



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

RESTAURANT PROPERTY FOR SALE

Freestanding Restaurant - West Melbourne

2725 Minton Rd West Melbourne, FL 32904

FOR SALE | \$1,100,000

presented by:

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
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JEFFERY T. ROBISON, CCIM

President | Broker
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EXECUTIVE SUMMARY

Freestanding Restaurant - West Melbourne • 2725 Minton Rd West Melbourne, FL
32904



OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / SF:	\$251.37
Lot Size:	1.38 Acres
Year Built:	2011
Building Size:	4,376 SF
Zoning:	CI
APN#:	28-37-07-00-00510.0- 0000.00

PROPERTY OVERVIEW

This second-generation restaurant space, fully equipped and featuring approximately 2,846 square feet of interior space, is ideally situated to take advantage of the rapidly growing residential developments in the area. The property includes an impressive 1,530 square feet of patio space, complete with a full bar for delightful outdoor dining experiences. With an additional bar inside, the building is in excellent condition, ready to accommodate a new culinary venture. Prospective buyers are kindly requested not to disturb the current tenant, and tours can be scheduled in advance to explore the full potential of this prime location.

LOCATION OVERVIEW

2725 Minton Road in West Melbourne is positioned in a swiftly growing area, characterized by a substantial influx of residential development. Notable among these developments is Heritage Pointe, a 49-unit single-family residential community, situated close to Brookshire At Heritage Oaks. Another significant addition to the community is Grace Church, a new congregation located south of Wesley Groves. The 15,000 square foot facility is designed to accommodate their 400 parishioners, complimenting the ongoing area expansion.

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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.

ADDITIONAL PHOTOS

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LOCATION MAP

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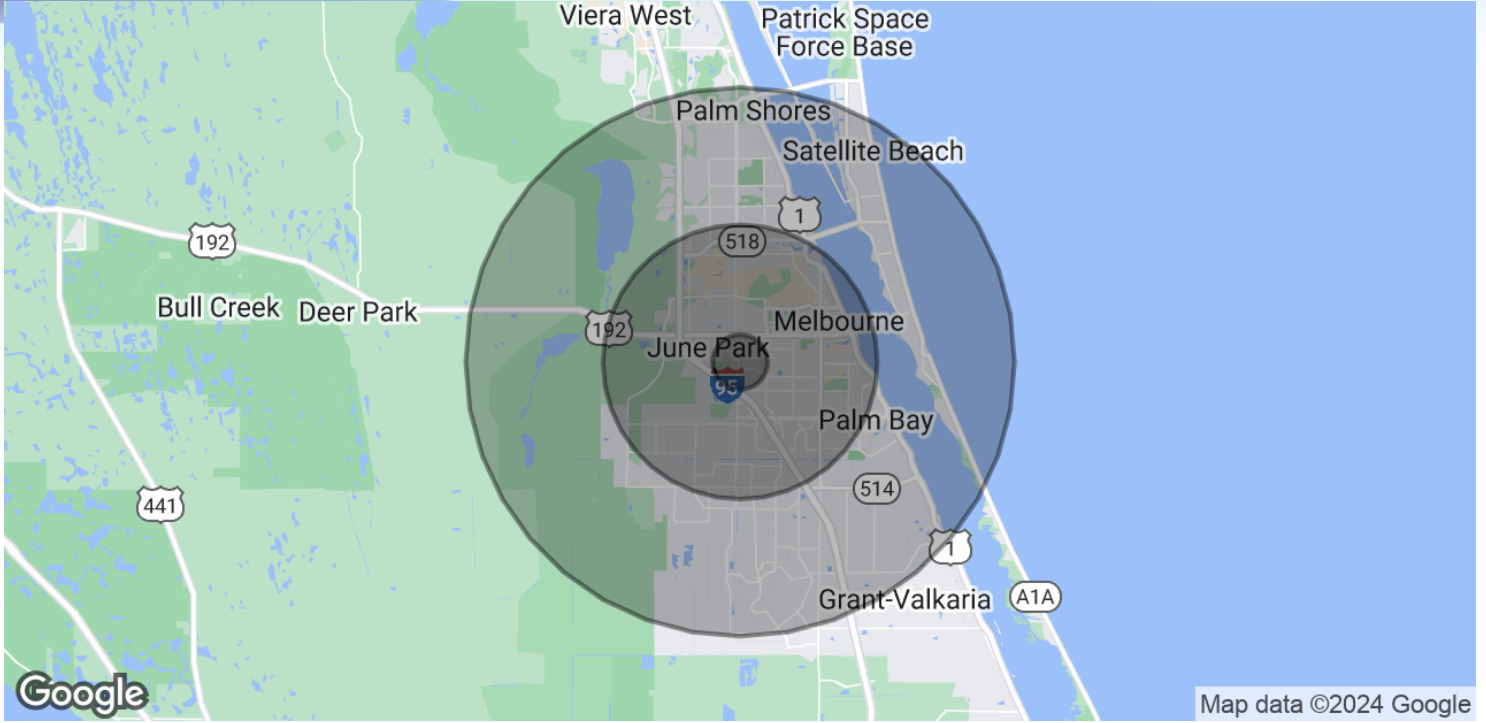
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,934	137,148	286,539
Average Age	39.4	43.2	44.4
Average Age (Male)	36.0	40.6	42.3
Average Age (Female)	40.6	45.5	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,379	58,066	123,822
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$85,028	\$58,578	\$69,743
Average House Value	\$246,433	\$176,716	\$221,061

* Demographic data derived from 2020 ACS - US Census

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