

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

High Exposure / Centrally Located / Room for Expansion



OFFERING SUMMARY

Sale Price: \$1,399,000

Acres: 2.37 Acres

Facility SF: 3,600 SF

PROPERTY OVERVIEW

CBS Building. Constructed in 1999. New Roof 2023 (Shingle)
 Reception/Lobby, 12 Offices, Conference Room, Break Room, 4 Restrooms
 Drop Ceiling Throughout. Lots of Perimeter Windows/Sunlight
 City Water/Sewer, FPL Electric, Cintas Fire Alarm System, 100% HVAC
 100% Fenced. Room for Expansion with Pad for 2,500 SF Building
 33 Paved/Striped Asphalt Parking Spaces
 Est. 330' Frontage on Ellis Road x 321.5' Depth +/-
 Traffic Count Est. 18,100 VPD on Ellis Road
 Also Available For Lease (Call for Details)

LOCATION OVERVIEW

Located on Ellis Road approximately halfway between Interstate 95 and Wickham Road. Close proximity to the Melbourne International Airport, L3Harris, Northrop Grumman, Amazon, and all of the other major employers in the area. Easily accessible via three Interstate 95 interchanges within a 3-mile radius. 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

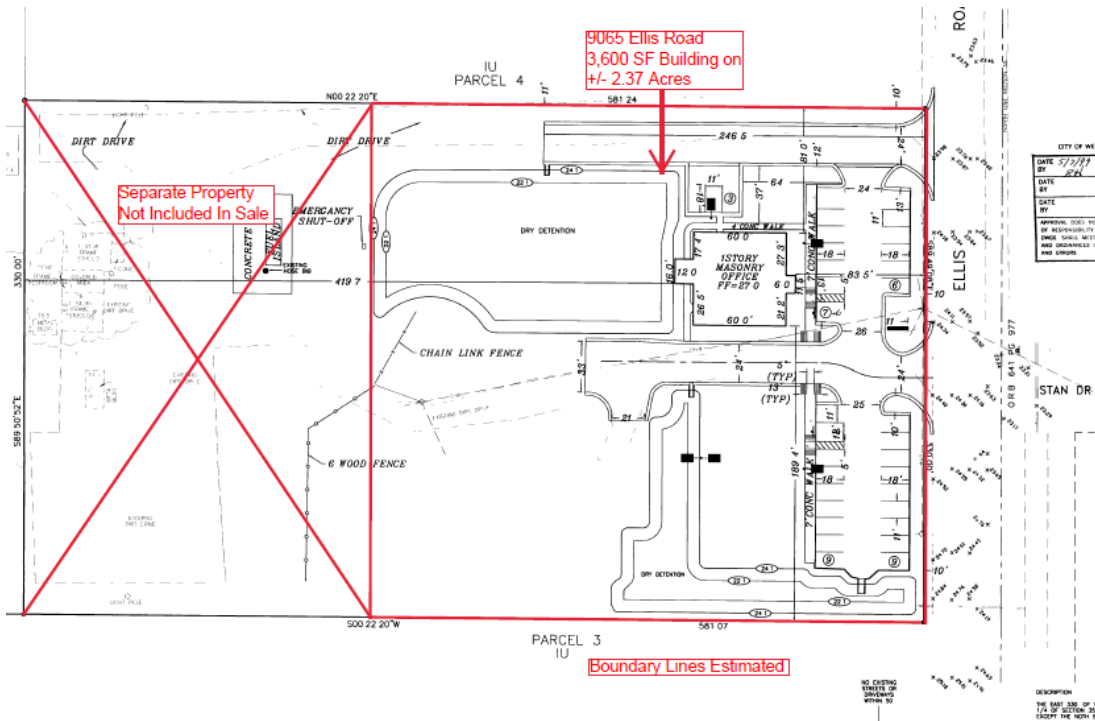
Broker Associate
 Cell: 321.750.3439
 zach@ullianrealty.com



Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Aerial & Site Plan (Boundary Lines Estimated)



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

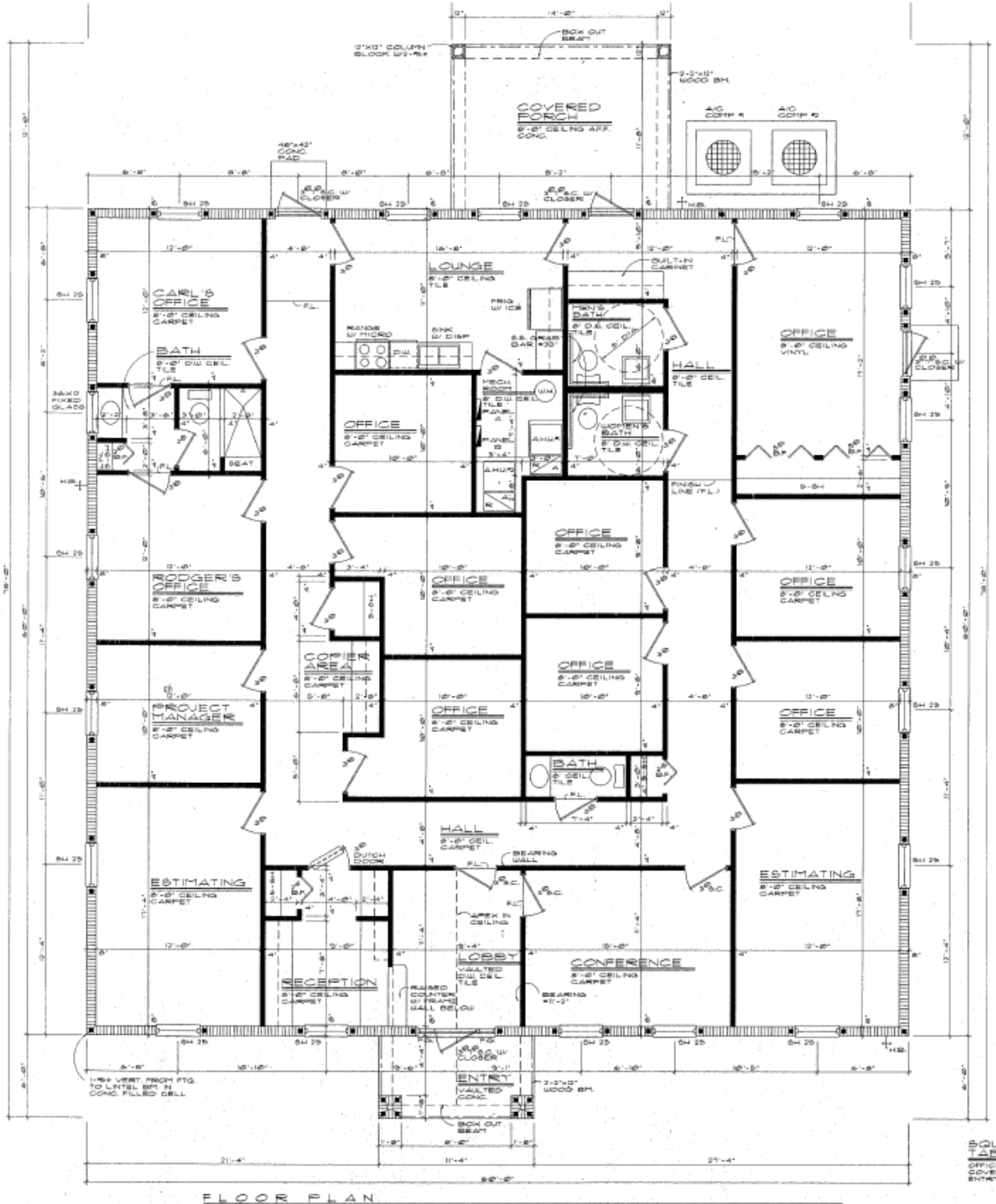


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Floor Plan



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



SIOR
 Individual Members
 Michael S. Ullian
 Adam Rathbun

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Interior Photos



Individual Members
Michael S. Ullian
Adam Rathbun

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



SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Exterior Photos



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

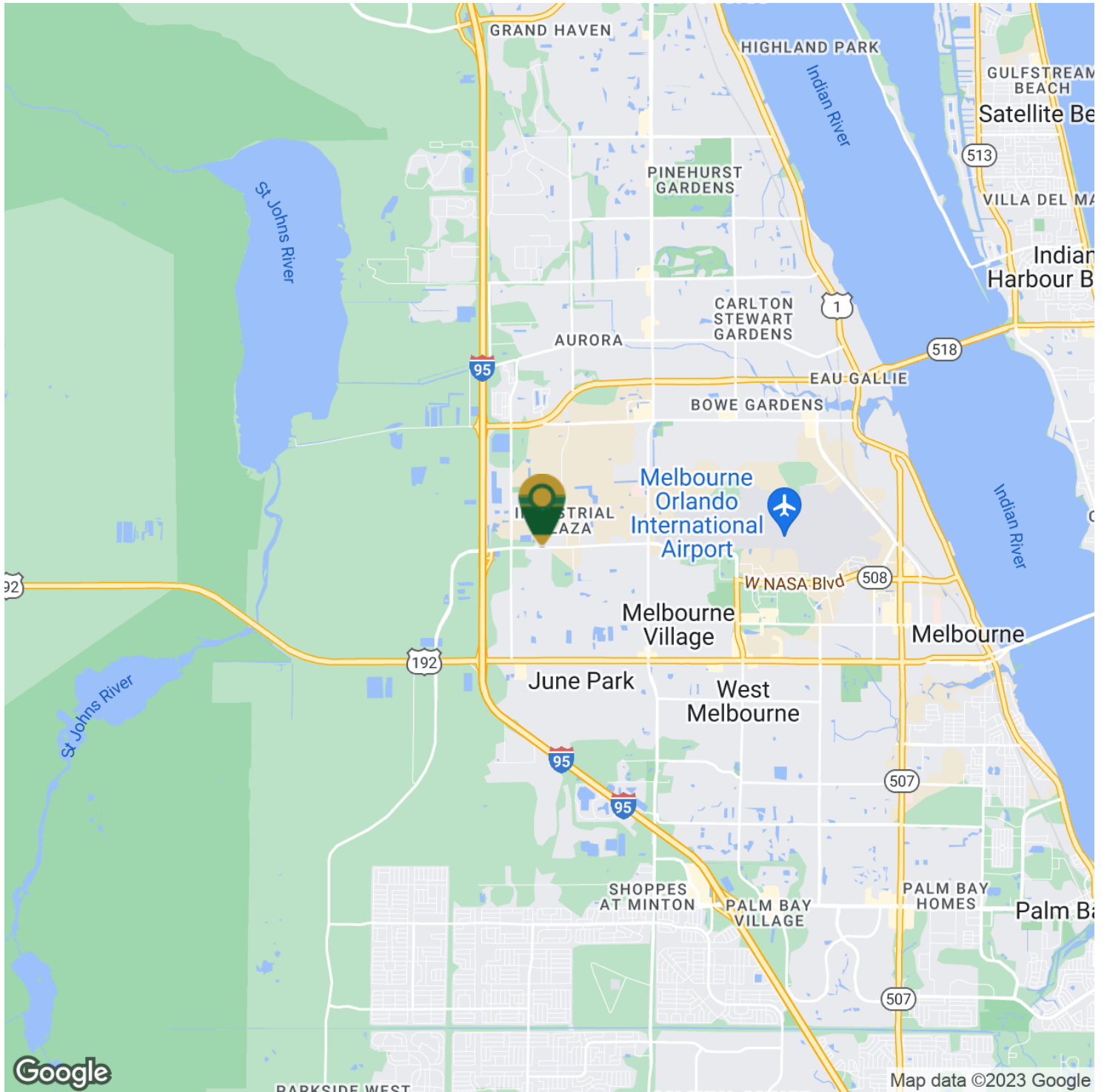


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Location Map



Google

Map data ©2023 Google



Individual Members
Michael S. Ullian
Adam Rathbun

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

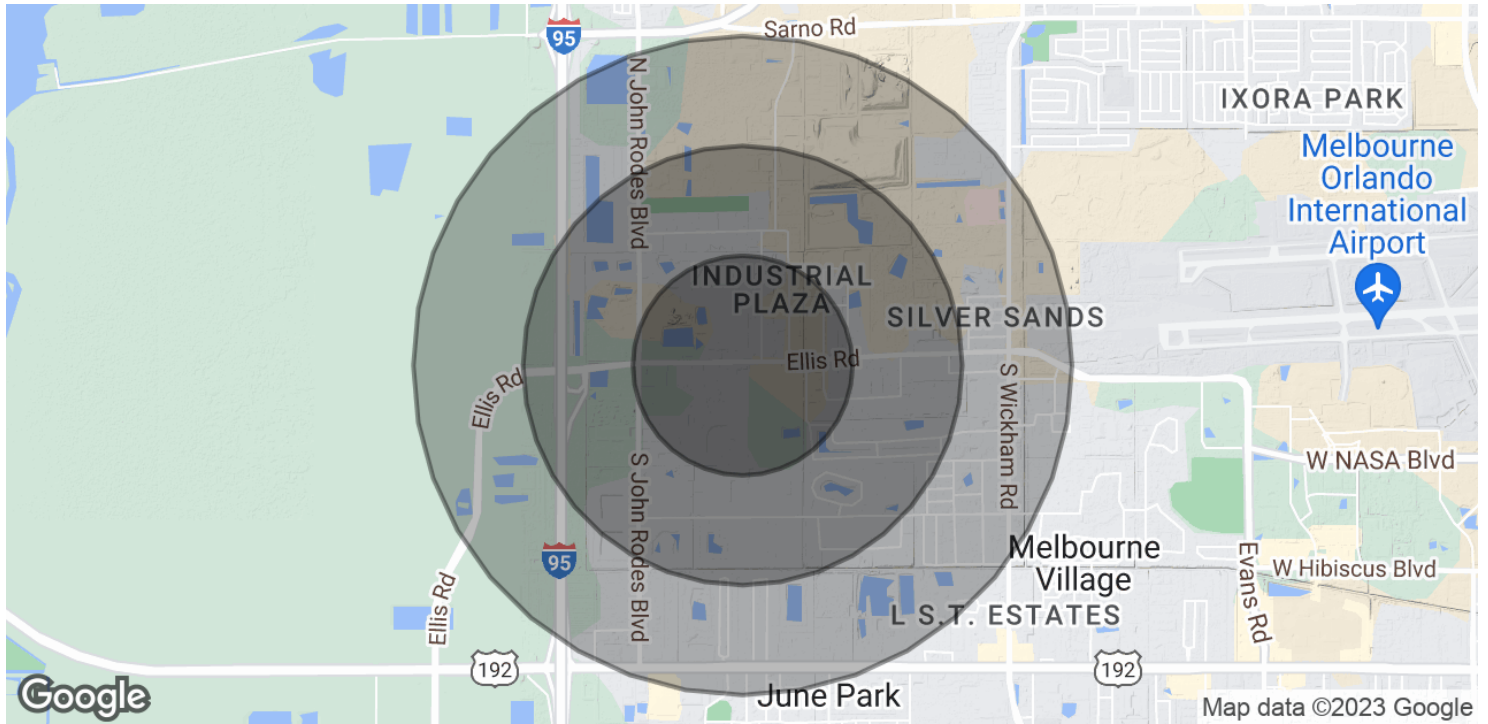


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

Stand-Alone Building With Fenced Yard

9065 Ellis Road, West Melbourne, FL 32904

Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,440	4,882	8,306
Average Age	46.9	47.3	46.8
Average Age (Male)	47.3	47.8	47.3
Average Age (Female)	46.5	47.5	47.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	629	2,254	3,760
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$72,608	\$67,127	\$67,991
Average House Value	\$214,225	\$184,251	\$187,554

* Demographic data derived from 2020 ACS - US Census



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

