

FOR SALE

\$400,000 - \$975,000

**COLDWELL
BANKER
COMMERCIAL****Paradise**

9627 US HWY 1, SEBASTIAN, FL 32958

COMMERCIAL LAND OPPORTUNITY**Property Highlights**

- Commercial Development or Owner/User Opportunity
- Parcels can be sold Individually or Together
- Cross access available to Adjacent to Publix Anchored Center
- 200' of Frontage, Excellent Visibility & Easy Access
- Over 26,000 Vehicles Per Day

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	890	15,025	39,684
Total Population	1,970	34,891	89,945
Average HH Income	\$45,389	\$79,343	\$71,090

Offering Summary

Sale Price:	\$400,000 - \$975,000
Parcel A (4.04 Acres):	\$975,000
Parcel B (3.61 Acres):	\$400,000
Total Lot Size:	7.65 Acres
Zoning:	CG
Market:	Indian River County
Submarket:	Sebastian, FL

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WWW.CBCWORLDWIDE.COM / WWW.KITEPROPERTIESLLC.COM**COLDWELL BANKER COMMERCIAL | PARADISE**

1950 US HIGHWAY 1, VERO BEACH, FL 32960

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COMMERCIAL LAND OPPORTUNITY

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