

FOR SALE

13975 US Hwy 1

Sebastian, FL 32958

Prime Development Site Next to Medical Center



PROPERTY OVERVIEW

RARE 3.69 +/- acre parcel contiguous to and within walking of distance Sebastian River Medical Center campus. This property had 465ft +/- of prominent US Hwy 1 frontage. Zoned Medical (Indian River County). Flexible zoning permitting non-medical uses. Property has concept site plan for 35,000sf Medical Office Bldg (MOB).

LOCATION OVERVIEW

Sebastian is the largest municipality in Indian River County. Convenient to populations of Northern Indian River County & Southern Brevard County. Permitted Uses include – Office, Outpatient centers, Emergency Services, Drugstores, Nursing Homes (A), Lodging, Medical / Dental Labs, Optical, Child Care, Residential Treatment facilities, Congregate Living, Govt Buildings (A), Educational Centers (A). Near daily needs retail stores, restaurants, banks, and big boxes. Easy access to I-95 Sebastian exit, Palm Bay, Melbourne, & Vero Beach

OFFERING SUMMARY

Land Size:	3.69 Acres
Zoning:	MED (Medical), Indian River County
Traffic Count:	24,500 AADT

SALE PRICE \$2,150,000

Mike Yurocko, CCIM

Vice President/Broker
772.220.4096 x103
my@slccommercial.com

SLC Commercial

2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Prime Development Site Next to Medical Center

SALE PRICE \$2,150,000

Location Information

Building Name Prime Development Site Next to
Medical Center
Street Address 13975 US Hwy 1
City, State, Zip Sebastian, FL 32958
County/Township Indian River
Submarket Sebastian
Nearest Airport Sebastian Municipal Airport

LAND

Number Of Lots 1
Best Use Multiple Medical & Professional Uses as
well as Designated Retail & Institutional
Uses

Property Details

Property Type Office, Retail, Institutional
Property Subtype Office
Lot Size 3.69 Acres
APN# 30382500000002000005-0
Lot Frontage 465 FT
Lot Depth 450 SF
Corner Property Yes
Traffic Count 24,500 AADT
Traffic Count Street US Highway 1
Utilities Indian River County
Taxes \$17,255.07

Zoning / Land Use Details

Zoning MED (Medical), Indian River County
Land Use -
Permitted Use See Below

[Click Here for Permitted Uses](#)

Mike Yurocko, CCIM

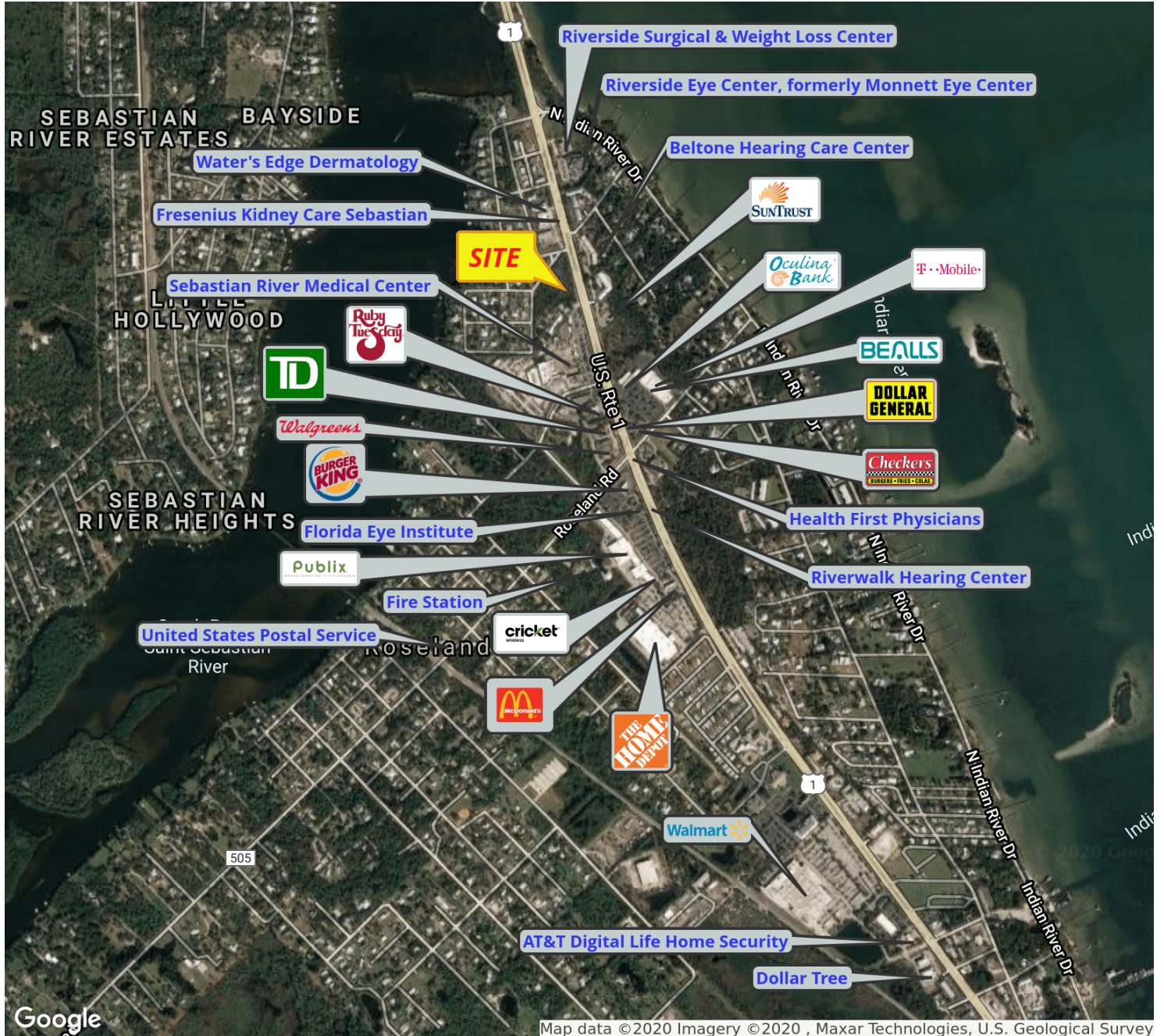
Vice President/Broker
772.220.4096 x103
my@slccommercial.com

SLC Commercial

2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



Prime Development Site Next to Medical Center



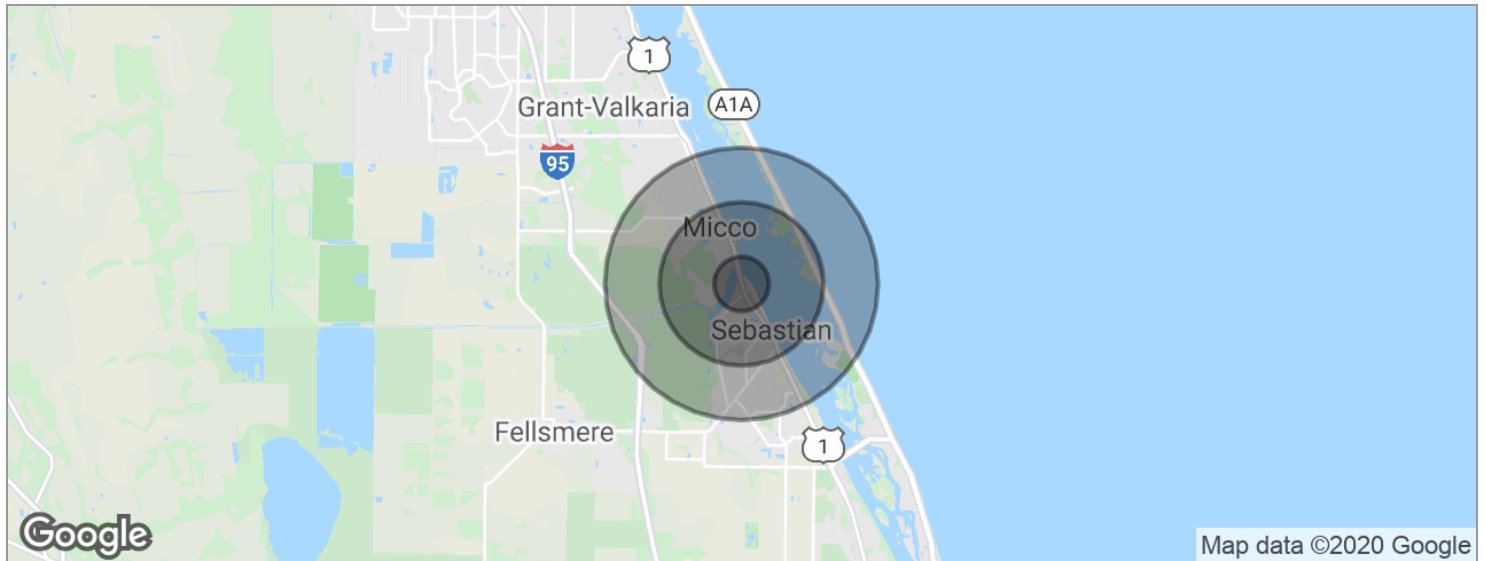
Mike Yurocko, CCIM
Vice President/Broker
772.220.4096 x103
my@slccommercial.com

SLC Commercial
2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

■ Prime Development Site Next to Medical Center



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,186	9,502	30,275
Median age	53.4	57.1	56.0
Median age (male)	52.4	56.6	55.5
Median age (Female)	55.7	58.3	56.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	570	4,585	14,130
# of persons per HH	2.1	2.1	2.1
Average HH income	\$44,823	\$70,037	\$67,680
Average house value	\$216,022	\$250,277	\$259,211

* Demographic data derived from 2010 US Census

■ Mike Yurocko, CCIM

Vice President/Broker
772.220.4096 x103
my@slccommercial.com

SLC Commercial

2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



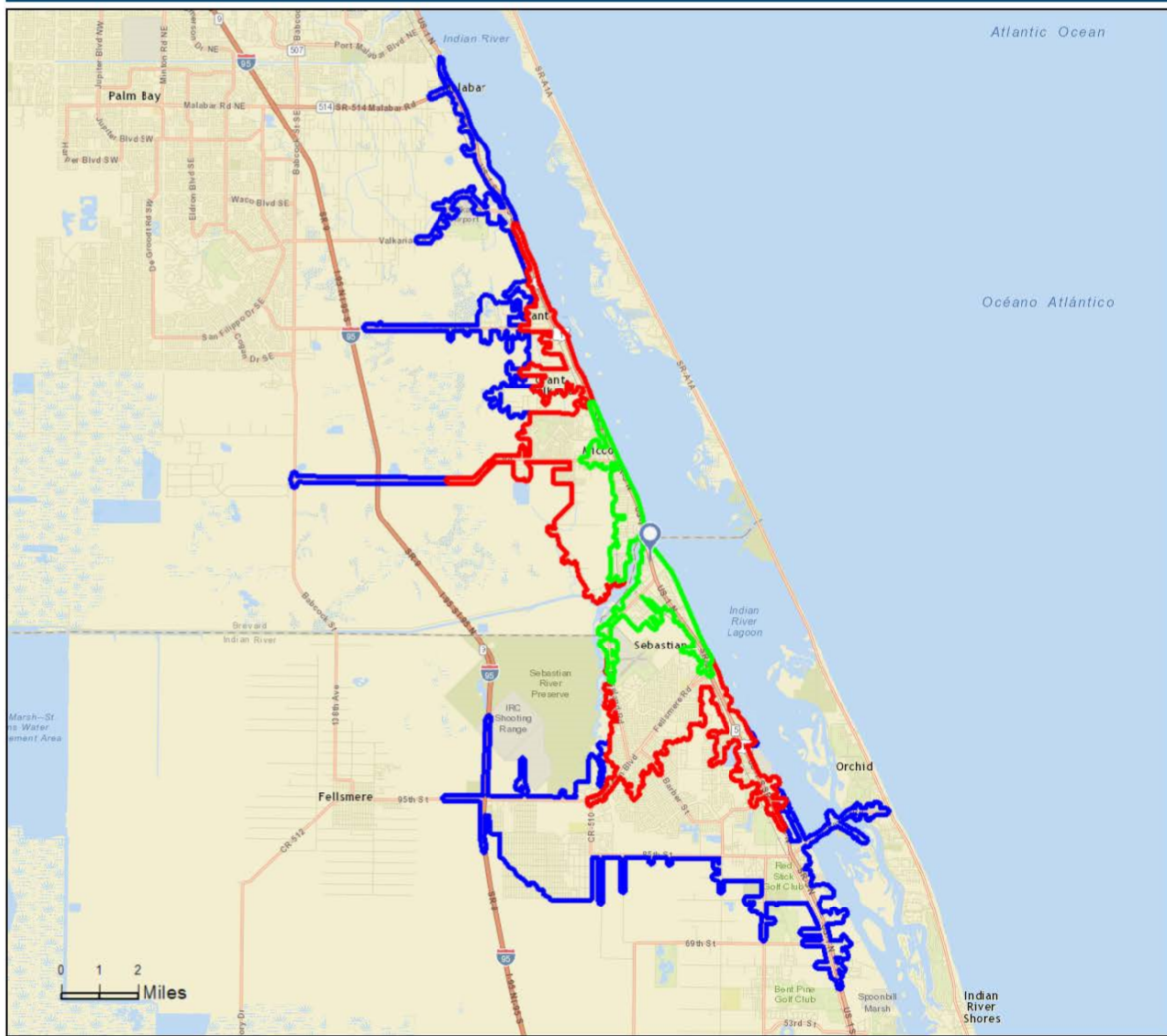
Prime Development Site Next to Medical Center



Site Details Map

13975 US-1 S, Sebastian, Florida, 32958
Drive Times: 5, 10, 15 minute radii

Prepared by Michael A. Yurocko, CCIM
Latitude: 27.84627
Longitude: -80.48871



This site is located in:

City: Sebastian city
County: Indian River County
State: Florida
ZIP Code: 32958
Census Tract: 12061050808
Census Block Group: 120610508082
CBSA: Sebastian-Vero Beach, FL Metropolitan Statistical Area

Mike Yurocko, CCIM

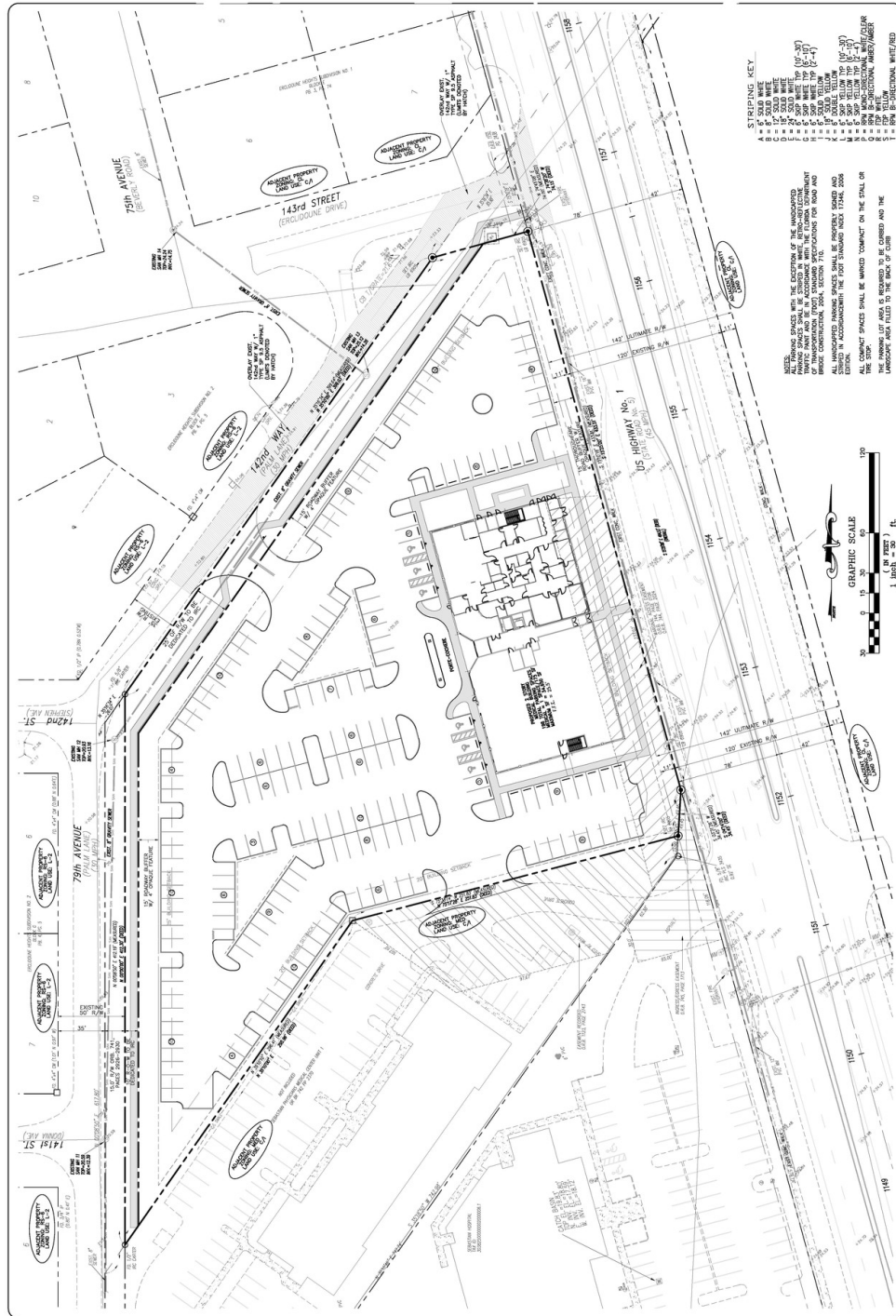
Vice President/Broker
772.220.4096 x103
my@slccommercial.com

SLC Commercial

2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



Prime Development Site Next to Medical Center



Mike Yurocko, CCIM
Vice President/Broker
772.220.4096 x103
my@slccommercial.com

SLC Commercial
2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Prime Development Site Next to Medical Center

Indian River County



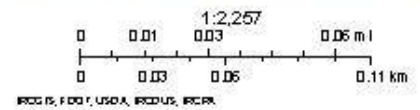
8/6/2018, 11:01:52 AM

Water Main

Commercial, Indian River County

Commercial, Private

- Domestic, Indian River County
- Domestic, Private
- Fire, Private
- Domestic, Private
- Fire, Indian River County



REDUS

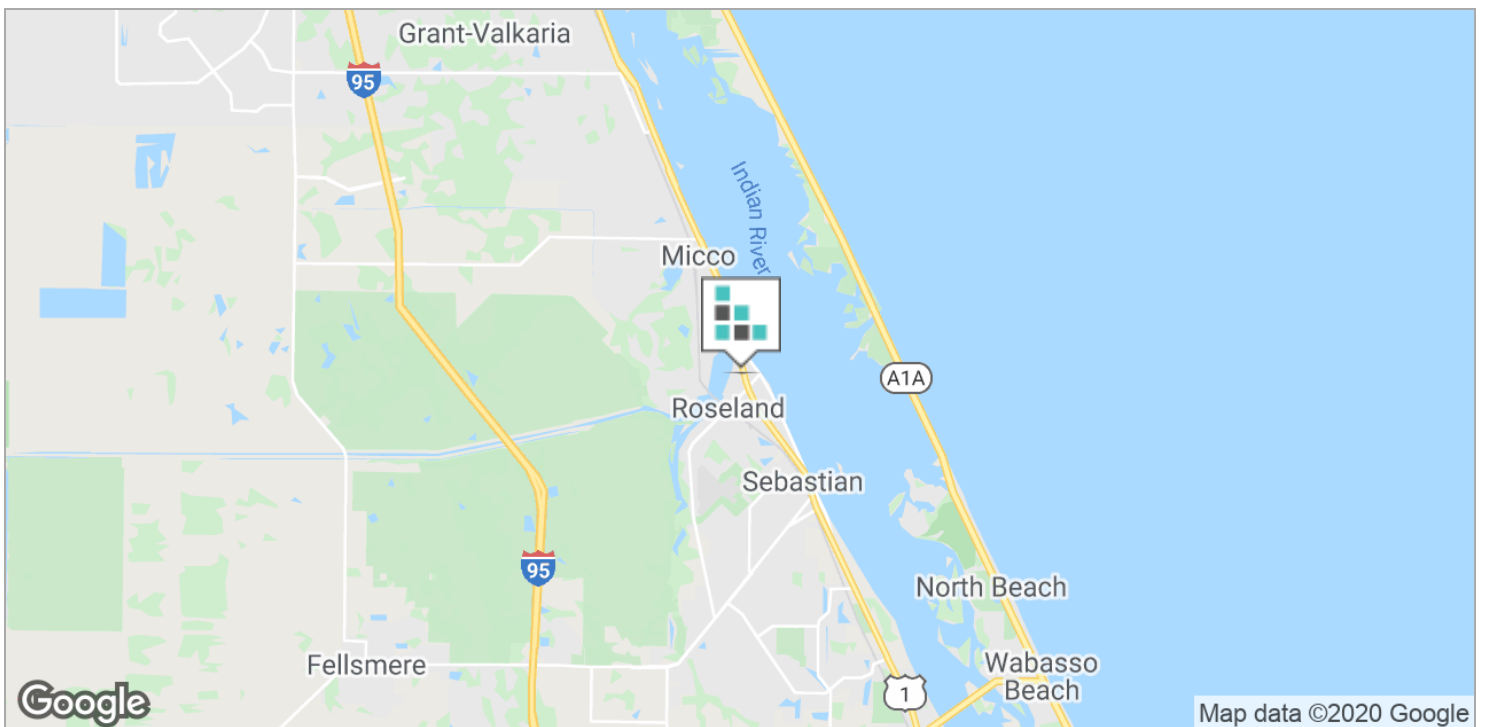
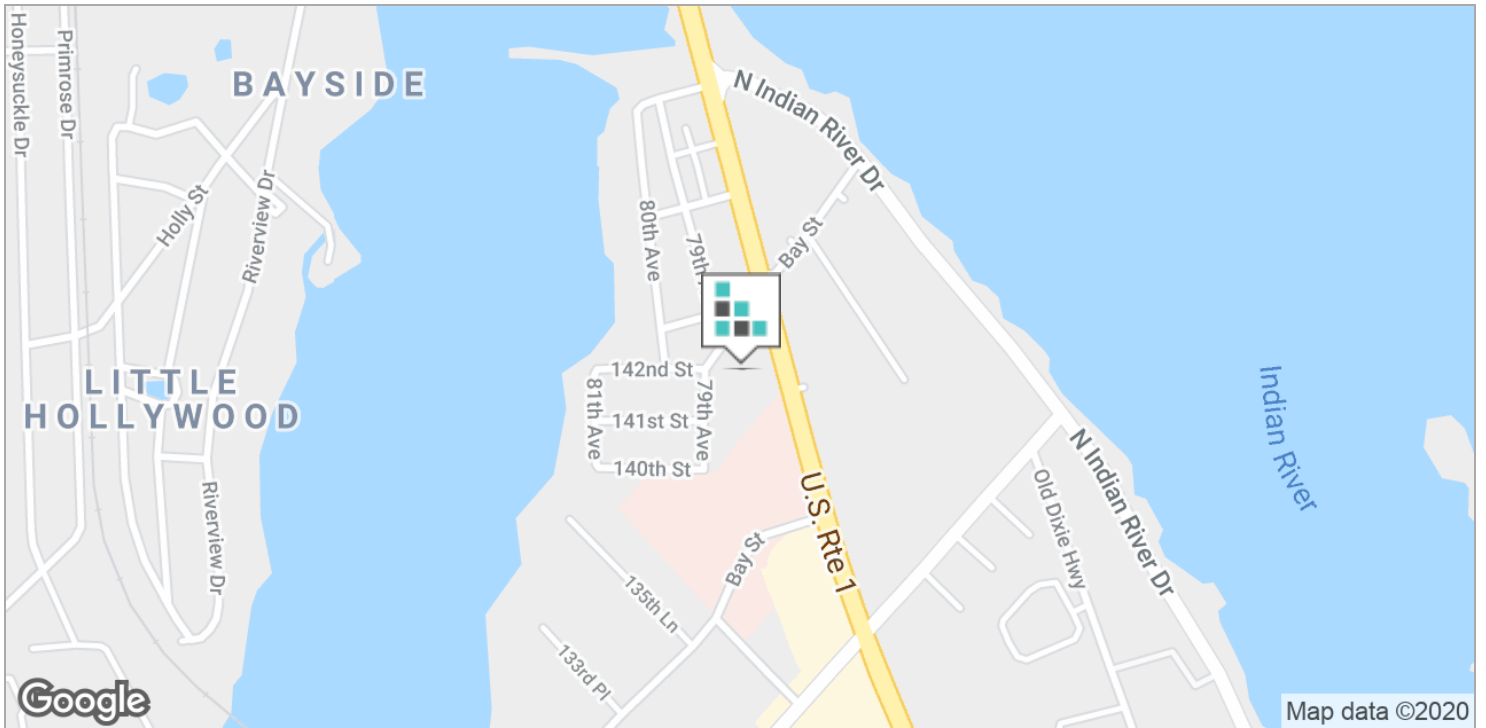
Mike Yurocko, CCIM
 Vice President/Broker
 772.220.4096 x103
 my@slccommercial.com

SLC Commercial
 2488 SE Willoughby Blvd
 Stuart, FL 34994
 772.220.4096 | slccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

■ Prime Development Site Next to Medical Center



■ **Mike Yurocko, CCIM**
Vice President/Broker
772.220.4096 x103
my@slccommercial.com

SLC Commercial
2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com



■ Prime Development Site Next to Medical Center

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

■ Mike Yurocko, CCIM

Vice President/Broker
772.220.4096 x103
my@slccommercial.com

SLC Commercial

2488 SE Willoughby Blvd
Stuart, FL 34994
772.220.4096 | slccommercial.com

