

FOR SALE



Alternate Street Access
Via Cul-de-sac ▶▶▶

Dreyer & Associates Real Estate Group - Commercial Division

Eyster/Murrell, Rockledge, FL 32955
Corner Lot - Murrell/Eyster



Contact:



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OFFERING SUMMARY

Sale Price: \$590,000.00**Price / Acre:** \$320,652**Lot Size:** 1.87 +/- Acres
per latest Survey**Zoning:** C-2; General
Commercial**Utilities** Cocoa Water and
Sewer**Traffic Count** 21,000

PROPERTY OVERVIEW

This Prime commercial corner sits on 1.87+- acres with 185+- feet of direct road frontage along Eyster Blvd and 445+- feet of direct road frontage along Murrell Blvd with an additional direct access point though a curb cut adjoining the medical office buildings/complexes on the N/E corner of the property which allow traffic to flow through South Woods Drive and directly back to Eyster Blvd; all providing overall superior access points to the property. The property is zoned C-2 Commercial in the City of Rockledge which allows but limited to the following uses: Medical/Office professional, restaurant, service station, retail stores, hotel/motel, childcare and entertainment venues. Tax Parcel ID (The Same) Real Estate Taxes (The Same) Conceptual Site Plan (Link Attached) Provides for 50 parking spaces and two buildings totaling appx 5,100 sq ft (2,400+- sq ft and 2,700+- sq ft each). It works the entrance around the existing lift station, provides stormwater treatment, works around the existing ditch and bank needed to maintain it, and is as the minimum setbacks.

565.91 Murrell Side Part plat description and legal description, with ROW taking, **202.87 Eyster Side****Link to Boundary Survey:**https://drive.google.com/file/d/1-rg8vO5kHuP4I3eqjlyUrV_mDhZemMps/view**Please click the link to view the property:**<https://youtu.be/2Lv0aqQJIPw>**Florida's Space Coast-One Small Step for your Giant Leap in to our Market**Kindly visit this link - <https://spacecoastedc.org/>

LOCATION OVERVIEW

This vacant land parcel is located in the northeast corner of Murrell Road and Eyster Blvd. in Rockledge Florida. This fantastic piece of land is just a few minutes away from I-95 and 45 minutes away from the Orlando International Airport. Beaches are only 15 minutes away and The Avenues shopping center and Brevard zoo are only 7-10 minutes away. Don't miss this opportunity to build the business of your dreams.

**Michael Dreyer, CCIM, ALC**

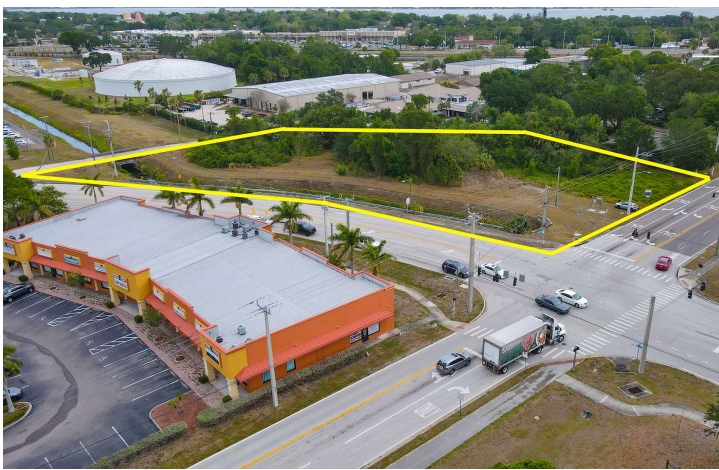
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CONCEPTUAL SITE PLAN 
1"=30'

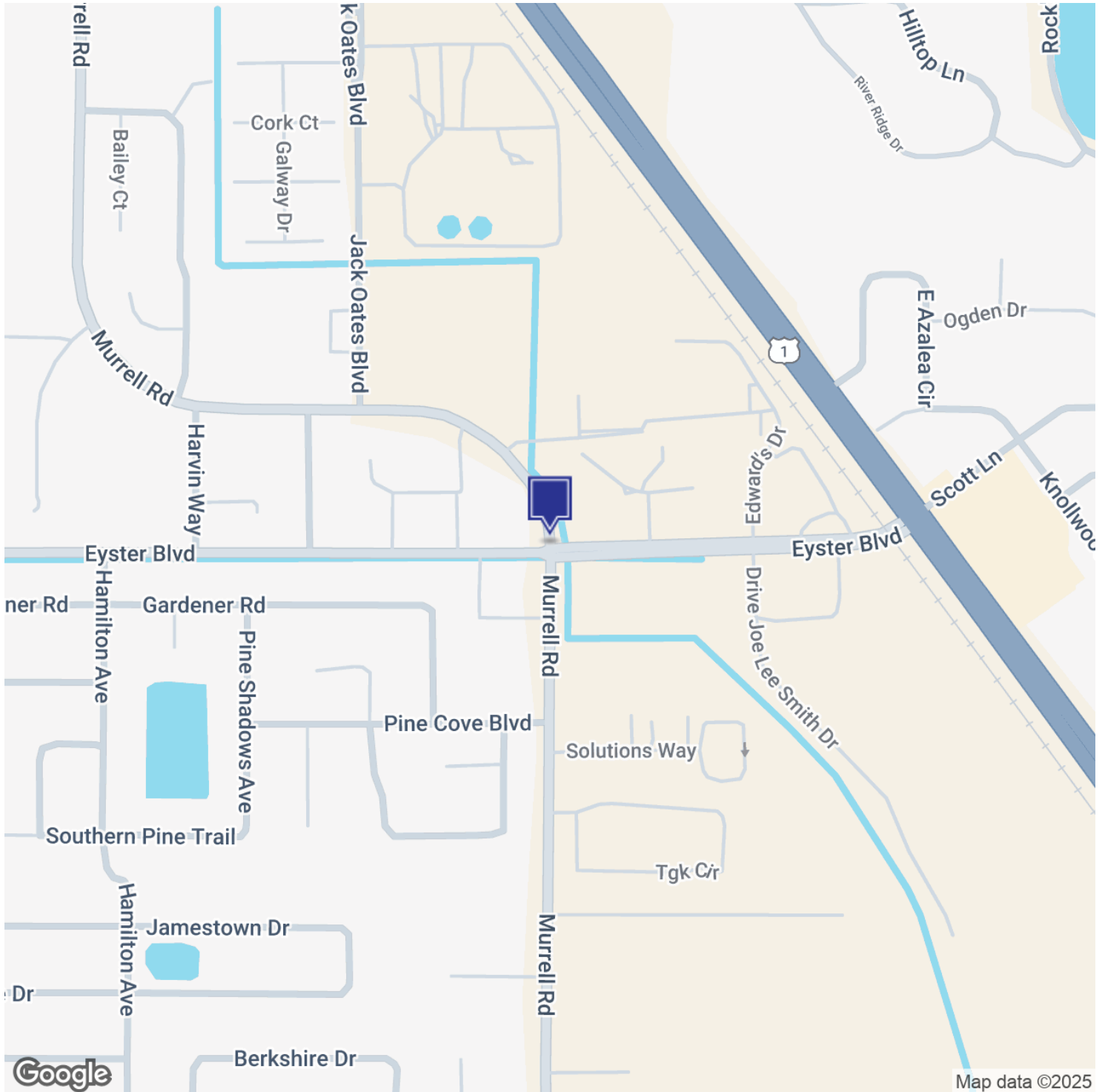


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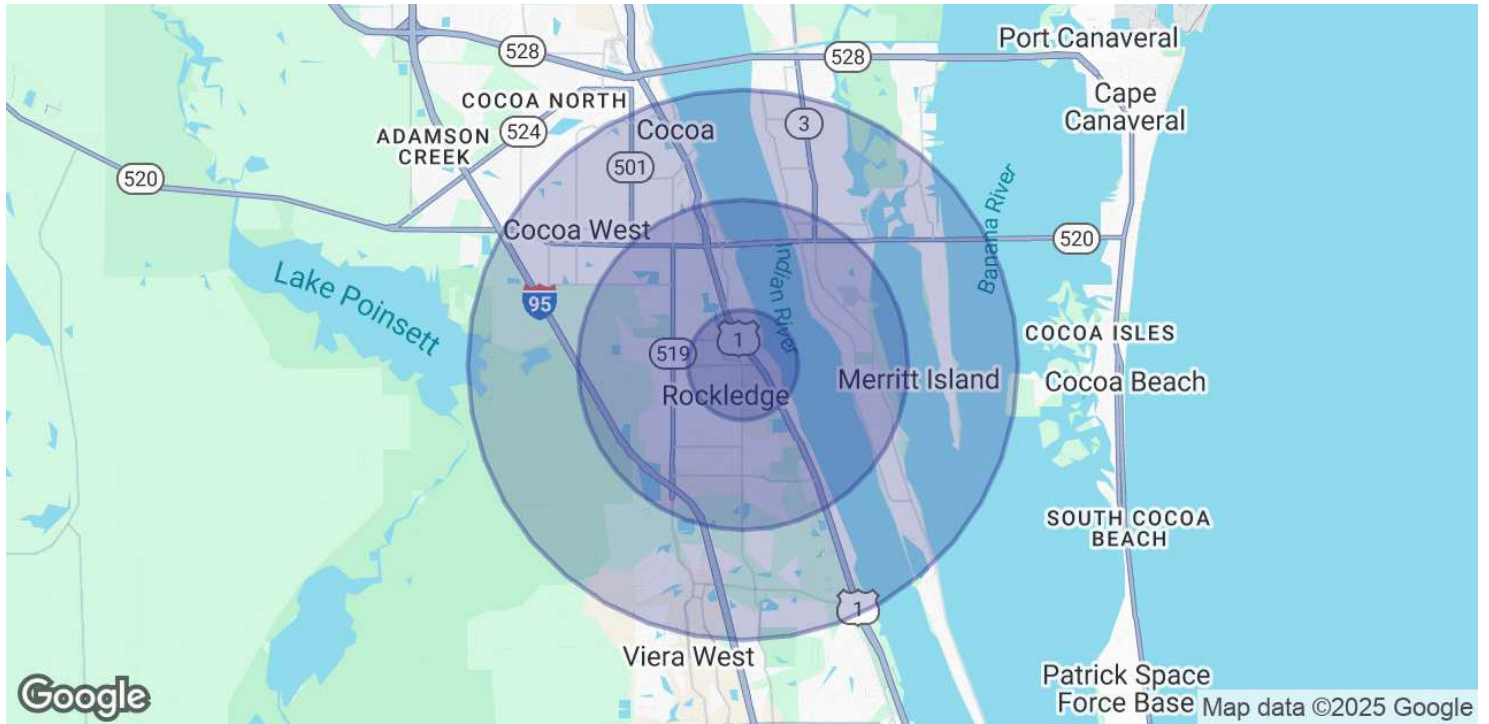


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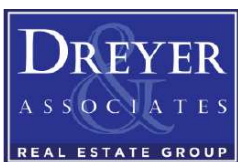
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,990	36,834	84,206
Average age	44.2	43.7	42.8
Average age (Male)	44.4	43.4	42.1
Average age (Female)	43.9	43.8	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,201	14,537	34,360
# of persons per HH	2.7	2.5	2.5
Average HH income	\$75,825	\$69,551	\$65,376
Average house value	\$210,224	\$223,766	\$251,388

* Demographic data derived from 2020 ACS - US Census



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