

For Sale

3.8 +/- Acre Site at I-95 Palm Bay, Florida



Location: Culver Drive, Palm Bay, at interchange of I-95 and Palm Bay Road, SW quadrant. Near Hammock Landing Power Center.

Size: 3.8+/- acres; 665'x 250'

Zoning: CC (Community Commercial), City of Palm Bay.

Entitlements: 82,810 sf self-storage facility; numerous other commercial uses.

2009 Traffic Counts:

49,000 – I-95

42,000 – Palm Bay Road

Price: \$597,000

www.palmbaycommercialsite.com



Exclusively Listed by:

MARGERY JOHNSON, CCIM, CIPS

Senior Director, Land Brokerage Services

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800 N. Magnolia Avenue, Suite 450 Orlando, FL 32803

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[Click Here](#) for proposed use (self-storage facility) site plan



Nearby:

Publix, Aldi, Albertson, Walgreens (2), Wal-Mart, BJs, Kohl's, McDonalds, Burger King, Wendy's, Chick-fil-A, Office Depot, Sun Trust, Regions, HarleyDavidson, Cracker Barrel, Bob Evans, Golden Corral, Denny's Starbucks, Jameson Inn, Hampton Inn

Permitted uses:

Retail, personal services, offices, day care, restaurant, bank, hotels, nursing homes, others.

Parcel ID:

28-37-19-00-00754.0-0000.00

2010 Demographics

	<u>3 mile</u>	<u>5 mile</u>	<u>10 mile</u>	<u>25 mile</u>
Population	63,678	133,693	249,683	468,620
Avg. Household Income	\$57,022	\$54,673	\$61,885	\$65,039



A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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