

FOR SALE | FOR LEASE | BUILD TO SUIT

RETAIL PADS AND BOXES AVAILABLE

13225 US Highway 1, Sebastian, FL 32958

PRIME OUTPARCEL
OPPORTUNITIES



VACANT, CLEARED READY FOR DEVELOPMENT

EXCLUSIVE RETAIL LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

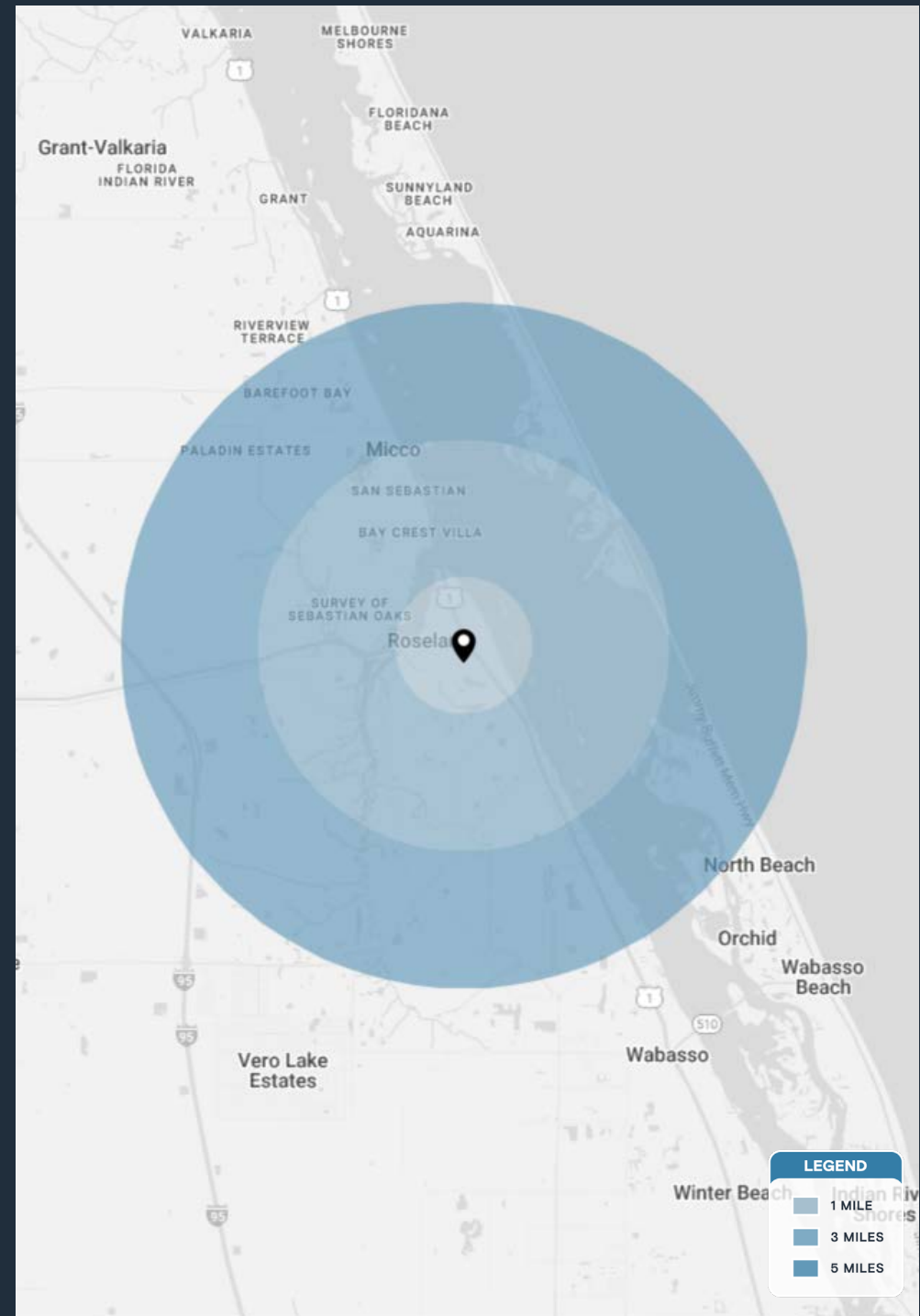
- ±17 acre vacant land
- Mixed-use, commercial, hotel or residential development
- Zoned CR: Commercial Riverfront
- Liberal zoning with a multitude of approved uses
- Strategically located at the 50 yard line of the Sebastian retail corridor along US Highway 1
- Join neighboring tenants:

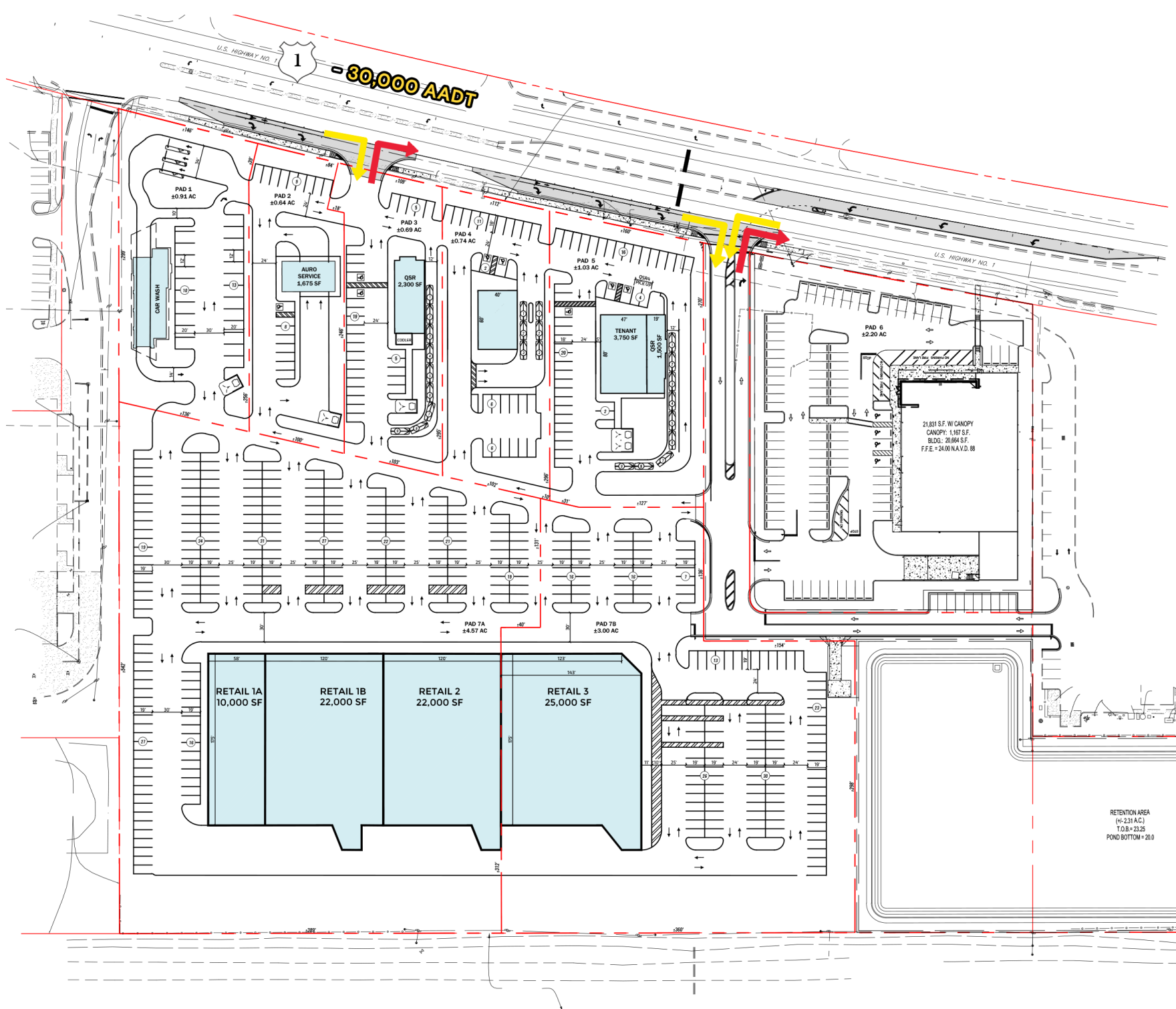
Walmart Publix 

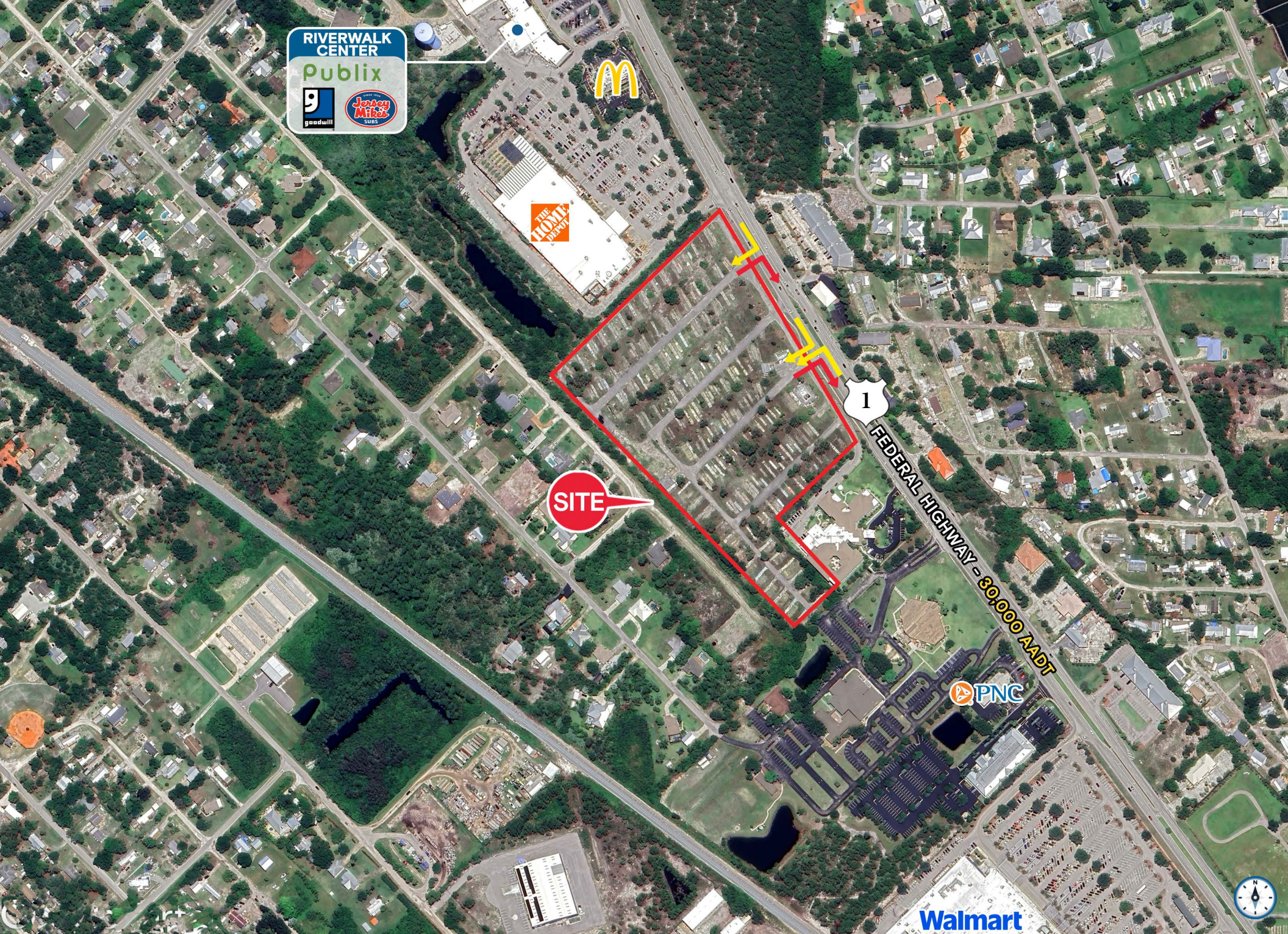
DEMOGRAPHICS

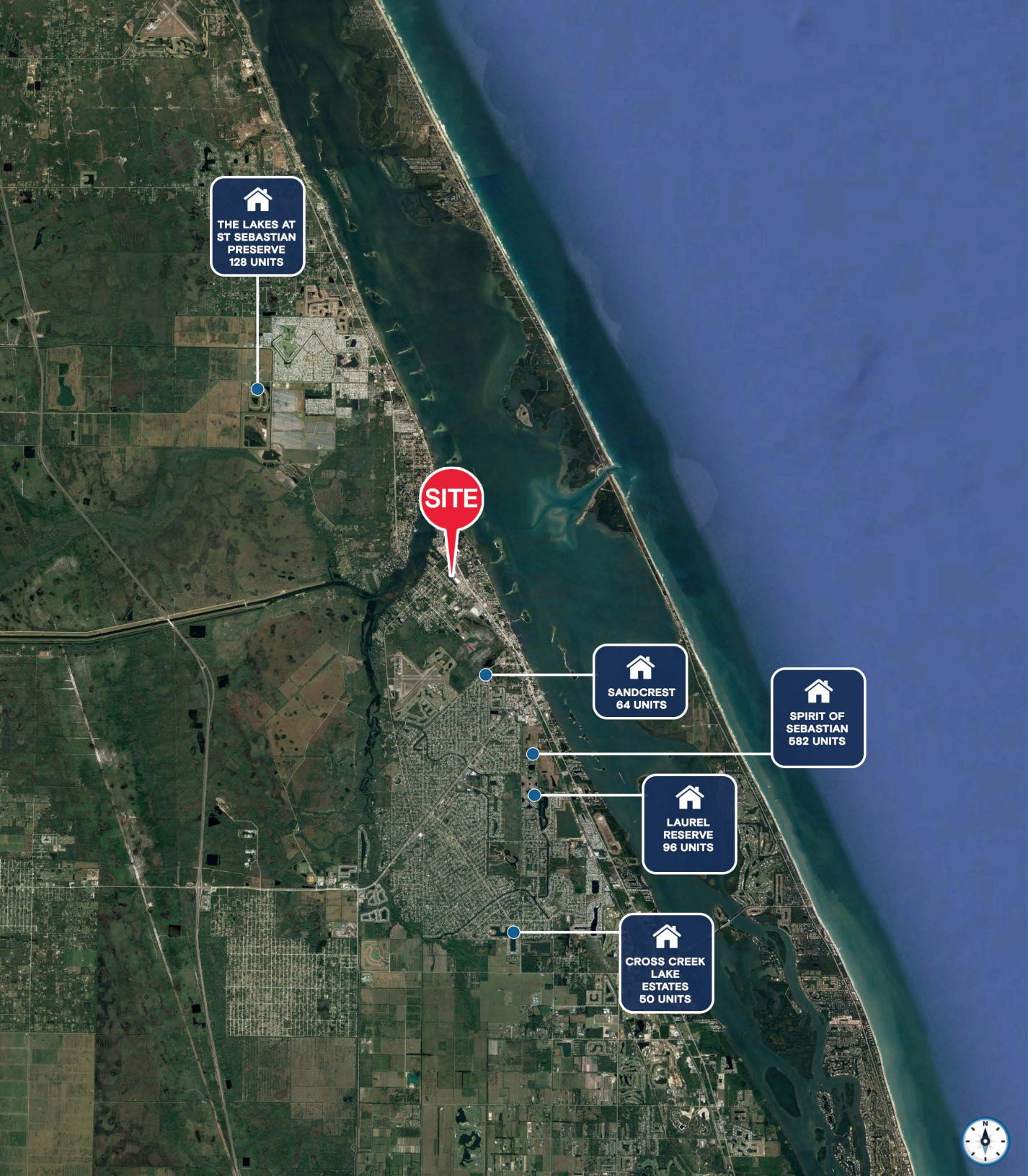
	1 MILE	3 MILES	5 MILES
POPULATION	1,554	11,925	35,641
HOUSEHOLDS	807	5,929	17,414
EMPLOYEES	1,933	4,086	6,369
AVERAGE HH INCOME	\$136,014	\$92,455	\$90,110

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	5,408	26,328	45,341
HOUSEHOLDS	2,789	12,807	21,533
EMPLOYEES	2,921	5,793	7,419
AVERAGE HH INCOME	\$94,297	\$90,002	\$91,692










THE LAKES AT
ST SEBASTIAN
PRESERVE
128 UNITS

SITE


SANDCREST
64 UNITS


SPIRIT OF
SEBASTIAN
582 UNITS


LAUREL
RESERVE
96 UNITS


CROSS CREEK
LAKE
ESTATES
50 UNITS

Contact Brokers

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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: 06.03.26