

EXECUTIVE SUMMARY

• 835 Washburn Rd Melbourne, FL 32934



OFFERING SUMMARY

Available SF:	7,500 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	1.0 Acres
Year Built:	1985
Building Size:	7,500 SF
Zoning:	MI

PROPERTY OVERVIEW

This metal building can be occupied by a single 7500sf tenant or split into two 3750sf bays.

Current configuration of the front 3,750sf of the building is 60% showroom/office space and 40% industrial bay, owner is open to demoing office if needed. Rear 3,250sf of the building is currently open industrial bay.

Building has 5 roll-up doors on each side allowing for drive-thru access.

LOCATION OVERVIEW

Excellent location off Sarno Rd close proximity to I-95 and Wickham Rd.

The surrounding area boasts a strong industrial presence, making it an ideal location for businesses looking to establish or expand their operations.

MICHAEL MOSS II

Sales And Leasing Associate
321.722.0707 X25
mmoss@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

Lightle Beckner Robison, Inc.

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

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ADDITIONAL PHOTOS

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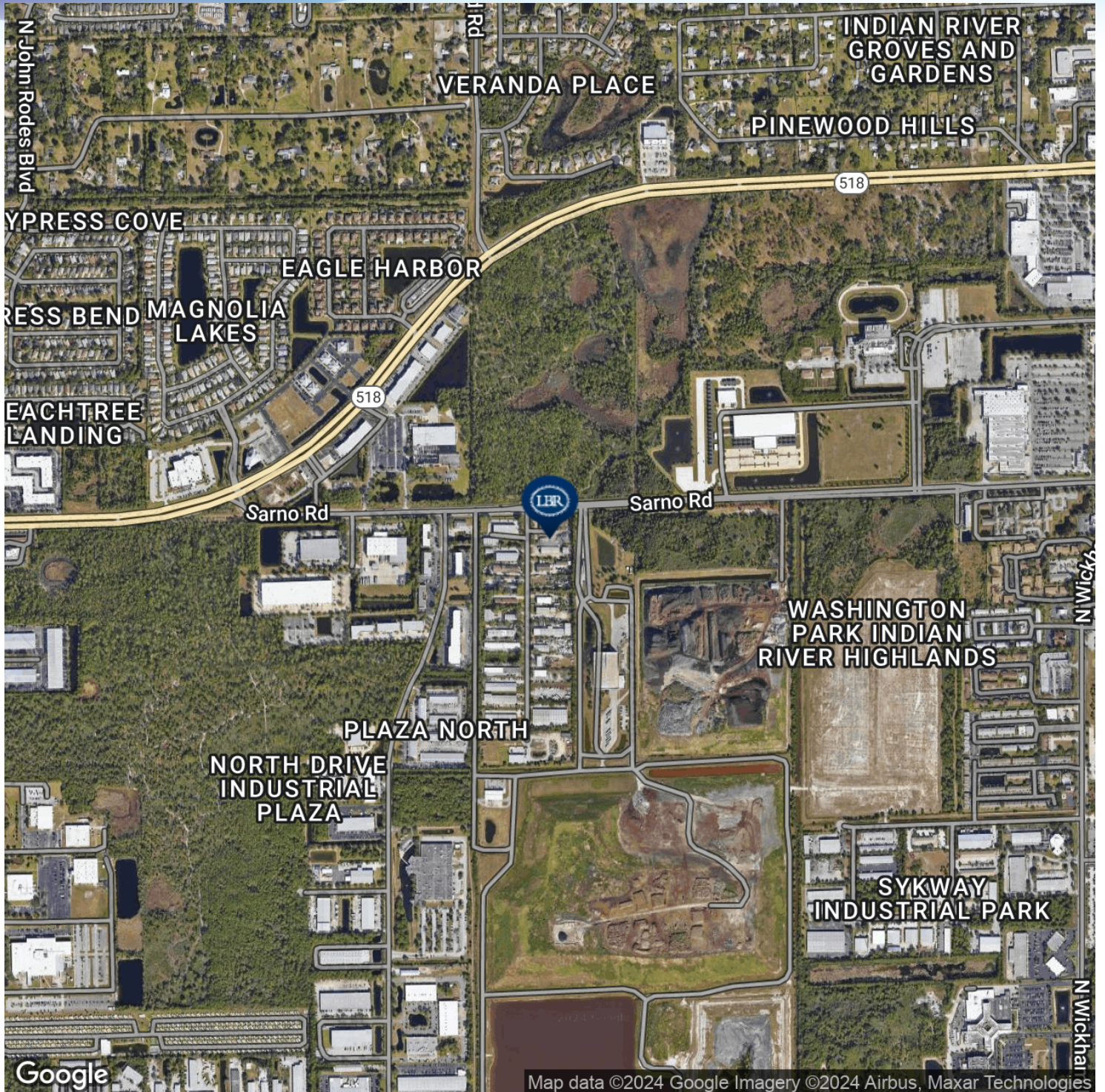
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LOCATION MAP

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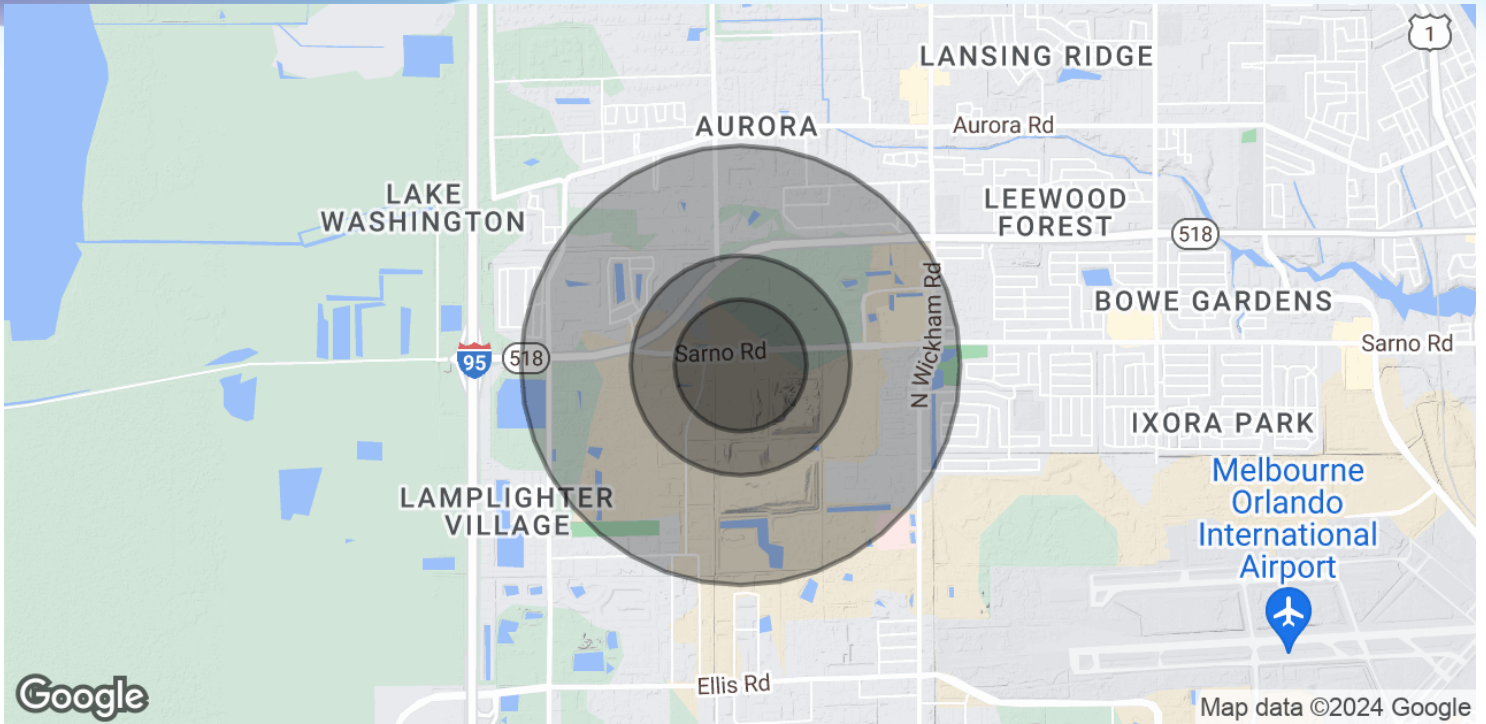
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	178	657	4,378
Average Age	41	42	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	259	1,774
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$104,423	\$107,197	\$107,739
Average House Value	\$559,096	\$519,108	\$452,240

Demographics data derived from AlphaMap

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