

COMMERCIAL LAND LOT FOR LEASE

# ANDERSON WAY & US 1

## MELBOURNE, FLORIDA 32940



JMREALESTATE.COM

This 1.36-acre BU-2 zoned commercial lot sits just off U.S. Highway 1, offering quick connection to the Pineda Causeway—the direct link between I-95 and the beaches.

### Property Highlights

- ±1.36 Acres | BU-2 Zoning
- Excellent U.S. Highway 1 visibility
- Quick access to I-95 via Pineda Causeway
- Divisible site for smaller tenants
- Perfect for outdoor storage or light commercial use
- Lease Rate: \$3,000 / Month

### KATE GOMES

Licensed Commercial Agent

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707.955.4181

Kate@JMRealEstate.com



### NICOLE REED

Managing Broker

JM Real Estate, Inc

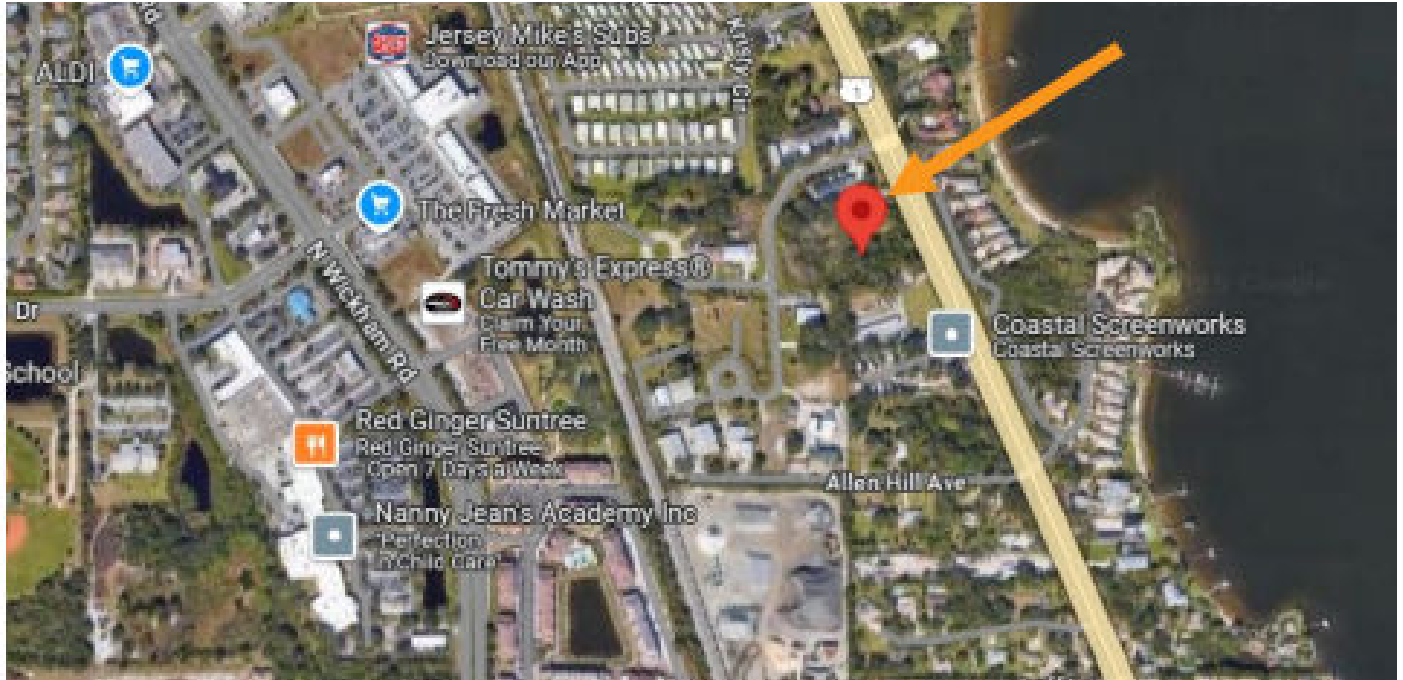
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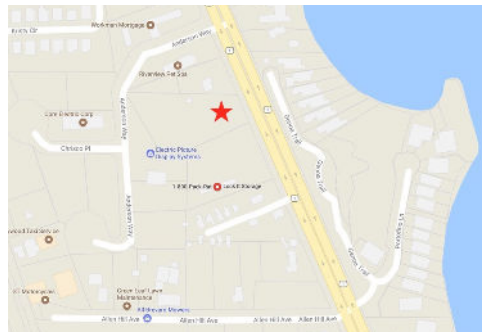
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