

Available  
For Sale

# BEACH VILLAGE OUTPARCELS

2450 Moody Blvd., Flager Beach, FL 32136



## PROPERTY HIGHLIGHTS

- 🌿 Outparcels to Beach Plaza, Publix anchored center
- 🌿 **Acreage:** OP 3 – 1.15 ac & OP 5 – 2.08 ac
- 🌿 **Features:** Great visibility on Highway 100, located at signalized intersection, strong mix of national and local tenants, close proximity to historic Flager beaches
- 🌿 **Traffic Counts:** 18,700 VPD

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2018 Population	1,115	8,301	28,353
2023 Population	1,271	9,414	32,175
2018 Avg. HH Income	\$94,217	\$80,484	\$75,621
2018 Med. HH Income	\$56,985	\$52,291	\$52,959



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