

Stand-Alone Office Building In Heart Of Melbourne

111 W. New Haven Avenue, Melbourne, FL 32901

Make Offer / Move-in-Ready / Fully Furnished / Excellent Location



OFFERING SUMMARY

Sale Price: \$865,000

Acres: 0.46 Acres

Facility SF: 3,150 SF

Zoning: City of Melbourne
Residential Professional
(RP)

PROPERTY OVERVIEW

Interior: Reception, 11 Offices, Conference Room, Break Room & 2 Restrooms. Carpet & Drop Ceiling Throughout. Lots of Windows & Sunlight. Remaining FF&E can be Included in Sale.

13 Paved/Striped Parking Spaces.

Approximately 35,500 VPD on W. New Haven Avenue.

Also Available For Lease (Call for Details).

LOCATION OVERVIEW

Located in the heart of Melbourne, just west of the Babcock Street & New Haven Avenue intersection. Close proximity to the Melbourne Square Mall, Downtown Melbourne, the Melbourne International Airport, and all of the other Shopping, Entertainment, Daycare, and Education that the area has to offer. Make this the future home for your business today!



Individual Members
Michael S. Ullian
Adam Rathbun

Michael S. Ullian, President, CCIM, SIOR

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Zachary Ullian

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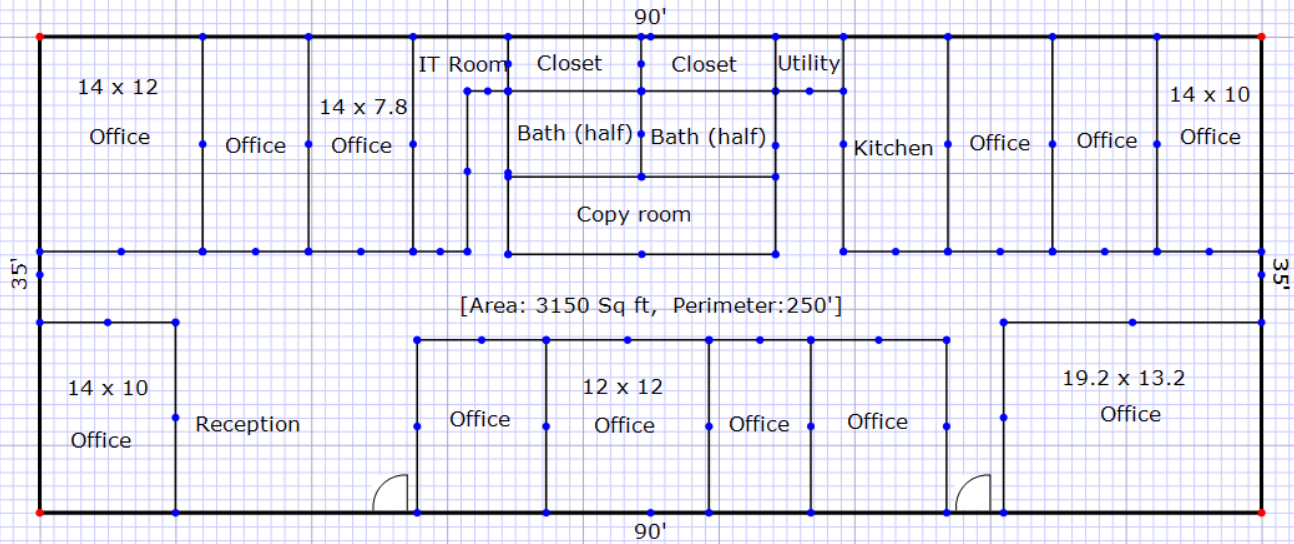


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Floor Plan & Reception/Lobby



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Interior Photos



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Surrounding Businesses



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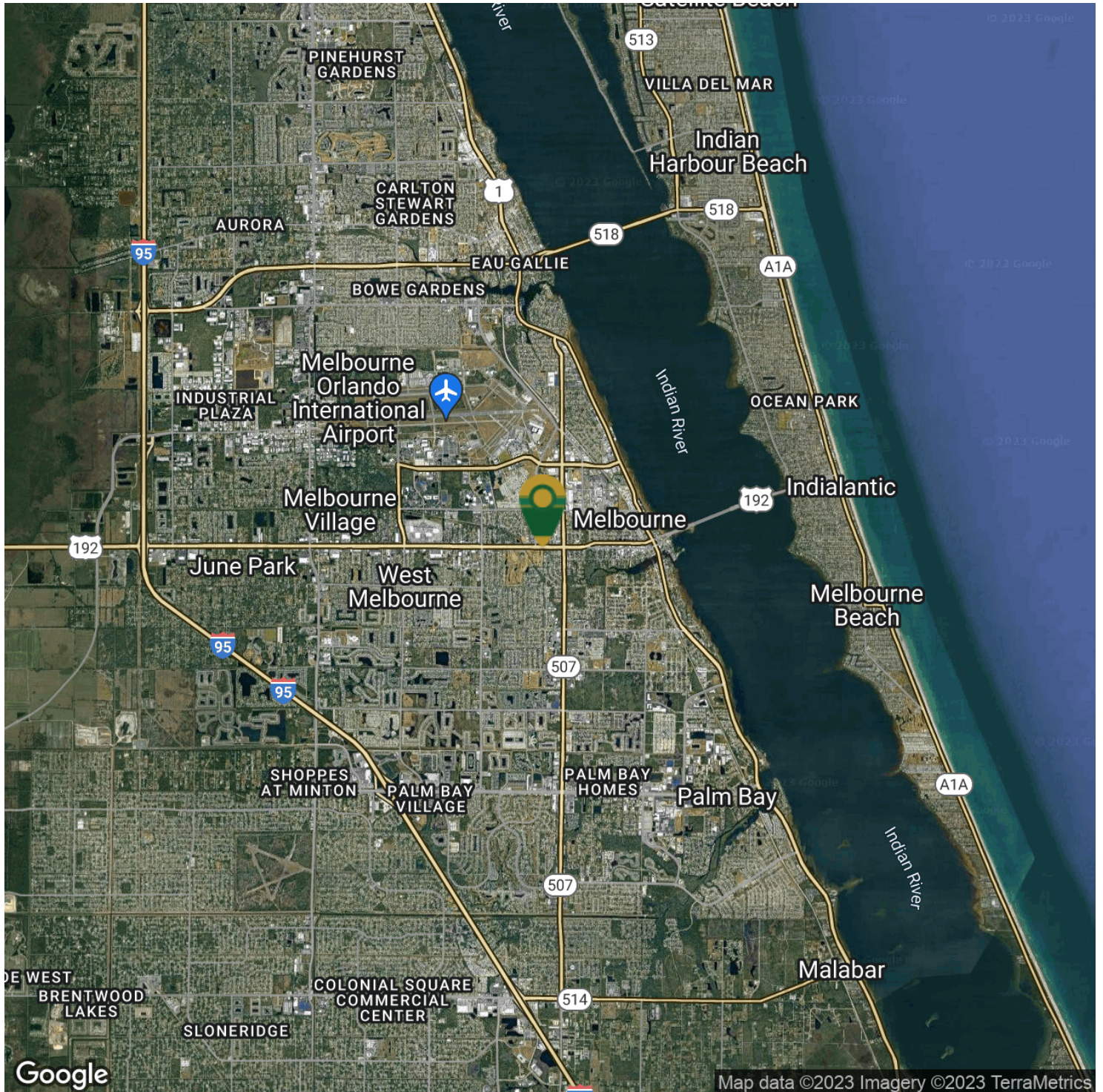


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Location Map



Google

Map data ©2023 Imagery ©2023 TerraMetrics



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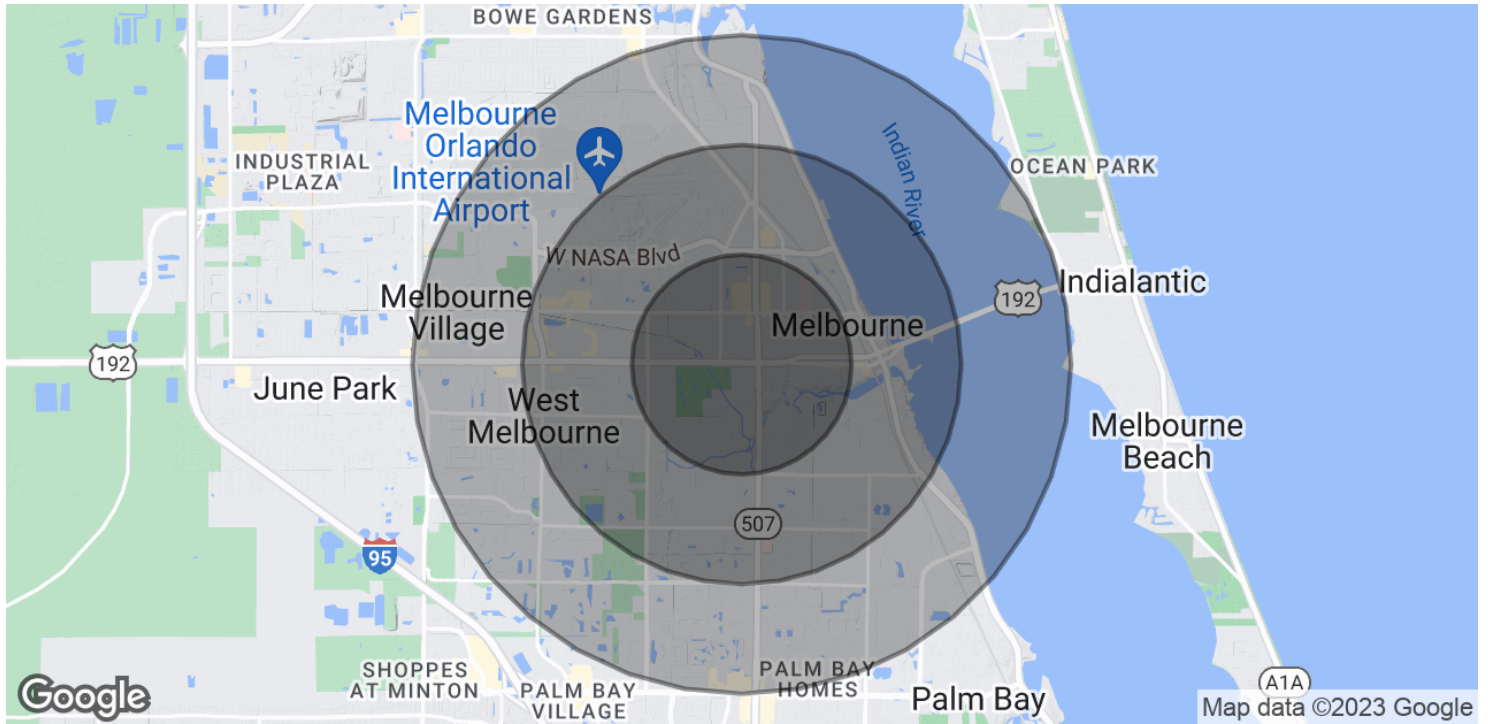


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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,301	19,011	41,022
Average Age	38.9	40.2	41.7
Average Age (Male)	36.7	37.8	40.2
Average Age (Female)	46.2	45.8	44.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,989	9,183	19,424
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$42,325	\$46,352	\$55,605
Average House Value	\$377,366	\$316,111	\$312,742

* Demographic data derived from 2020 ACS - US Census



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