

EXECUTIVE SUMMARY

• 1405 Valentine St. Melbourne, FL 32901



OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Sale Price: | \$450,000 |
| Price / SF: | \$221.89 |
| Cap Rate: | 7.64% |
| NOI: | \$34,391 |
| Lot Size: | 0.34 Acres |
| Year Built: | 1964 |
| Building Size: | 2,028 SF |
| Zoning: | RP |
| APN#: | 27-37-34-51-*290 |

PROPERTY OVERVIEW

Office building on corner lot
Income producing property
Current tenant is medical user
9 parking spaces

LOCATION OVERVIEW

Located on the corner of Valentine St and Michigan Ave giving it excellent visibility and access. Near Holmes Regional Medical Center and neighboring properties are medical in nature.

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ADDITIONAL PHOTOS

• 1405 Valentine St. Melbourne, FL 32901



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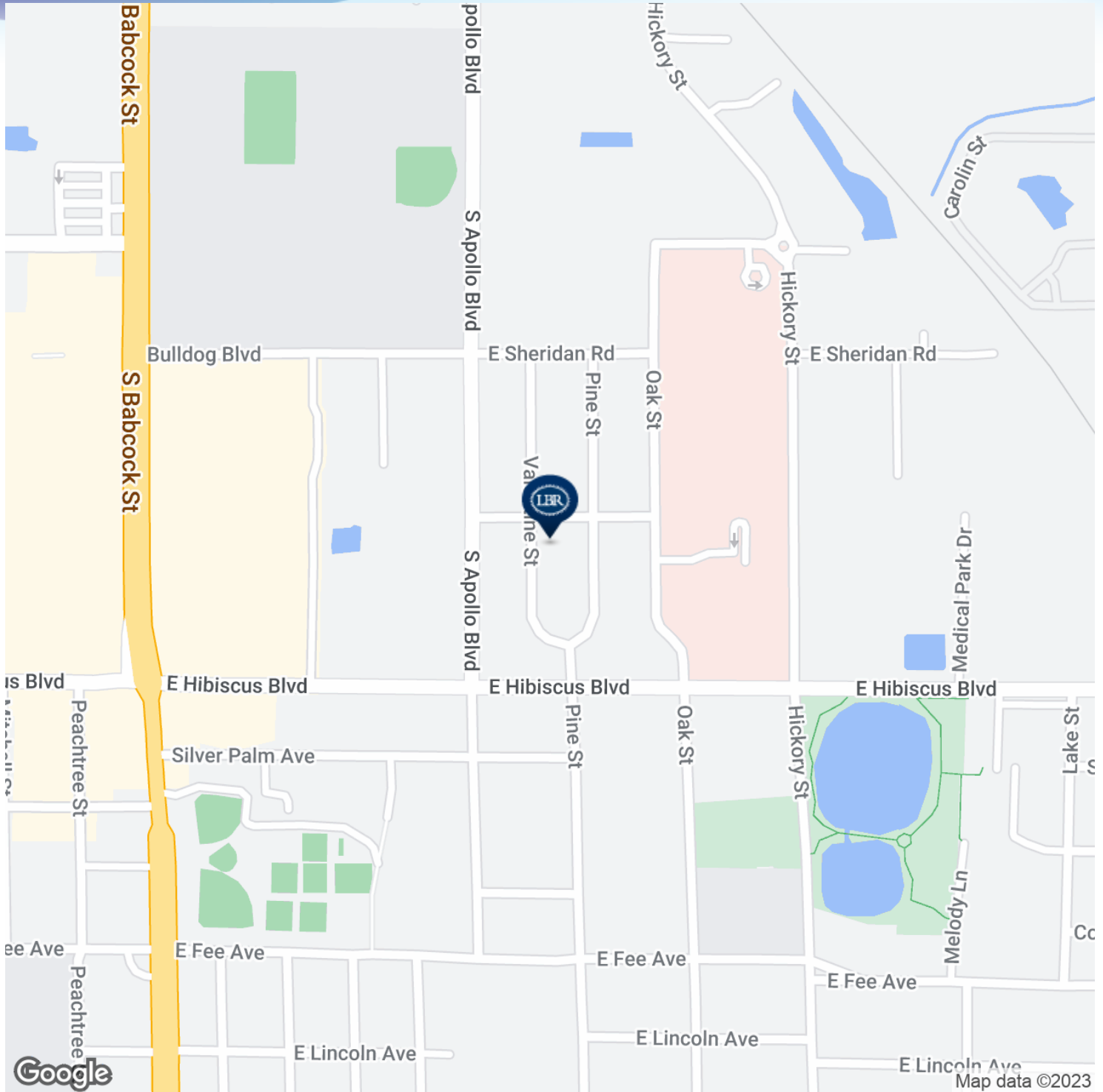
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LOCATION MAP

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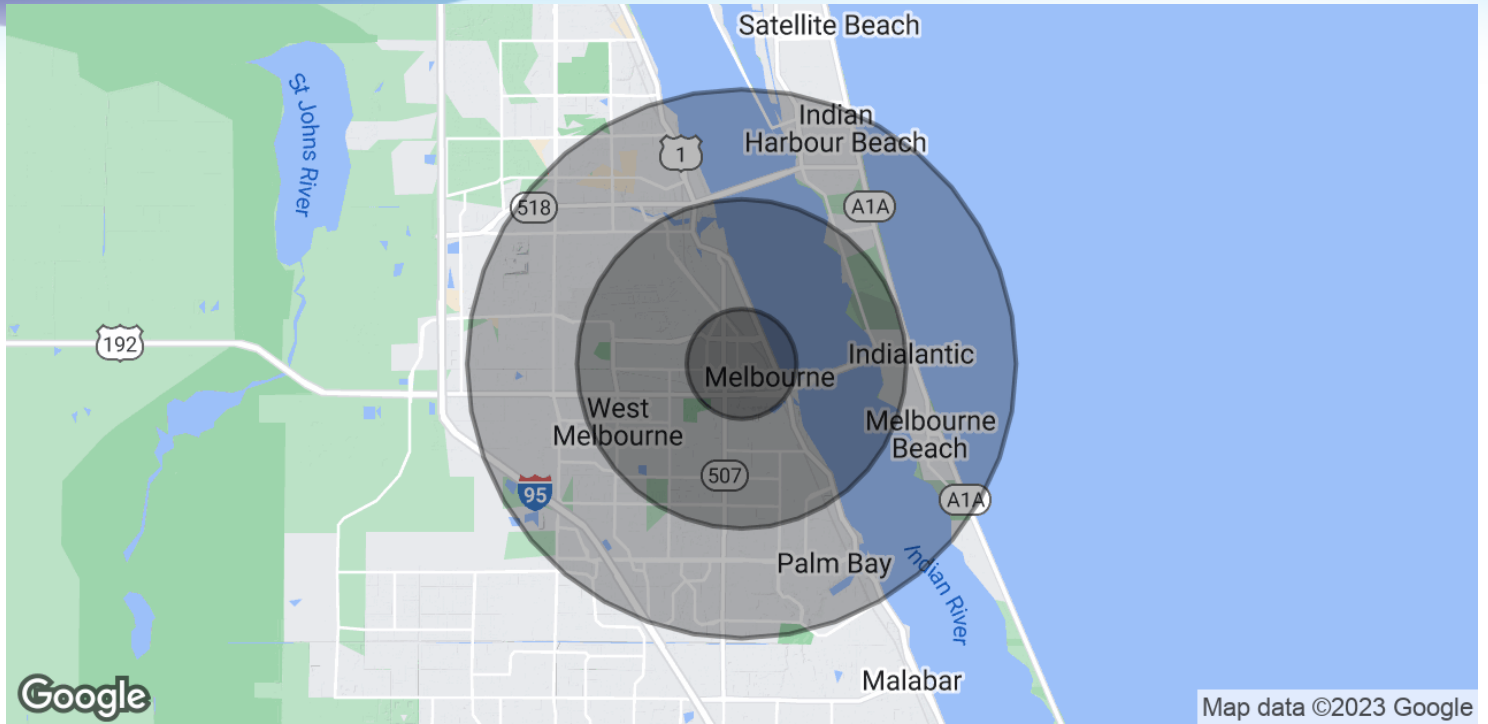
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DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,115 | 45,126 | 130,855 |
| Average Age | 42.6 | 42.4 | 43.8 |
| Average Age (Male) | 39.1 | 40.8 | 41.8 |
| Average Age (Female) | 46.1 | 45.8 | 46.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,263 | 21,227 | 61,657 |
| # of Persons per HH | 1.8 | 2.1 | 2.1 |
| Average HH Income | \$42,996 | \$61,799 | \$64,164 |
| Average House Value | \$182,460 | \$214,908 | \$211,826 |

* Demographic data derived from 2020 ACS - US Census

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