

EXECUTIVE SUMMARY

• 1029 Aurora Rd Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 11,112 SF

Lease Rate: \$10.00 SF/yr (Gross)

Lot Size: 0.69 Acres

Year Built: 1961

Building Size: 11,112 SF

Zoning: MI

PROPERTY OVERVIEW

Open warehouse on Aurora Rd.
2 grade over head doors
Excellent location

LOCATION OVERVIEW

Corner of Aurora Rd and Cooling St.
Close to US Hwy - 1

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ADDITIONAL PHOTOS

• 1029 Aurora Rd Melbourne, FL 32935



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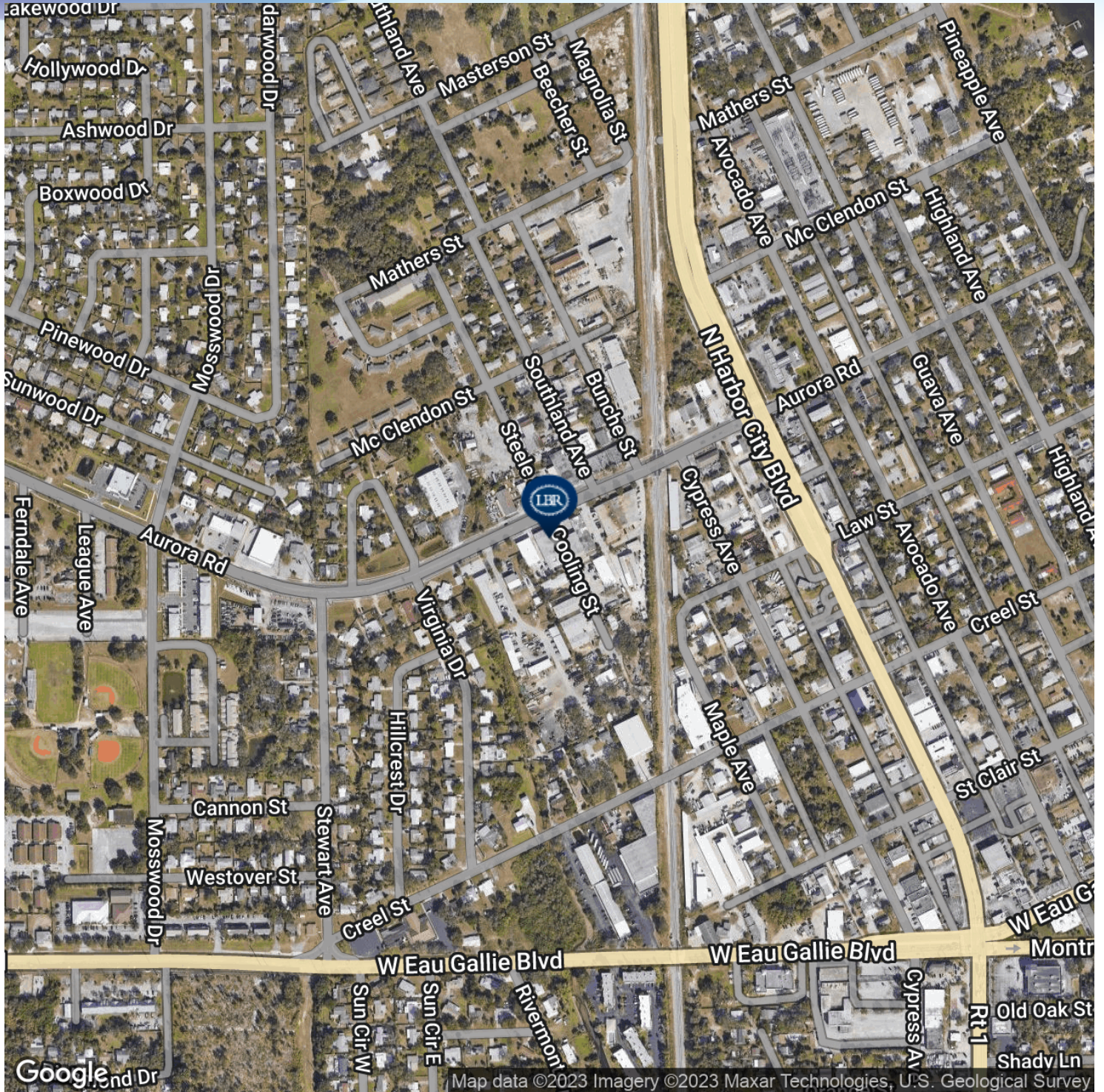
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LOCATION MAP

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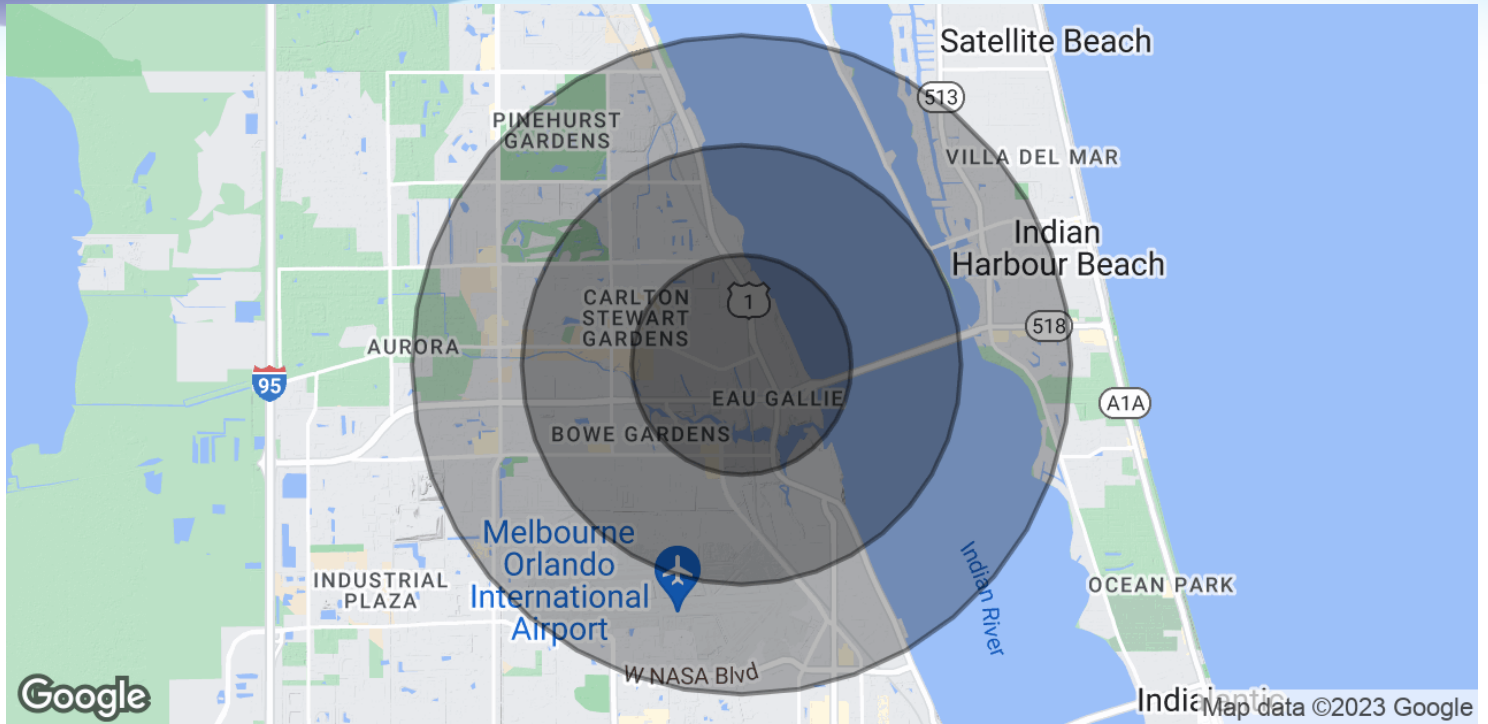
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,920	26,730	50,653
Average Age	39.6	41.1	43.2
Average Age (Male)	37.5	38.0	40.6
Average Age (Female)	40.1	43.4	45.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,250	12,035	23,851
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$57,875	\$57,874	\$66,177
Average House Value	\$154,522	\$172,369	\$213,021

* Demographic data derived from 2020 ACS - US Census

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