

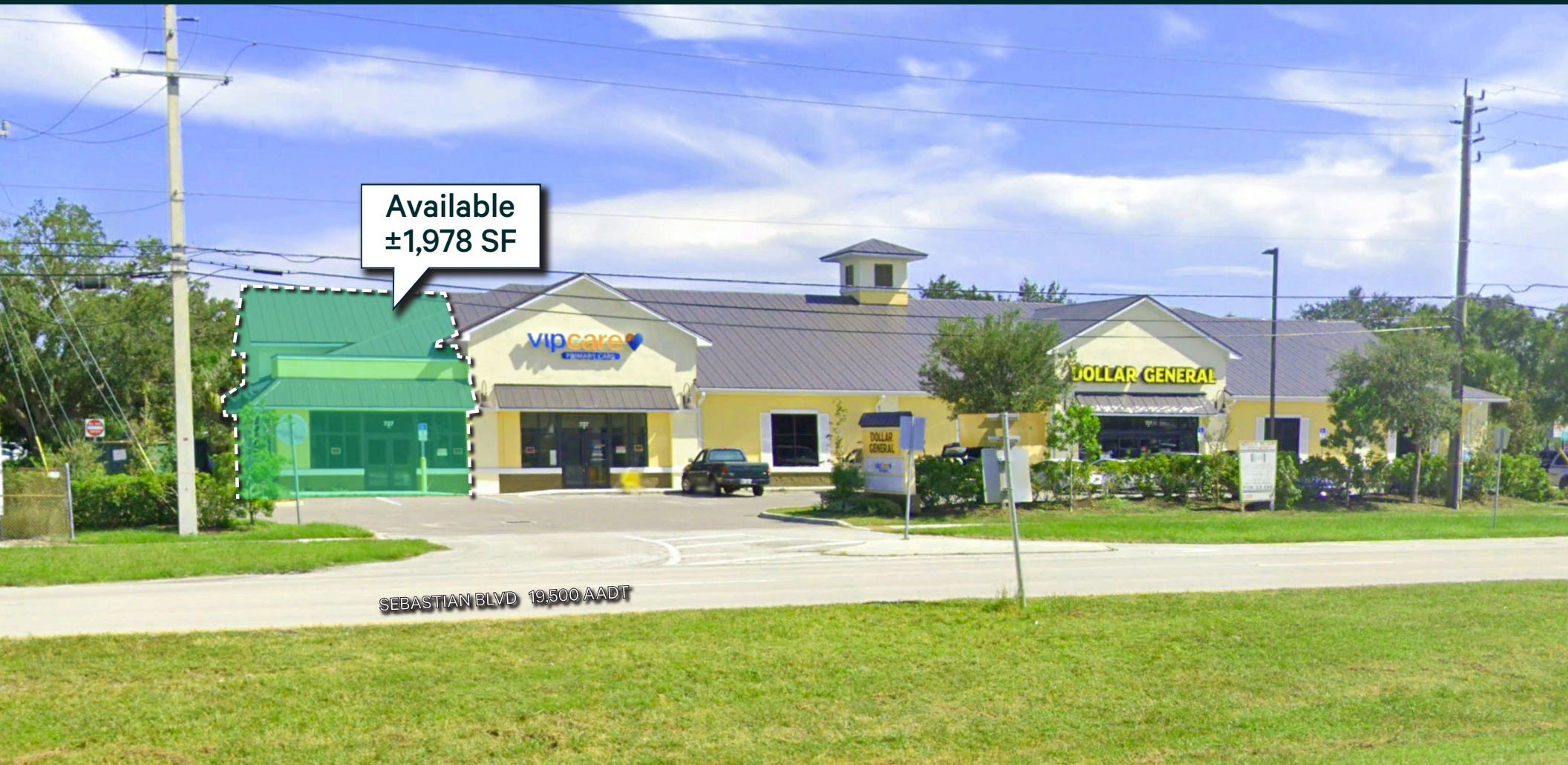
Retail | For Lease

CBRE

# ±1,978 SF End-cap Available

Excellent visibility along Sebastian Blvd

727 Sebastian Blvd  
Sebastian, FL 32958  
[www.cbre.com/orlando](http://www.cbre.com/orlando)



Available  
±1,978 SF

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





End-cap Gray Shell Space | ±1,978 SF Available  
727 Sebastian Blvd | Sebastian, FL 32958

For Lease

# Easy Access



End-cap Gray Shell Space | ±1,978 SF Available  
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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,  
please contact:

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**CBRE**

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