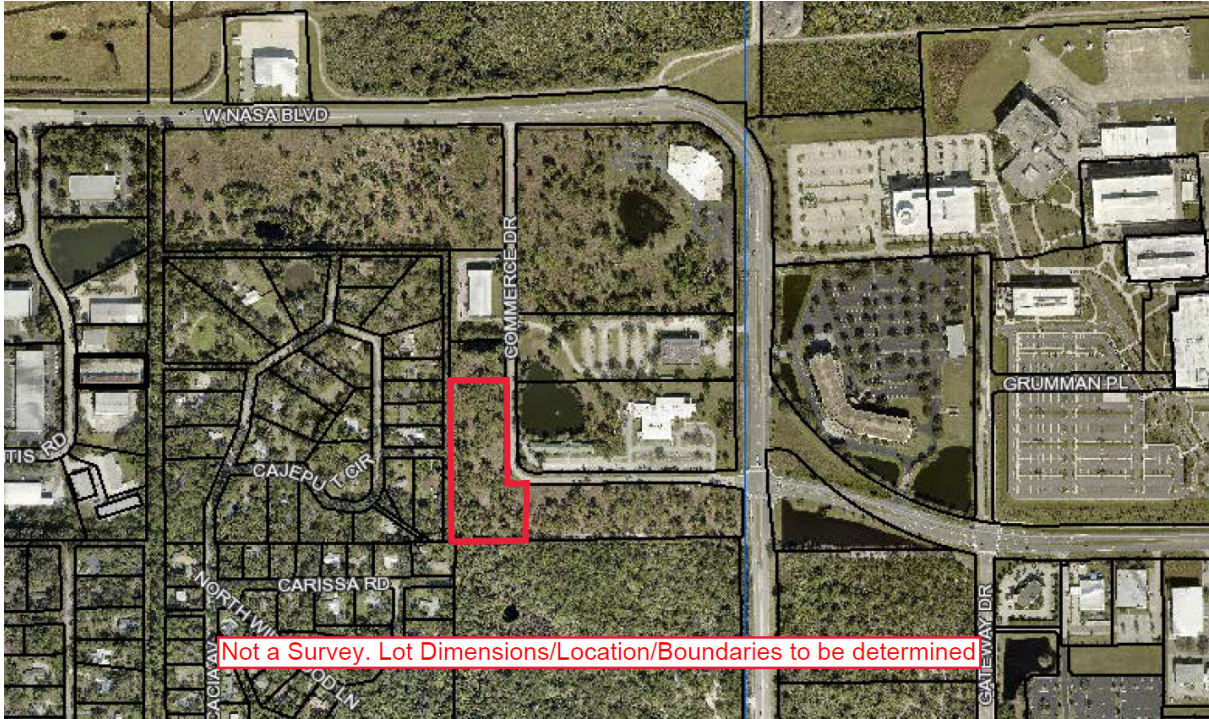


# Acopian Commerce Center

Commerce Drive, Melbourne, FL 32904

**For Sale: Industrial Lots Ranging From +/- 0.70 - 4.68 Acres; Master Retention**



## OFFERING SUMMARY

**Sale Price:** \$600,000 / Acre

**Acreage:** 0.70 - 4.68 Acres

**Zoning:** City of Melbourne Light Industrial (M-1)

## PROPERTY OVERVIEW

+/- 0.70 Acre Industrial Lots  
 Total of +/- 4.68 Acres Available. Lots can be sold individually or combined  
 Master Retention; City Water/Sewer, FPL Electric, Natural Gas  
 Zoning: Light Assembly, Light Manufacturing, Warehousing & More!  
 Deed Restricted: Concrete/Stucco Front Finish, OHD to Back or Side  
 Est. Delivery Q1 2024

## LOCATION OVERVIEW

Acopian Commerce Center is located in the HEART of the Melbourne Airport Community. Surrounding employers include Northrop Grumman, GE, L3Harris, Satcom Direct, and Extant Aerospace to name a few. Close proximity to the Melbourne Square Mall, Downtown Melbourne, and all of the other dining, daycare, and schools that the area has to offer. Easily accessible via nearby Interstate 95, US1 and Nasa Boulevard. Make this the future home for your business today!



**Michael S. Ullian, President, CCIM, SIOR**

Licensed Real Estate Broker  
 Cell: 321.258.7556  
 mike@ullianrealty.com

**Zachary Ullian**

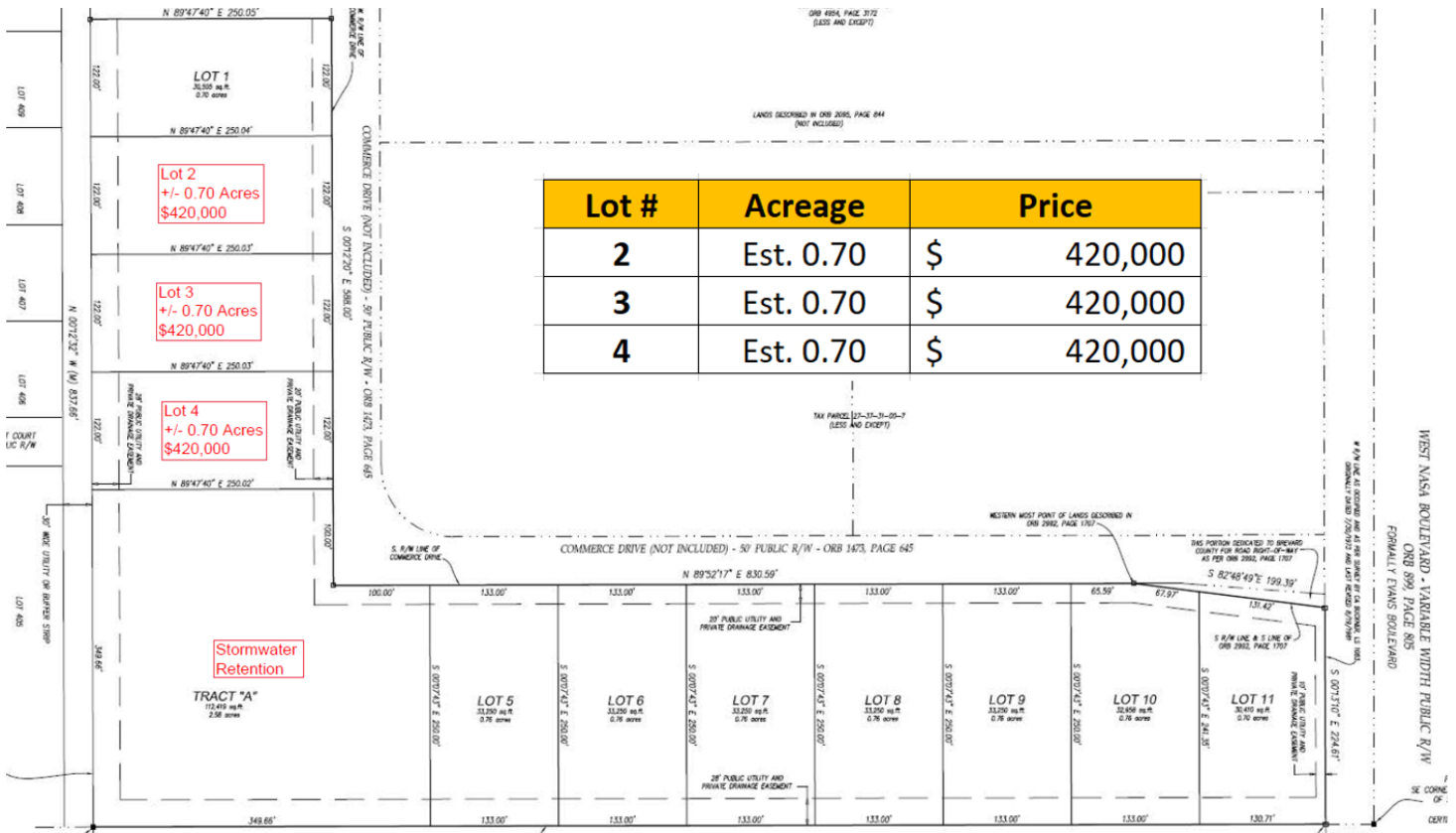
Broker Associate  
 Cell: 321.750.3439  
 zach@ullianrealty.com



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## Lot Overview



Individual Members  
Michael S. Ullian  
Adam Rathbun

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## Surrounding Businesses



Map data © 2023 Google



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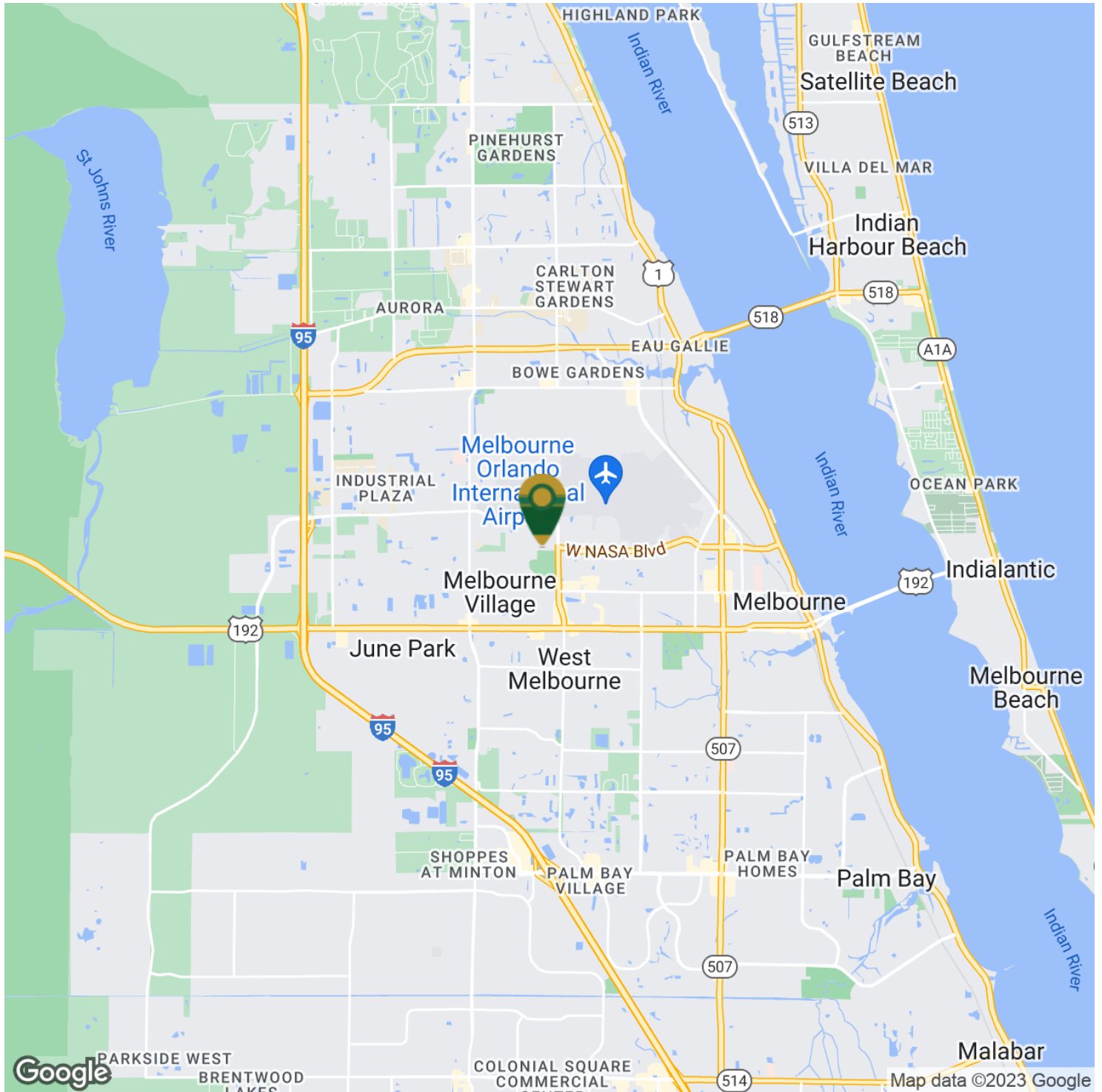


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## Location Map



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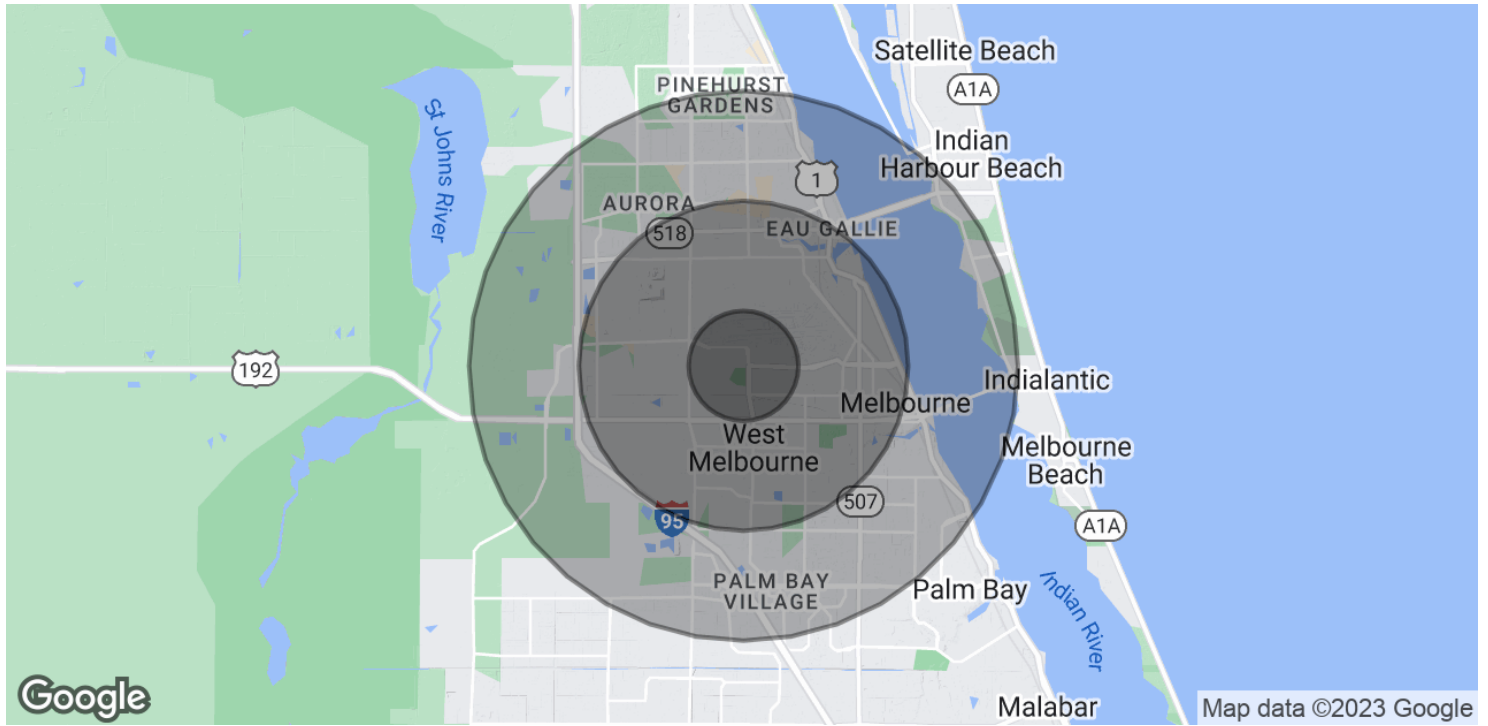


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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,994	52,208	126,584
Average Age	52.9	41.3	43.1
Average Age (Male)	52.9	39.2	40.9
Average Age (Female)	59.5	44.6	45.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,120	22,640	57,361
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$53,933	\$63,272	\$62,713
Average House Value	\$168,724	\$184,378	\$198,725

\* Demographic data derived from 2020 ACS - US Census



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