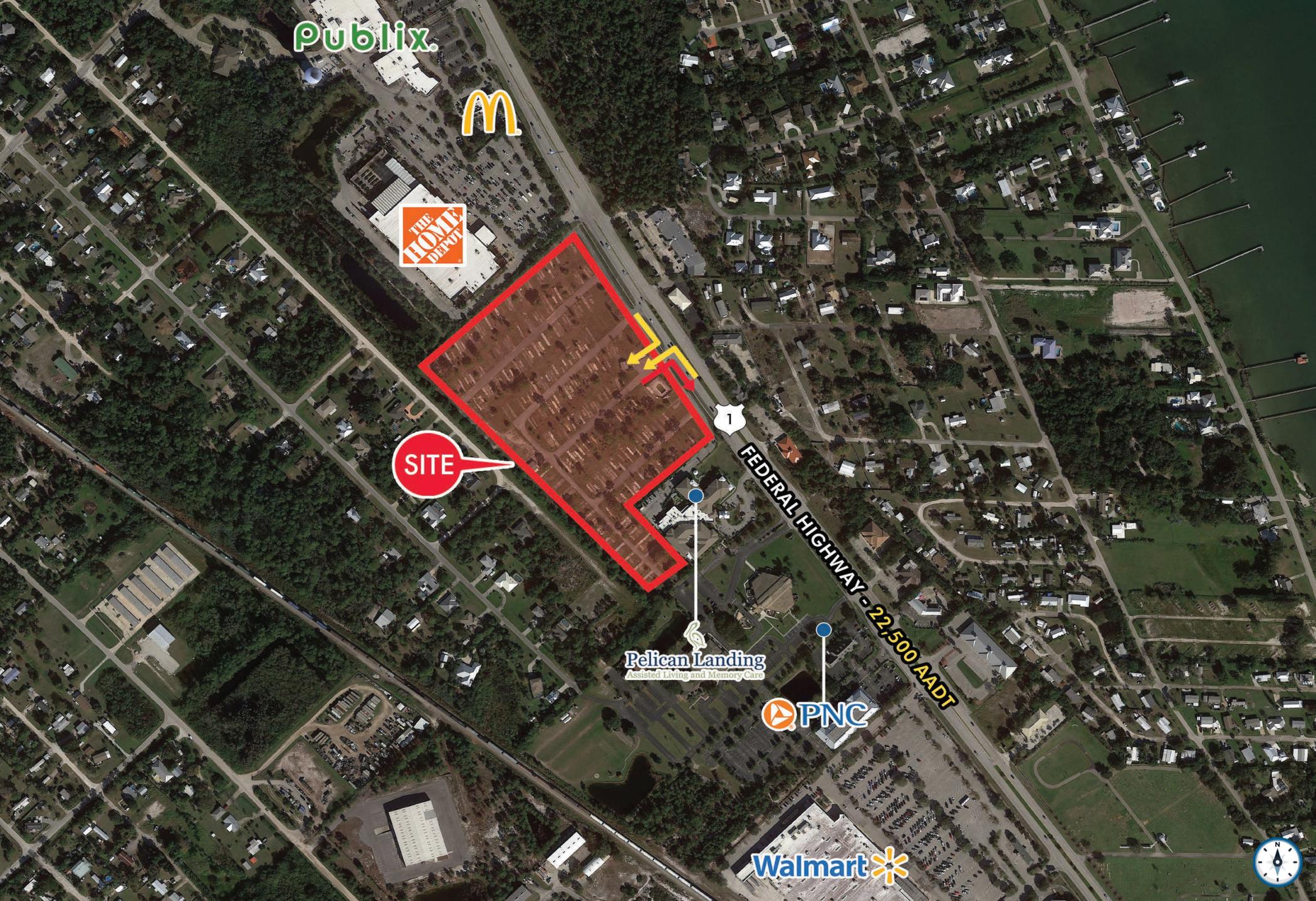
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	1,483	11,908	35,118
HOUSEHOLDS	769	5,912	17,166
DAYTIME EMPLOYEES	1,372	10,779	31,825
AVERAGE HH INCOME	\$59,859	\$64,076	\$67,078
	5 Minutes	10 Minutes	15 Minutes
POPULATION	2,426	13,058	35,256
HOUSEHOLDS	1,224	6,370	16,653
DAYTIME EMPLOYEES	2,165	11,508	30,941
AVERAGE HH INCOME	\$65,933	\$59,288	\$64,479



LEGEND

- 1 MILE
- 3 MILE
- 5 MILE



Publix.



SITE

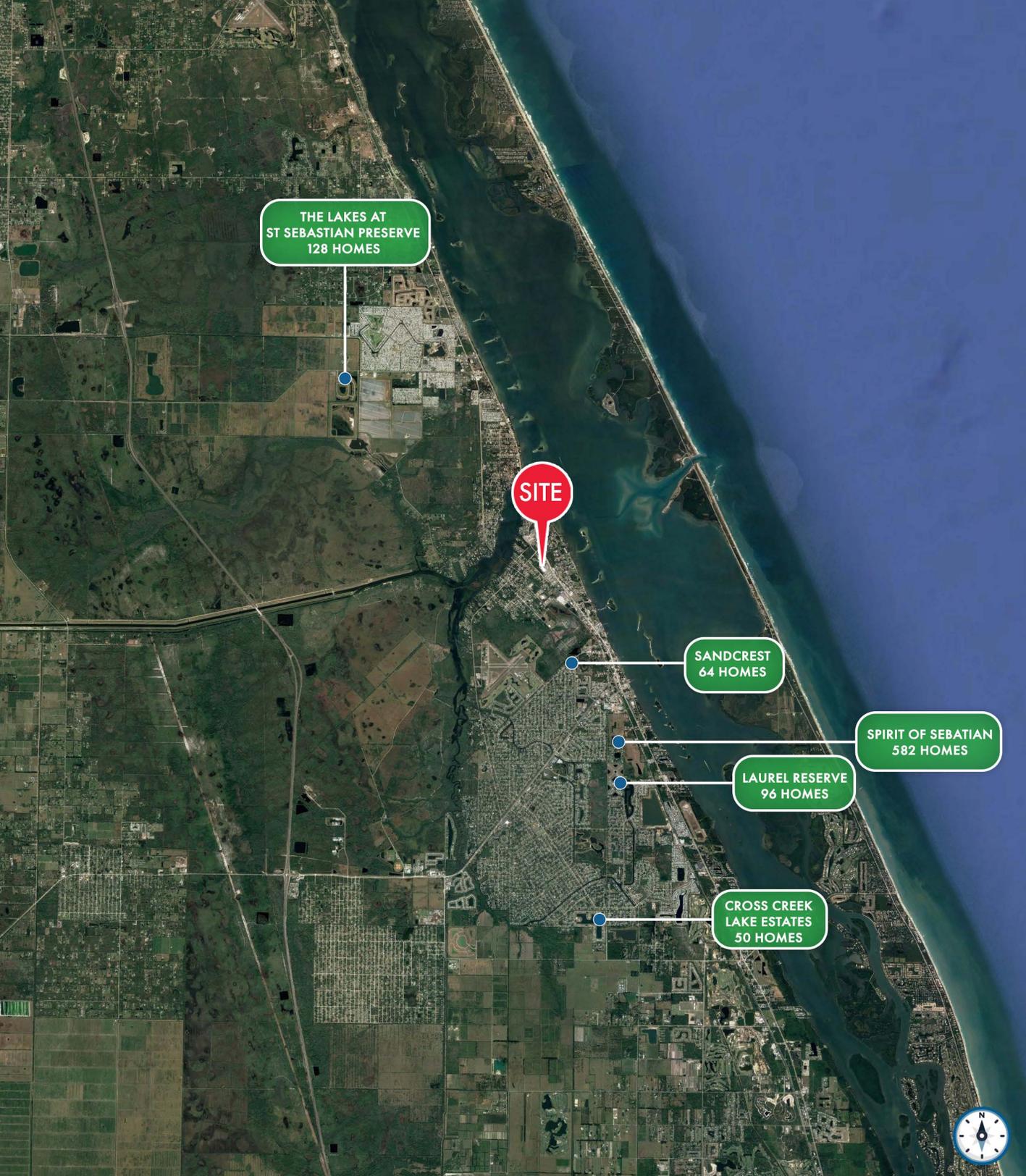


FEDERAL HIGHWAY - 22,500 AADT

Pelican Landing
Assisted Living and Memory Care



13225 US HIGHWAY 1 | CLOSE AERIAL



THE LAKES AT
ST SEBASTIAN PRESERVE
128 HOMES

SITE

SANDCREST
64 HOMES

LAUREL RESERVE
96 HOMES

CROSS CREEK
LAKE ESTATES
50 HOMES

SPIRIT OF SEBASTIAN
582 HOMES

CONTACT AGENT

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: 01.19.24