

EXECUTIVE SUMMARY

• 766 St Clair St Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 0.36 Acres

Lease Rate: \$40.00 SF/yr (NNN)

Lot Size: 0.36 Acres

Zoning: C3

PROPERTY OVERVIEW

"The Garage" is a stand alone restaurant opportunity on the outside of the Eau Gallie Arts District. A vibrant downtown community that is growing rapidly with development plans for a boutique hotel and 300 luxury apartments in the next 24-36 months.

Positioned directly on US1 with great frontage, and One block away from the intersection of Eau Gallie Blvd & US1... this location has great visibility and high volume of traffic. Landlord will deliver large road signage that is grandfathered in and tenant has the ability to utilize building wall for a branded mural for additional signage.

Landlord has permits in hand to begin construction and has years of experience building restaurants all over the country. The right tenant has the ability to have a modified build-to-suit at the property.

LOCATION OVERVIEW

NEC of US HWY 1 and St. Clair Street.

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Lightle Beckner Robison, Inc.

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

CONCEPT PHOTOS

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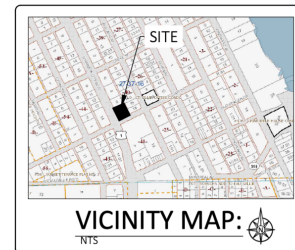
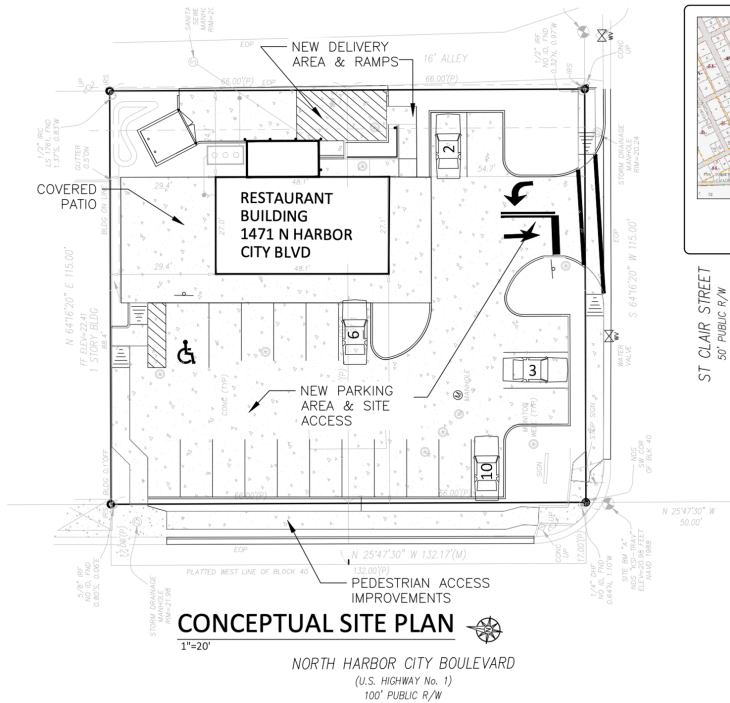
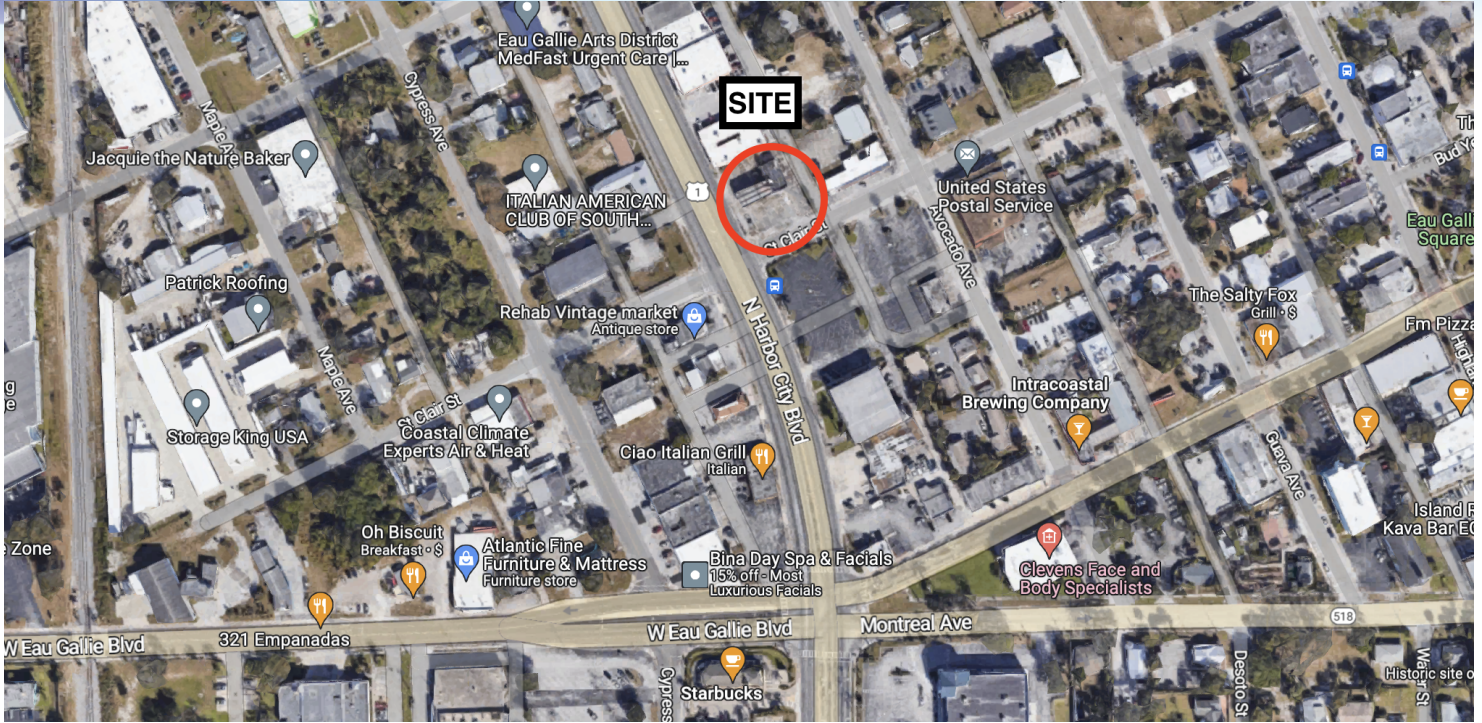
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SITE

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SITE DATA
ADDRESS: 1471 N HARBOR CITY BLVD
MELBOURNE, FL 32935
PROVIDED PARKING: 21 SPACES

NOTE: CONCEPT PROVIDED FOR REFERENCE
ENGINEERING CALCULATIONS/DESIGN HAS
NOT BEEN COMPLETED.

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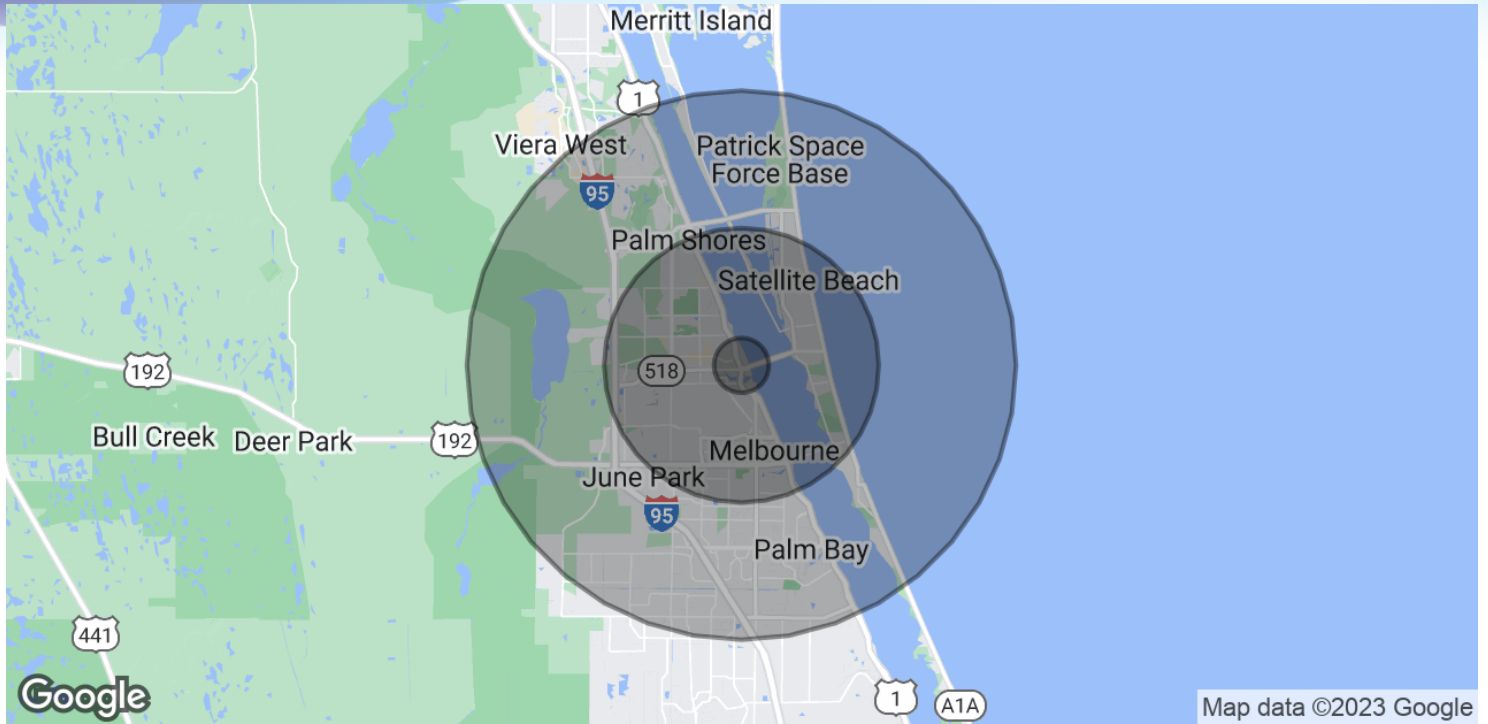
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,903	125,179	278,402
Average Age	40.1	44.4	45.5
Average Age (Male)	39.9	42.8	43.3
Average Age (Female)	40.4	46.4	47.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,632	57,002	123,781
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$57,789	\$72,271	\$72,366
Average House Value	\$159,177	\$241,204	\$236,981

* Demographic data derived from 2020 ACS - US Census

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