



FREESTANDING SINGLE TENANT

Freestanding Office Building Prominent US Hwy I Visibility

520 N Harbor City Blvd Melbourne, FL 32935

+/-2,178 SF OF OFFICE SPACE

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 520 N Harbor City Blvd Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 2,178 SF

Lease Rate: \$18.00 SF/yr (Gross)

Lot Size: 0.22 Acres

Year Built: 1952

Building Size: 2,166 SF

Zoning: CIA

PROPERTY OVERVIEW

Stand Alone Building with Prominent Visibility and Signage
Front Lobby Reception Area
Large Executive Office
Perimeter Offices
Small Kitchenette
Restrooms
IT Server Room
Rear Entrance from Private Parking Lot with 7 Striped Parking Spaces Including One Handicapped Space
Additional Parking Along North Side of Lot
Renovated Interior
Tenant Pays Utilities

LOCATION OVERVIEW

2022 Nearby Daily North /South Traffic Counts of 42,060 Vehicles
Close to Melbourne- Orlando Airport +/- 3 Miles
Interstate 95, North and South Bound +/- 6 Miles
Close to Downtown Eau Gallie Shops, Restaurant, and Art District +/-1 Mile
Proximity to Downtown Melbourne Shops, Restaurants and Melby Hotel +/-3.6 Miles

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

ADDITIONAL PHOTOS

• 520 N Harbor City Blvd Melbourne, FL 32935



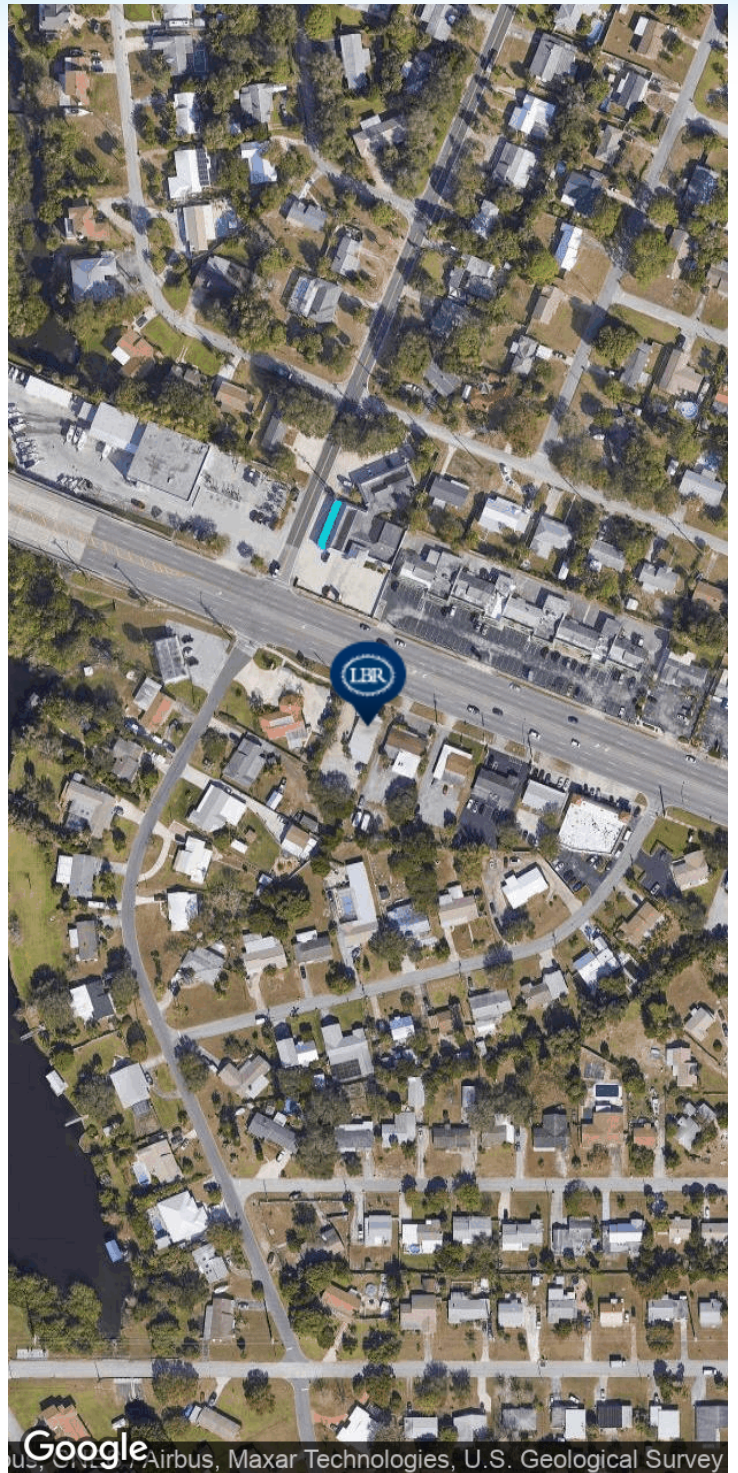
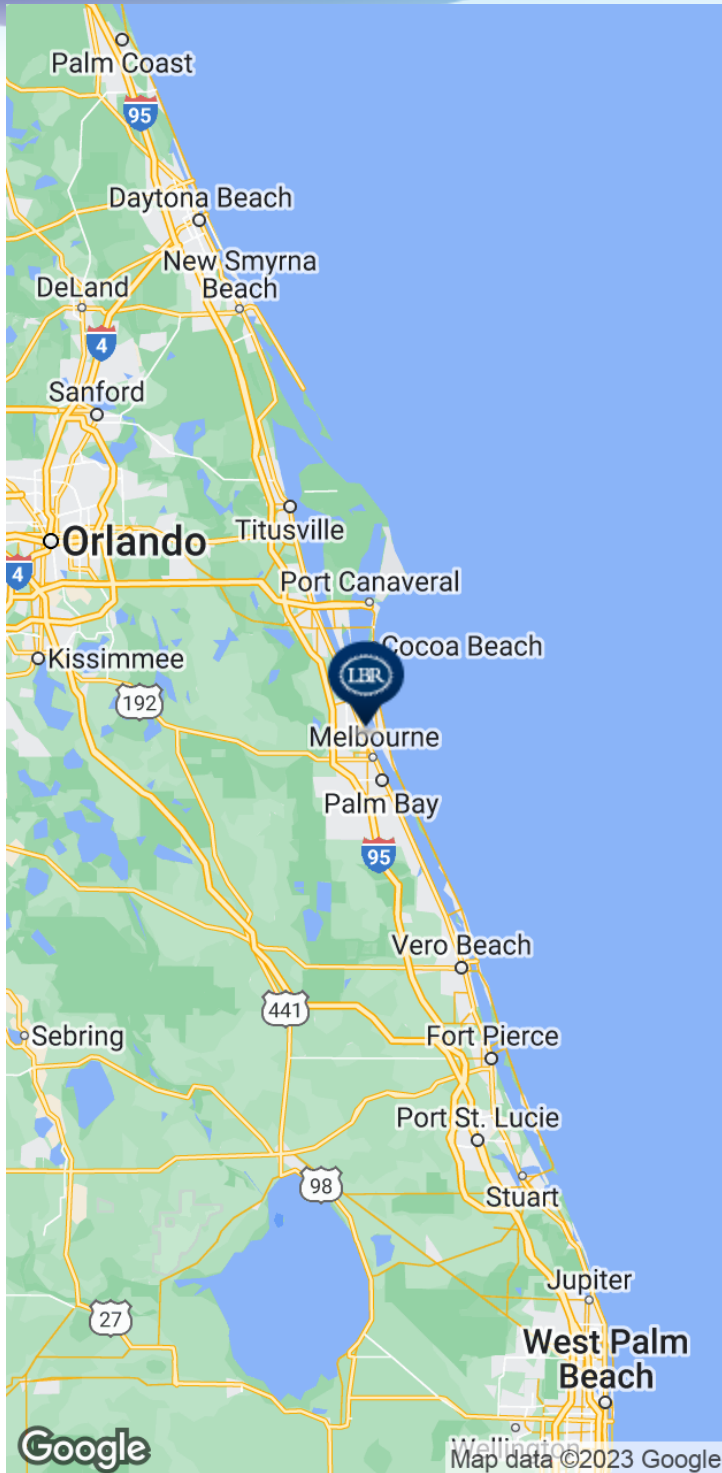
BRIAN L. LIGHTLE, CCIM, SIOR, CRE
Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

LOCATION MAP

• 520 N Harbor City Blvd Melbourne, FL 32935



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

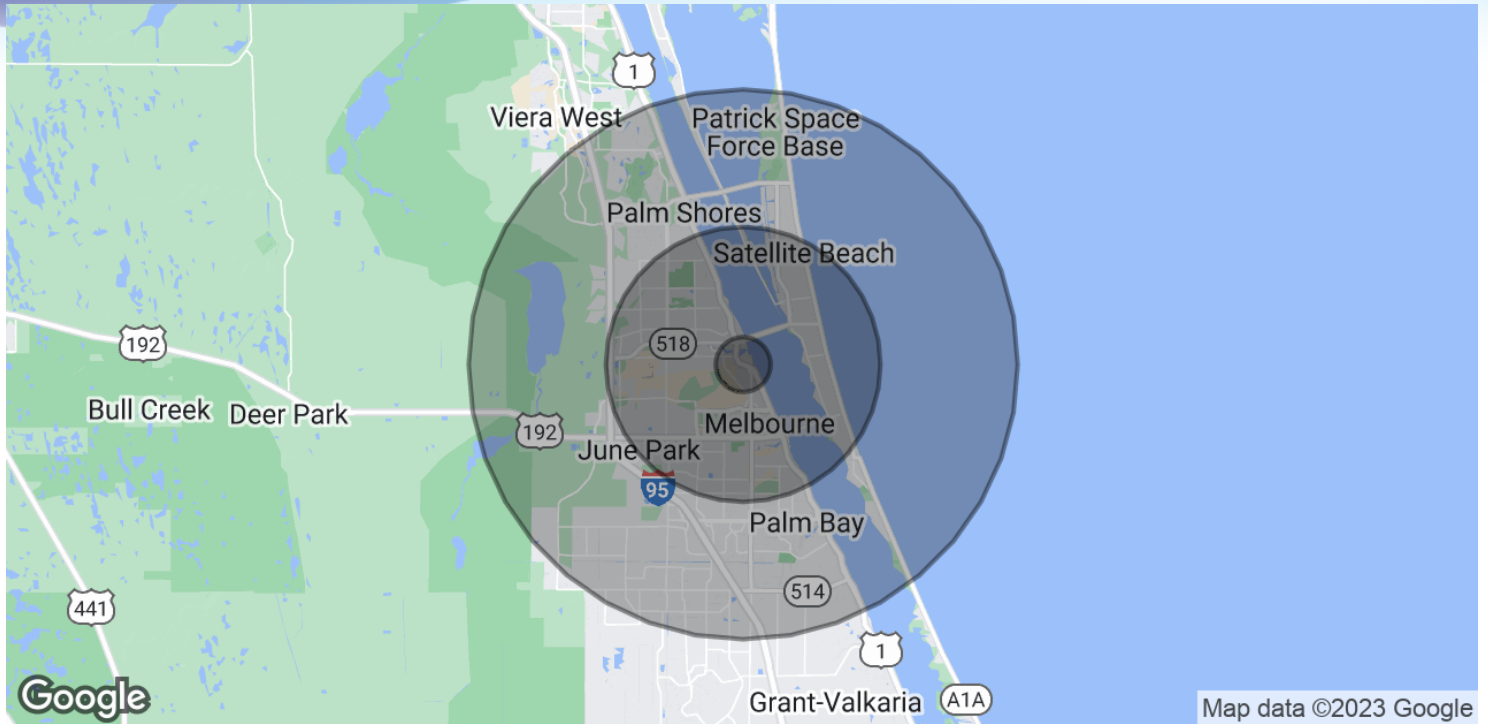
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

DEMOGRAPHICS MAP & REPORT

• 520 N Harbor City Blvd Melbourne, FL 32935



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,986	133,857	280,114
Average Age	40.9	44.0	45.4
Average Age (Male)	41.5	41.9	43.2
Average Age (Female)	42.4	46.3	47.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,864	61,363	124,392
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$66,066	\$69,363	\$71,389
Average House Value	\$167,523	\$231,550	\$232,414

* Demographic data derived from 2020 ACS - US Census

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.