

# CBS Commercial Condo In Heart Of Palm Bay

2179 Julian Avenue, Suite B, Palm Bay, FL 32905

**Seller Will Consider Financing / Centrally Located / Remaining FF&E Included**



## OFFERING SUMMARY

**Sale Price:** \$375,000

**Facility SF:** 1,870 SF

**Zoning:** City of Palm Bay  
Community Commercial  
(CC)

## PROPERTY OVERVIEW

Interior: Waiting Room, Reception, Exam Area, Lab, 2 Offices, Dark Room  
Plumbing, Suction & Air Lines for 6 Exam Chairs  
Carpet, Tile & Drop Ceiling Throughout. Lots of Windows/Sunlight  
Remaining FF&E Included  
City Water, Septic, FPL Electric. Accordion Hurricane Shutters  
21 Common Parking Spaces  
CC Zoning: Medical, Dental, Office, Veterinary & More!  
Seller Will Consider Financing Subject to Contract Terms & Buyer Credit

## LOCATION OVERVIEW

Located in the heart of Palm Bay approximately halfway between Babcock Street & US1. Close proximity to Palm Bay Road & Interstate 95, which makes this property easily accessible to the surrounding employers, schools, residential & beaches that the area has to offer. A few of the surrounding employers include L3Harris, Raytheon, Leonardo DRS & UPS to name a few. Make this the future home for your business today!

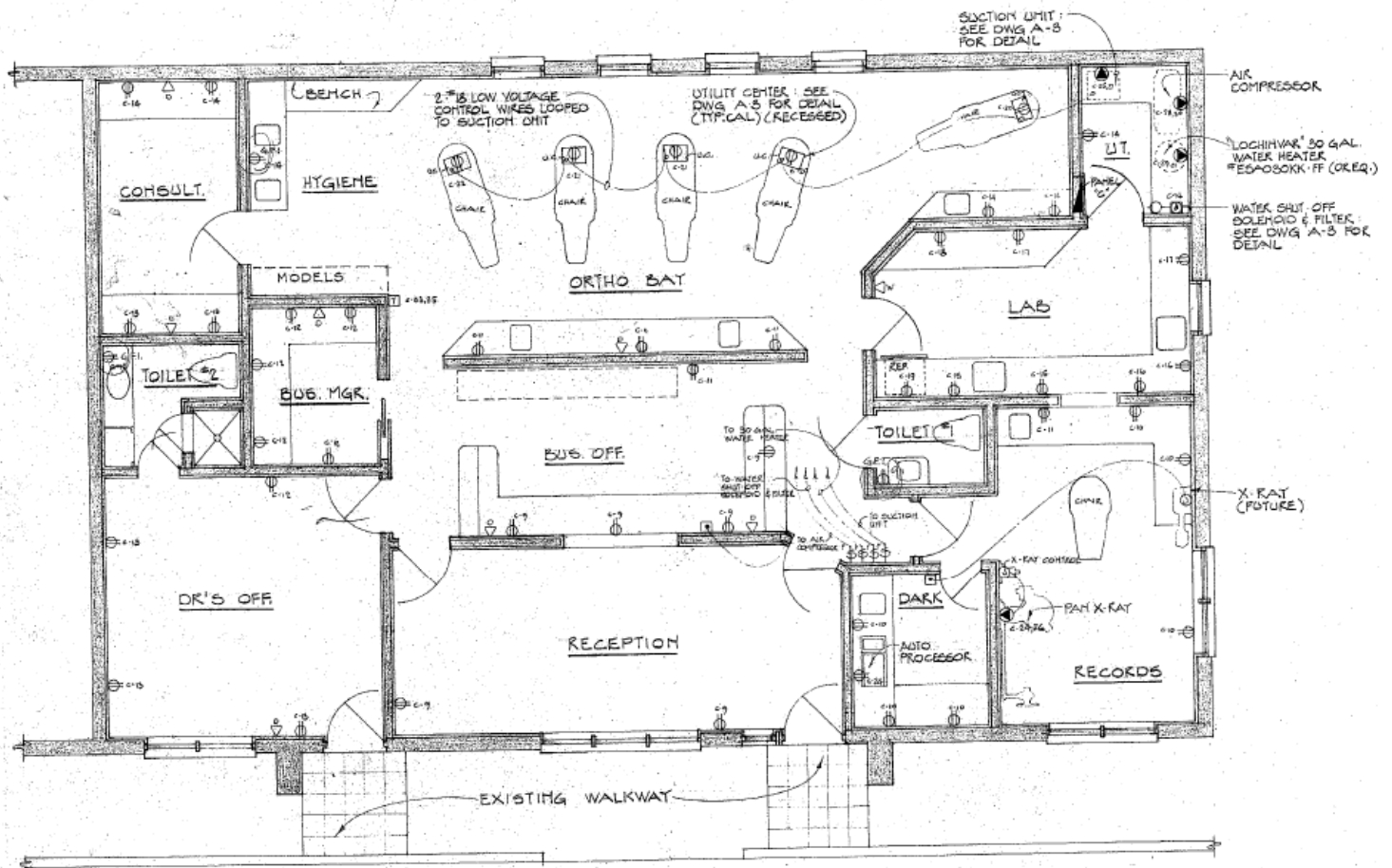
### Zachary Ullian

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

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## Floor Plan



**Zachary Ullian**

Broker Associate

Cell: 321.750.3439

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## Interior Photos



**Zachary Ullian**

Broker Associate

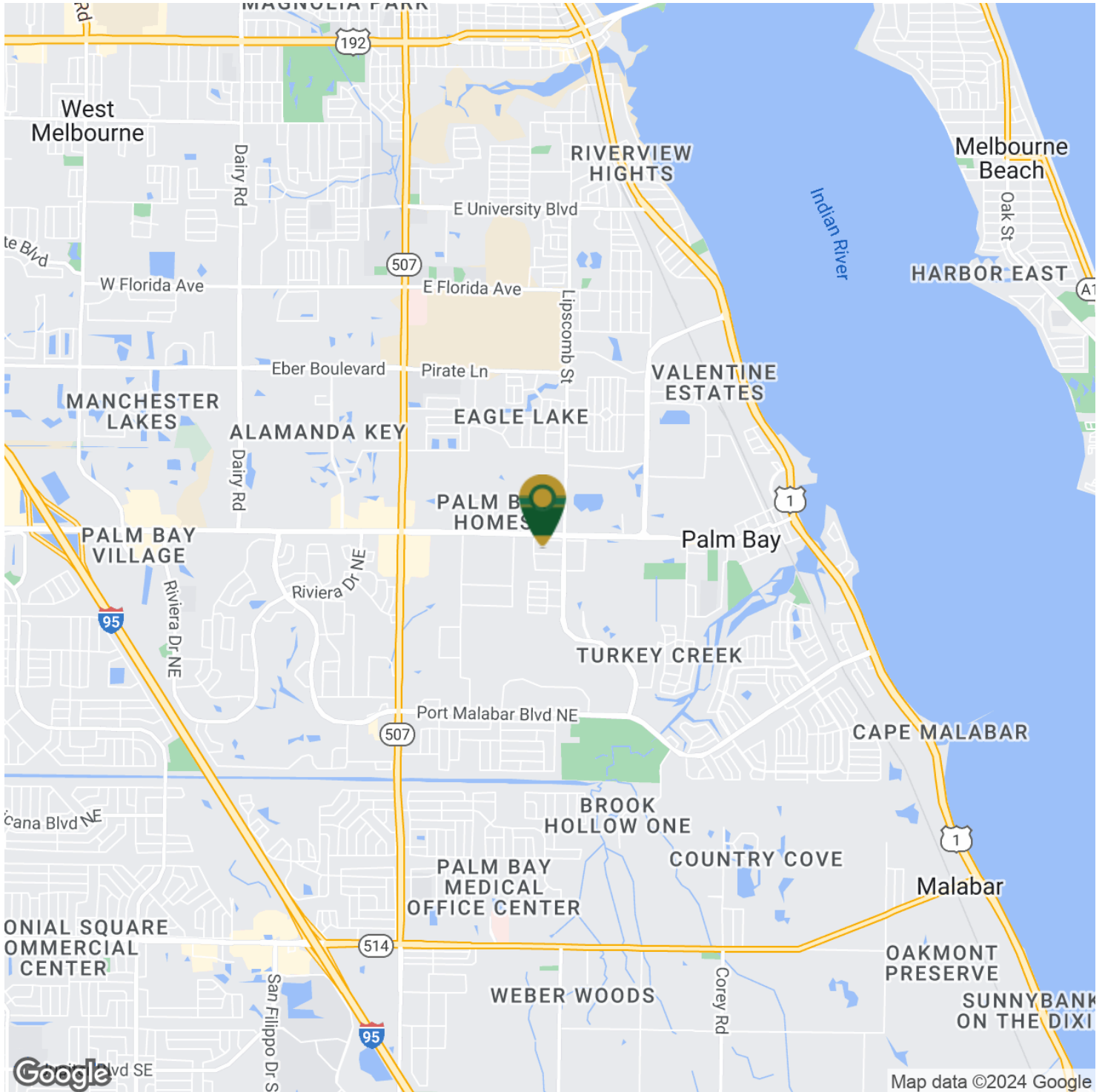
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## Location Map



**Zachary Ullian**

Broker Associate

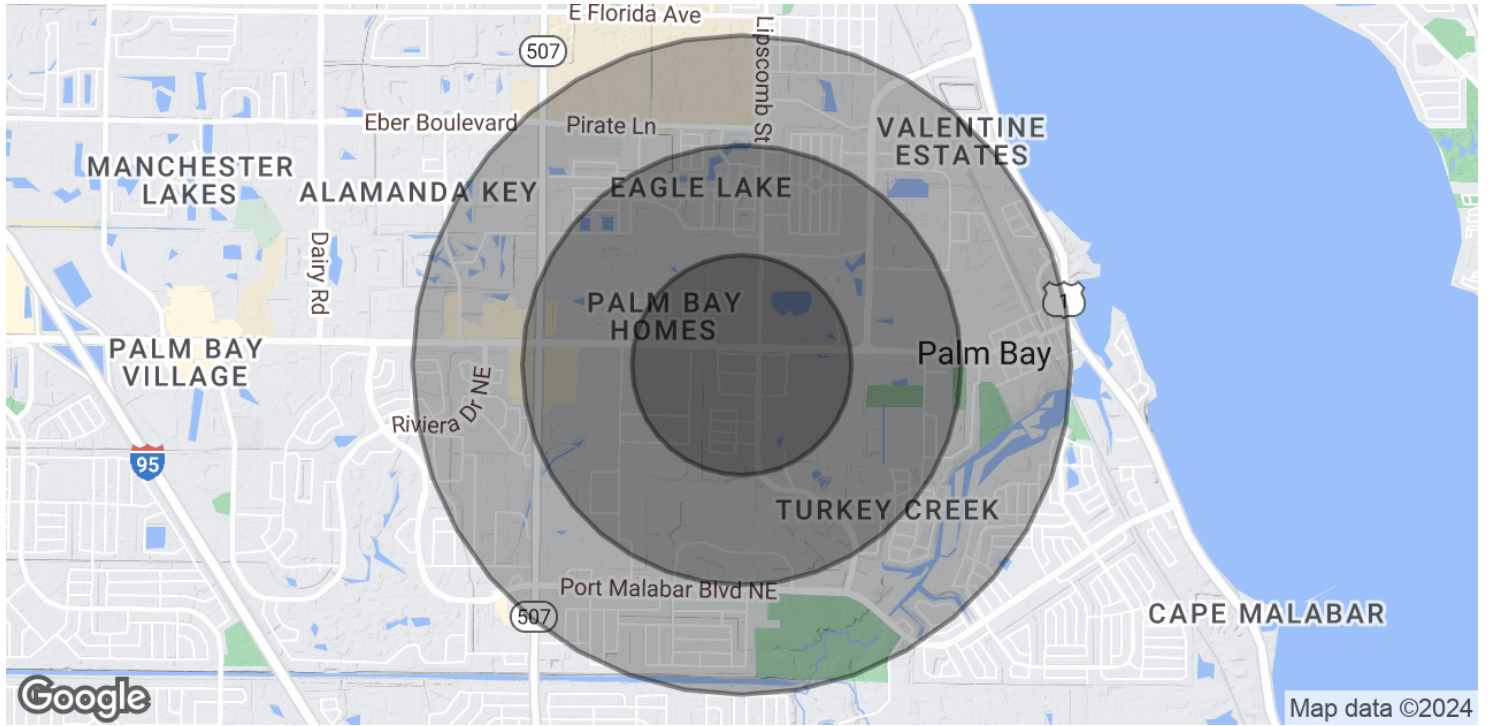
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## Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,918	7,758	17,827
Average Age	41.9	42.6	45.7
Average Age (Male)	42.0	43.1	44.2
Average Age (Female)	40.7	42.5	46.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	871	3,676	8,453
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$41,830	\$48,749	\$49,829
Average House Value	\$110,310	\$131,157	\$134,363

\* Demographic data derived from 2020 ACS - US Census

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