

# Commercial Land In Heart Of Melbourne Beach

Unassigned, Melbourne Beach, FL 32951

**High Exposure / Desirable Area / Few Lots Remaining**



## OFFERING SUMMARY

**Sale Price:** \$495,000

**Acreage:** 0.30 Acres

**Zoning:** Town of Melbourne  
Beach Downtown  
Business District (6-B)

**BCPA Account #:** 2847796 & 2847797

## PROPERTY OVERVIEW

Two Lots: +/- 0.14 Acres + 0.16 Acres = Estimated 0.30 Acres Total  
 +/- 105' Frontage on SR A1A  
 South Boundary 156' +/- . West Boundary 100' +/- . North Boundary 116' +/-  
 Nearby Utilities: City Water & Sewer, FPL  
 Traffic Count Estimated 14,500 VPD on SR A1A  
 Zoning: Retail, Office, Clinics, Parking Lots & More!  
 Height Restrictions 35' Per Town of Melbourne Beach  
 2021 Property Taxes were \$1,916.31

## LOCATION OVERVIEW

Located in the heart of Melbourne Beach approximately halfway between the Melbourne Causeway and the Spessard Holland Golf Course. Neighbors include Port d'Hiver B&B, Ocean 302, Djon's Steakhouse, Melbourne Beach Pier, and the Melbourne Beach Supermarket to name a few. Property is surrounded by River and Ocean Front homes, A Rated Schools and is across the street from the Atlantic Ocean. Make this the future home for your business today!

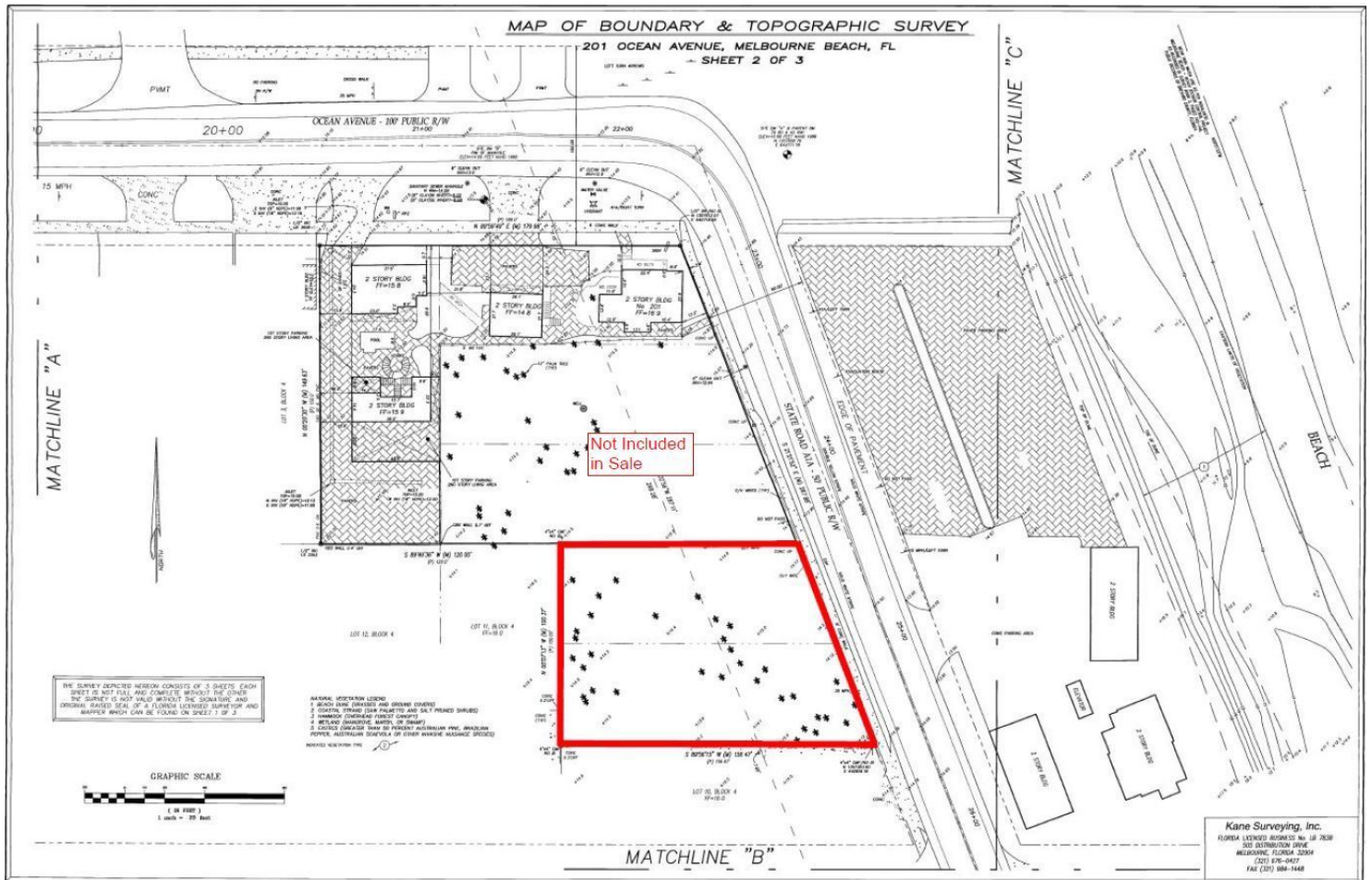
### Zachary Ullian

Broker Associate  
 Cell: 321.750.3439  
 zach@ullianrealty.com

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Survey (Will Need Updating)



**Zachary Ullian**

Broker Associate

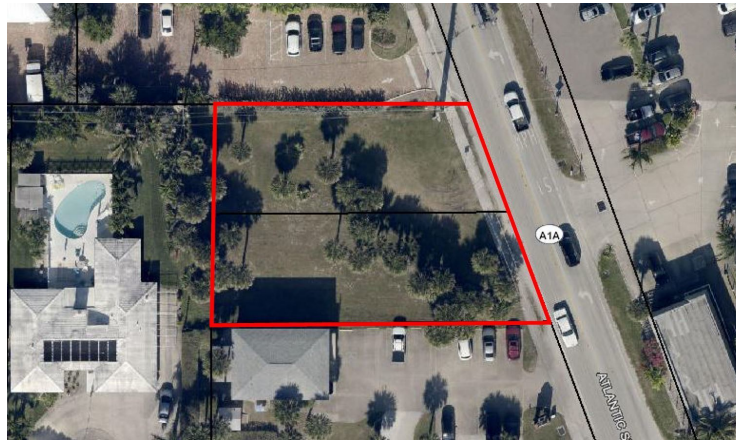
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## Additional Photos



**Zachary Ullian**

Broker Associate

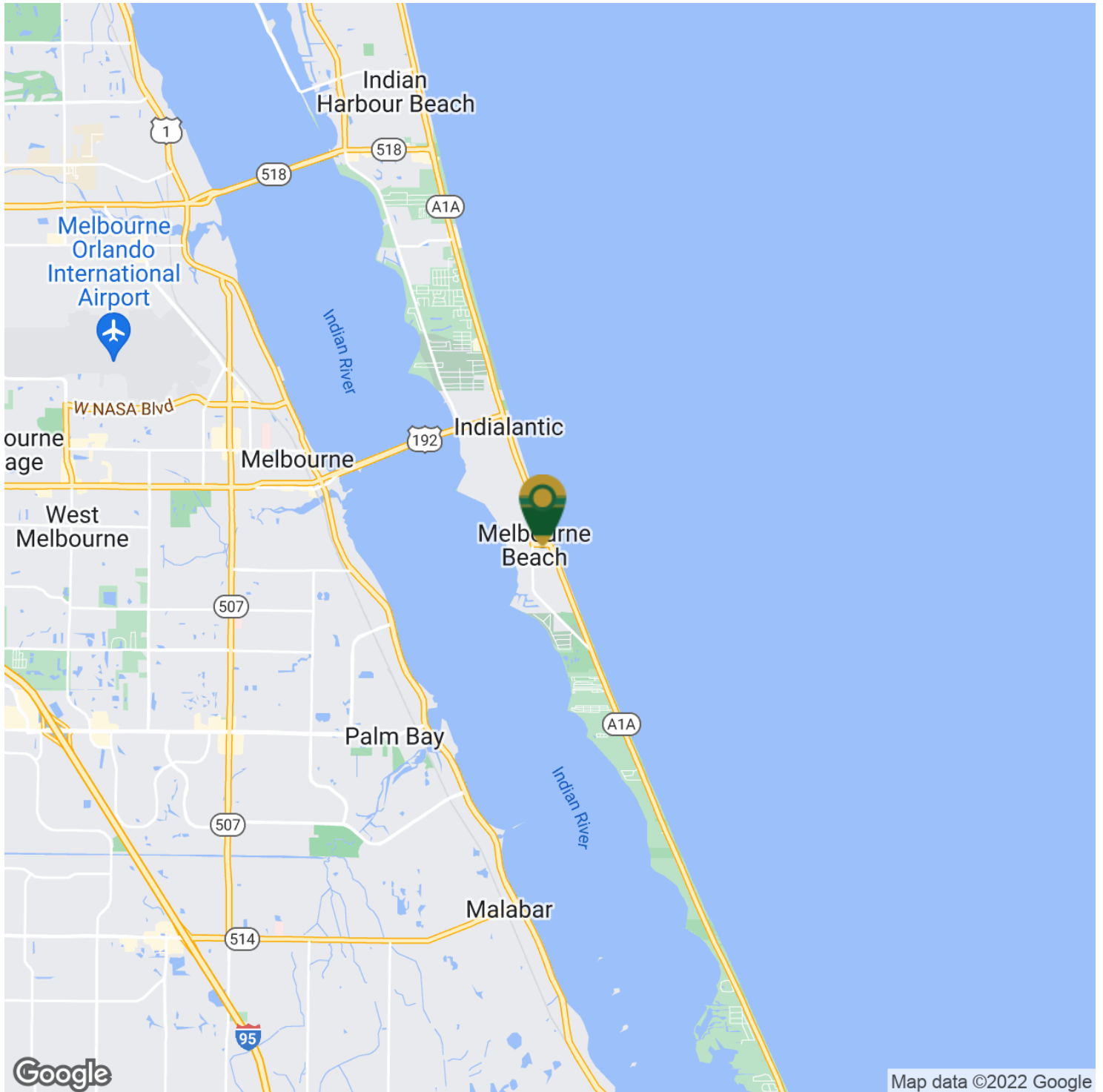
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## Location Map



**Zachary Ullian**

Broker Associate

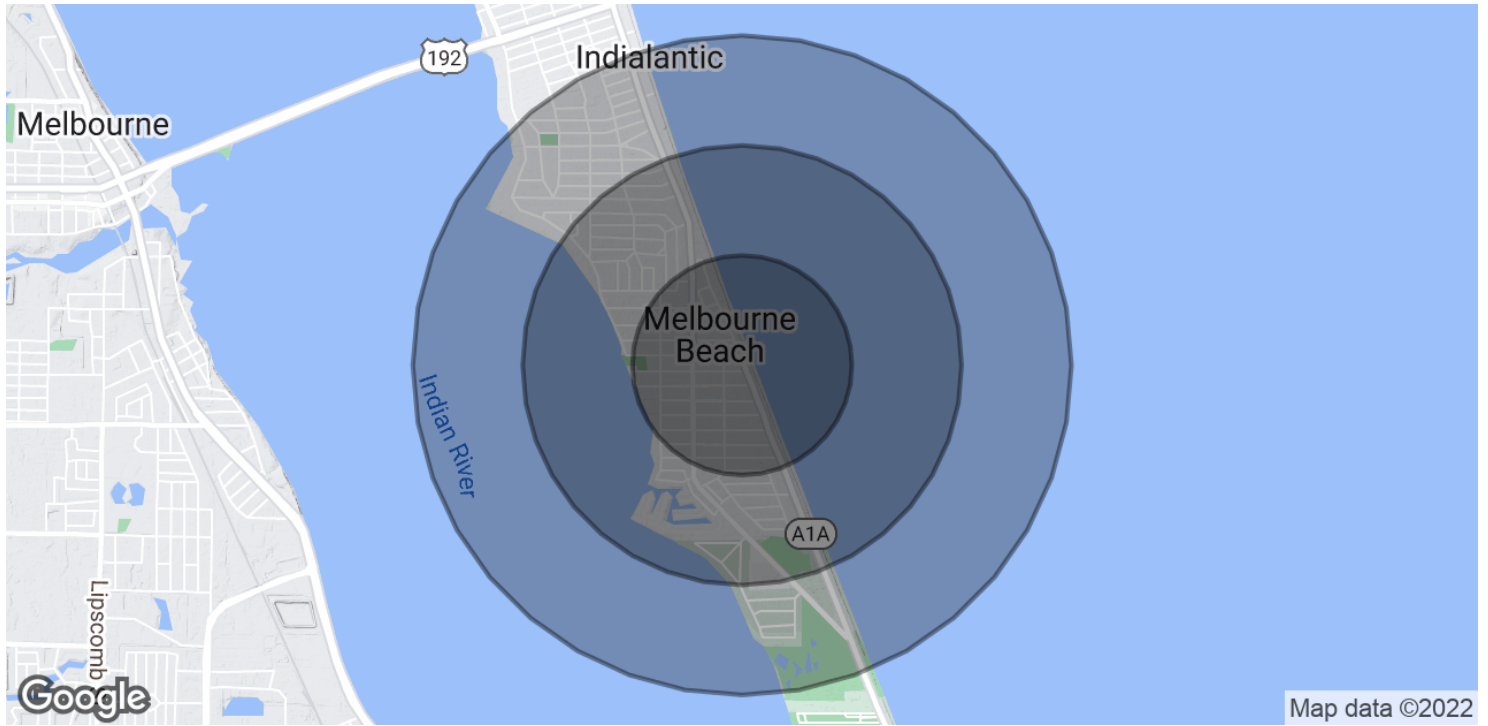
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## Demographics Map & Report



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,060	2,813	5,064
Average Age	53.2	50.0	51.3
Average Age (Male)	55.4	50.7	51.6
Average Age (Female)	54.3	51.8	52.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	707	1,642	2,842
# of Persons per HH	1.5	1.7	1.8
Average HH Income	\$83,330	\$88,461	\$101,341
Average House Value	\$359,405	\$388,903	\$402,863

\* Demographic data derived from 2020 ACS - US Census

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