

±1,978 SF End-cap Gray Shell Space Available

727 Sebastian Blvd
Sebastian, FL 32958
www.cbre.com/orlando

Excellent visibility along Sebastian Blvd



SEBASTIAN BLVD 19,500 AADT

Retail | For Lease

Property Highlights

- + End-cap unit available in gray shell condition
 - ±1,958 SF of leasable space
- + Prominent frontage along Sebastian Boulevard offering high visibility
- + Ample on-site parking with approximately 47 spaces
- + Located within a well-established and densely populated residential area
- + 8 minute drive from the Sebastian Boulevard exit from Interstate 95, providing direct access to the regional retail corridor
- + Convenient ingress and egress from Sebastian Boulevard, with additional cross-access via South Fleming Street
- + Established retail co-tenancy with Dollar General and VIPCare Center, enhancing foot traffic and visibility

10 Minute Drive Time



\$96,381

Average Household Income



32,767

Total Population

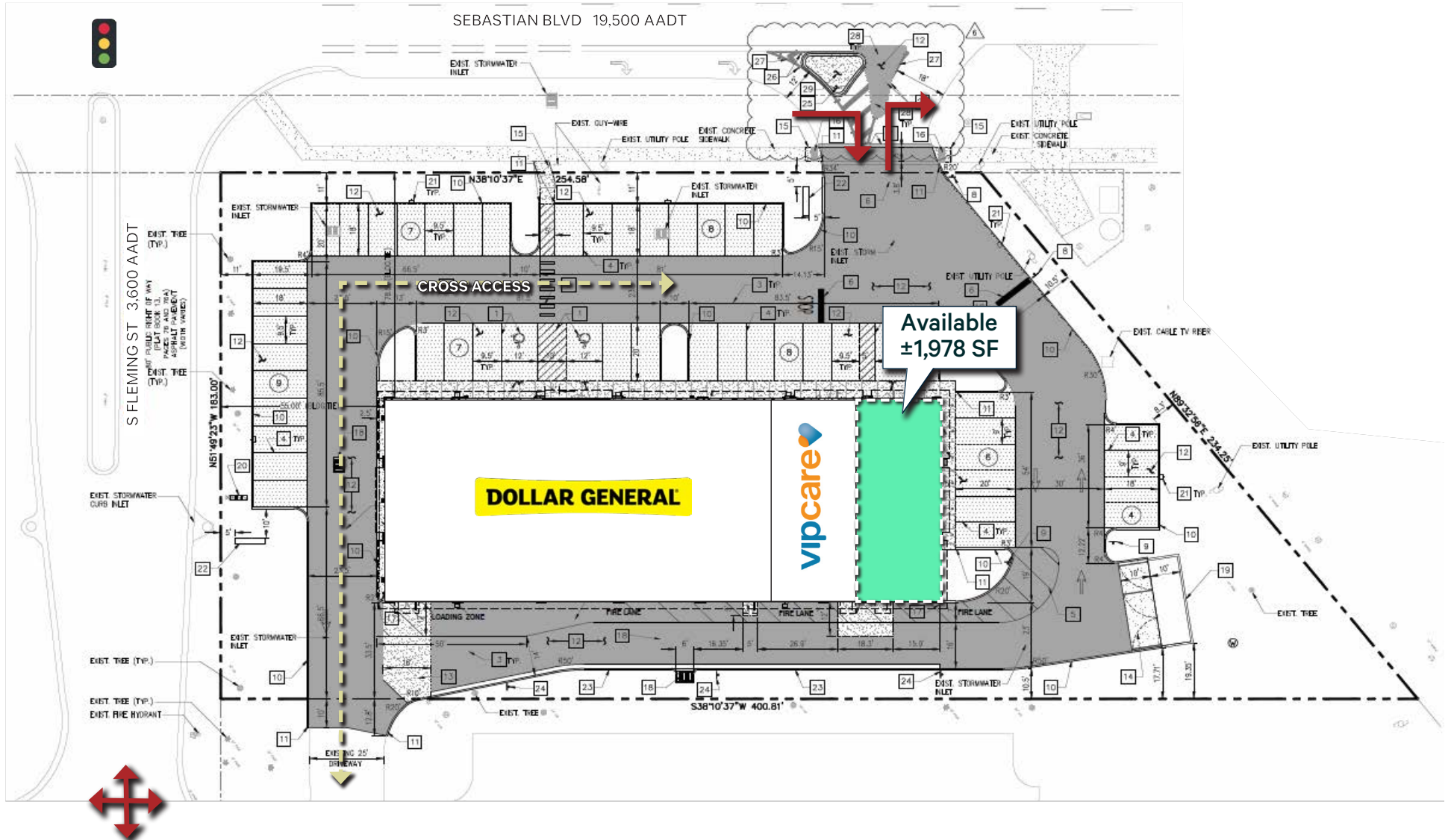


57.3

Median Age



Site Plan | ±1,978 SF Available



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For Lease

Easy Access

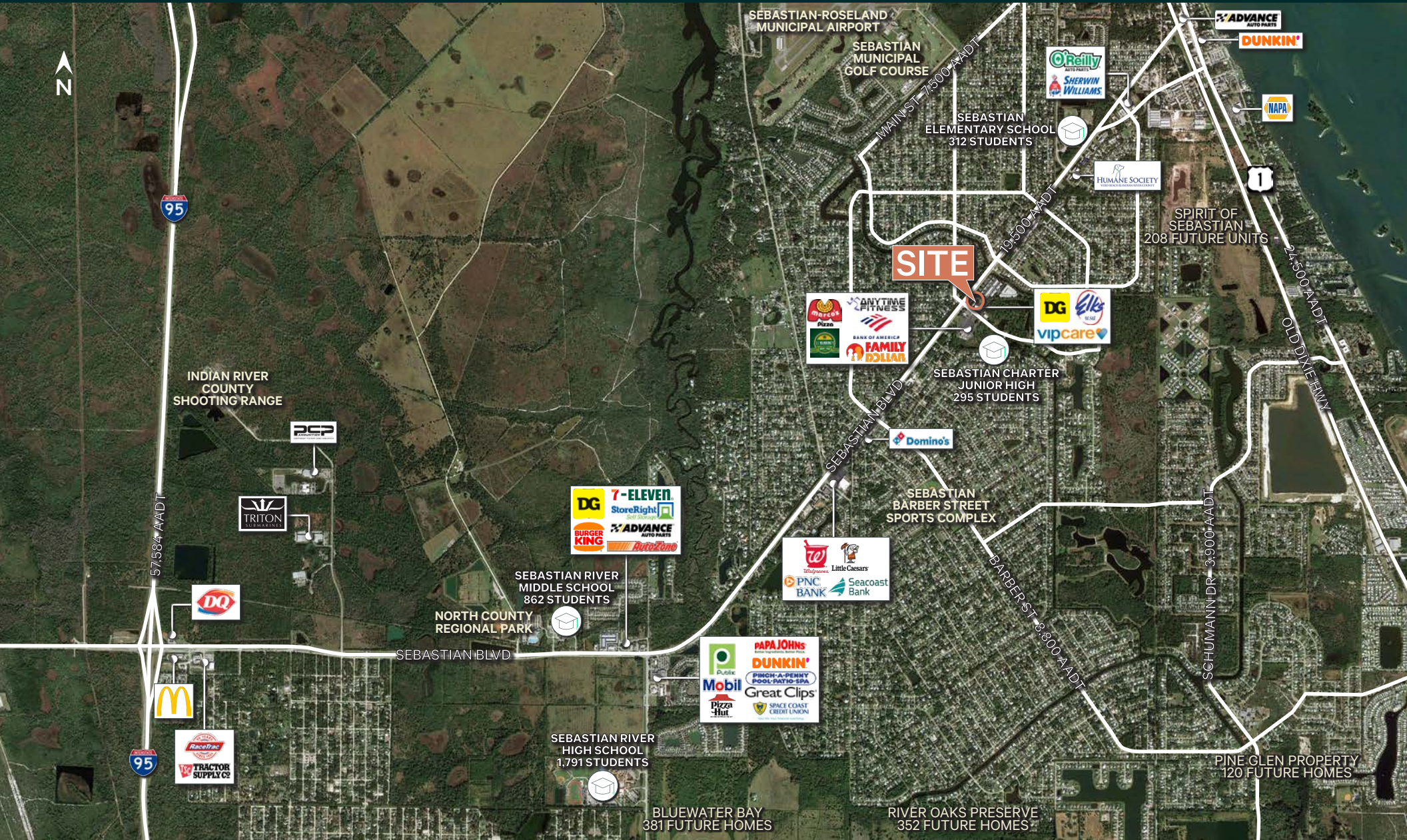


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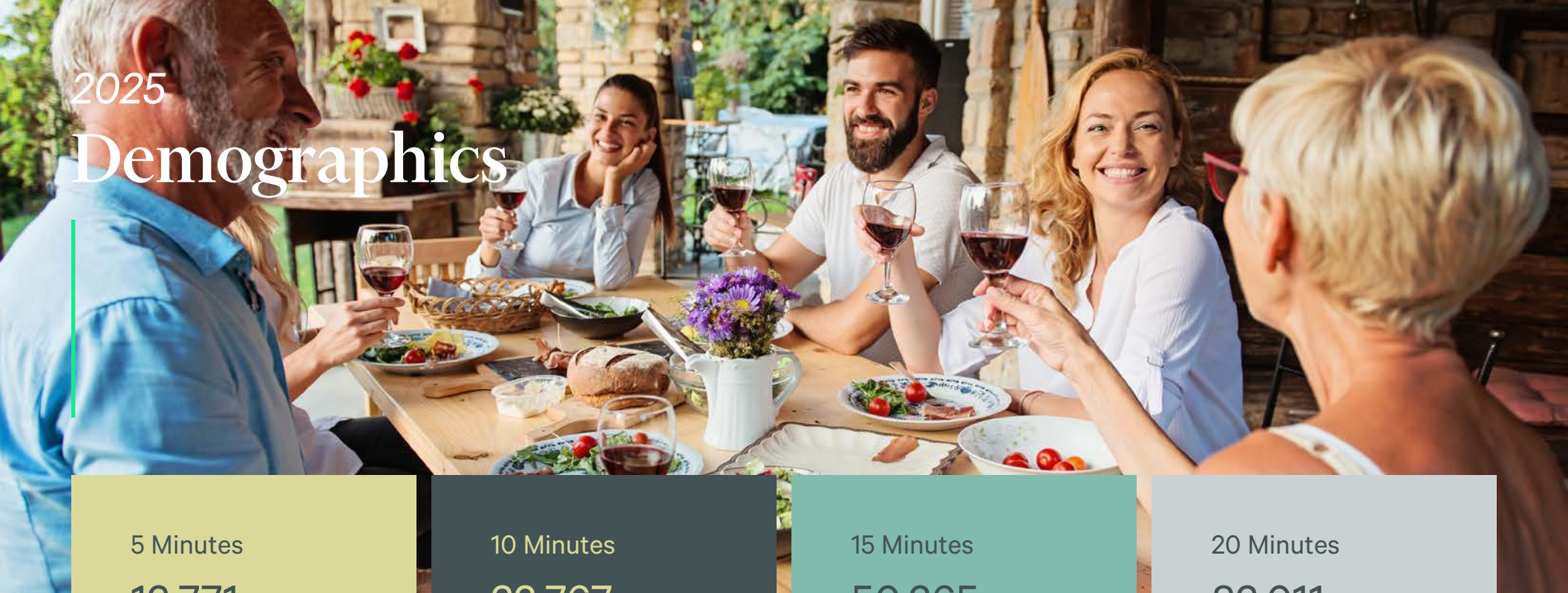
For Lease

Aerial | Trade Area



2025

Demographics



5 Minutes

12,771

Total Population

58.2

Median Age

20,732

Total Households

\$94,173

Average Household
Income

10 Minutes

32,767

Total Population

57.3

Median Age

115,544

Total Households

\$96,381

Average Household
Income

15 Minutes

50,265

Total Population

56.6

Median Age

364,855

Total Households

\$96,682

Average Household
Income

20 Minutes

82,011

Total Population

58.5

Median Age

755,113

Total Households

\$106,307

Average Household
Income



For more information,
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