

# Stand-Alone Commercial Building In Heart Of Melbourne

1512-1514 N Harbor City Boulevard, Melbourne, FL 32935

**High Exposure / Centrally Located / Concrete Block / Seller Financing Available**



## OFFERING SUMMARY

**Sale Price:** \$360,000

**Acreage:** 0.16 Acres

**Facility SF:** 1,248 SF

**Zoning:** City of Melbourne  
Central Business District  
(C-3)

## PROPERTY OVERVIEW

Two 624 SF Units = 1,248 SF Total (Units can be Combined)

Originally a Duplex, Former Law Office, Current Air B&B

Exposure to est. 40,000 VPD on US1

Two Electric Meters. Two HVAC Units. One Water Meter

Utilities Include: City Water/Sewer, FPL Electric

C3 Zoning: Office, Retail, Medical, Restaurant, Wholesaling & More!

Seller to Consider Financing Subject to Contract Terms & Buyer Credit

DO NOT DISTURB TENANTS

## LOCATION OVERVIEW

Located in the HEART of Melbourne within walking distance to the Downtown Eau Gallie Arts District (EGAD). Easily accessible via nearby Eau Gallie Boulevard which is a direct connector between Interstate 95, Wickham Road, US1 and the beaches. Surrounding businesses include Intracoastal Brewing, Tomahawk Robotics, Sorensen Moving, and Squid Lips to name a few. Make this the future home for your business today!

### Zachary Ullian

Broker Associate

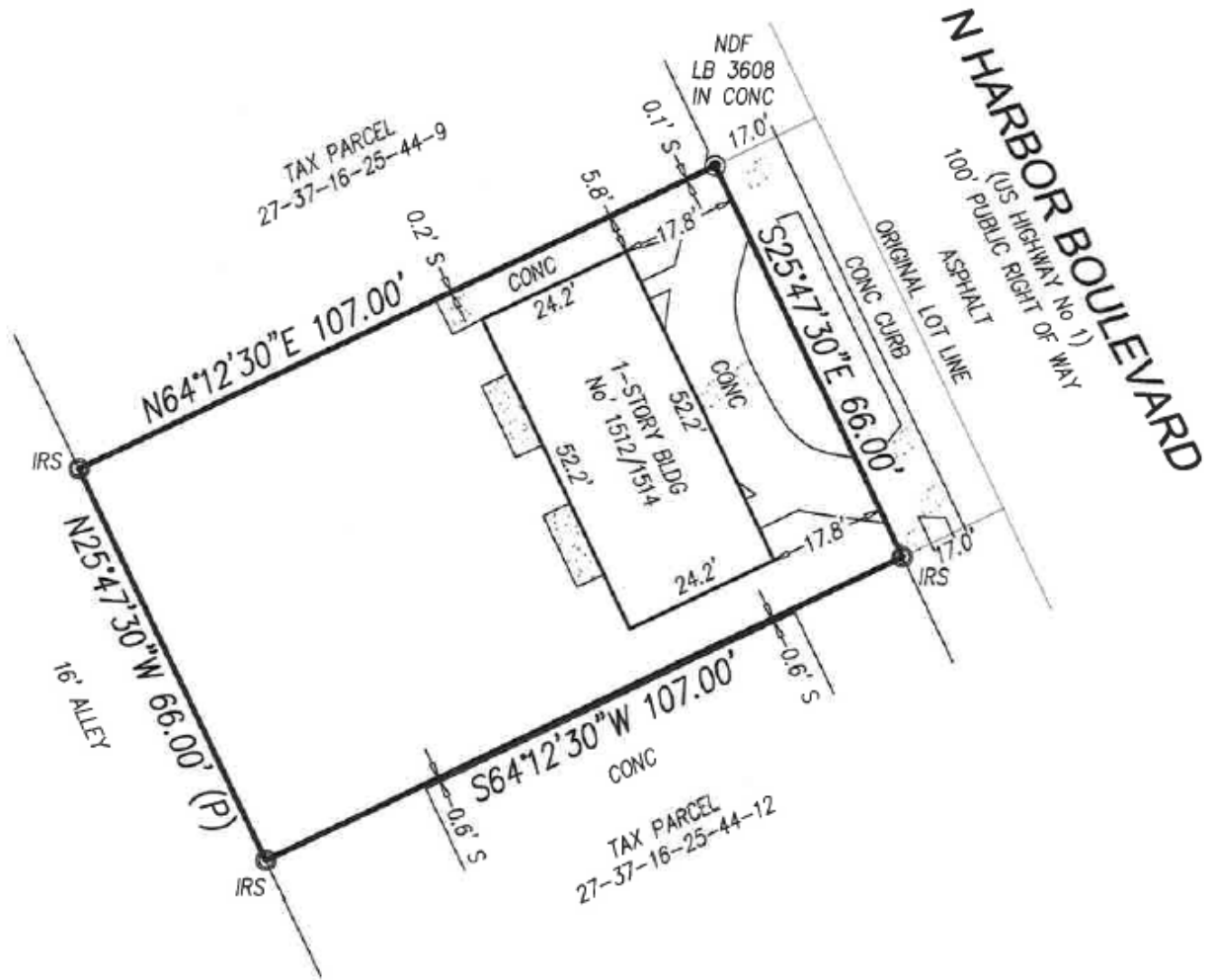
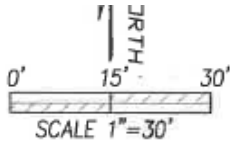
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## Survey



**Zachary Ullian**

Broker Associate

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## Interior Photos



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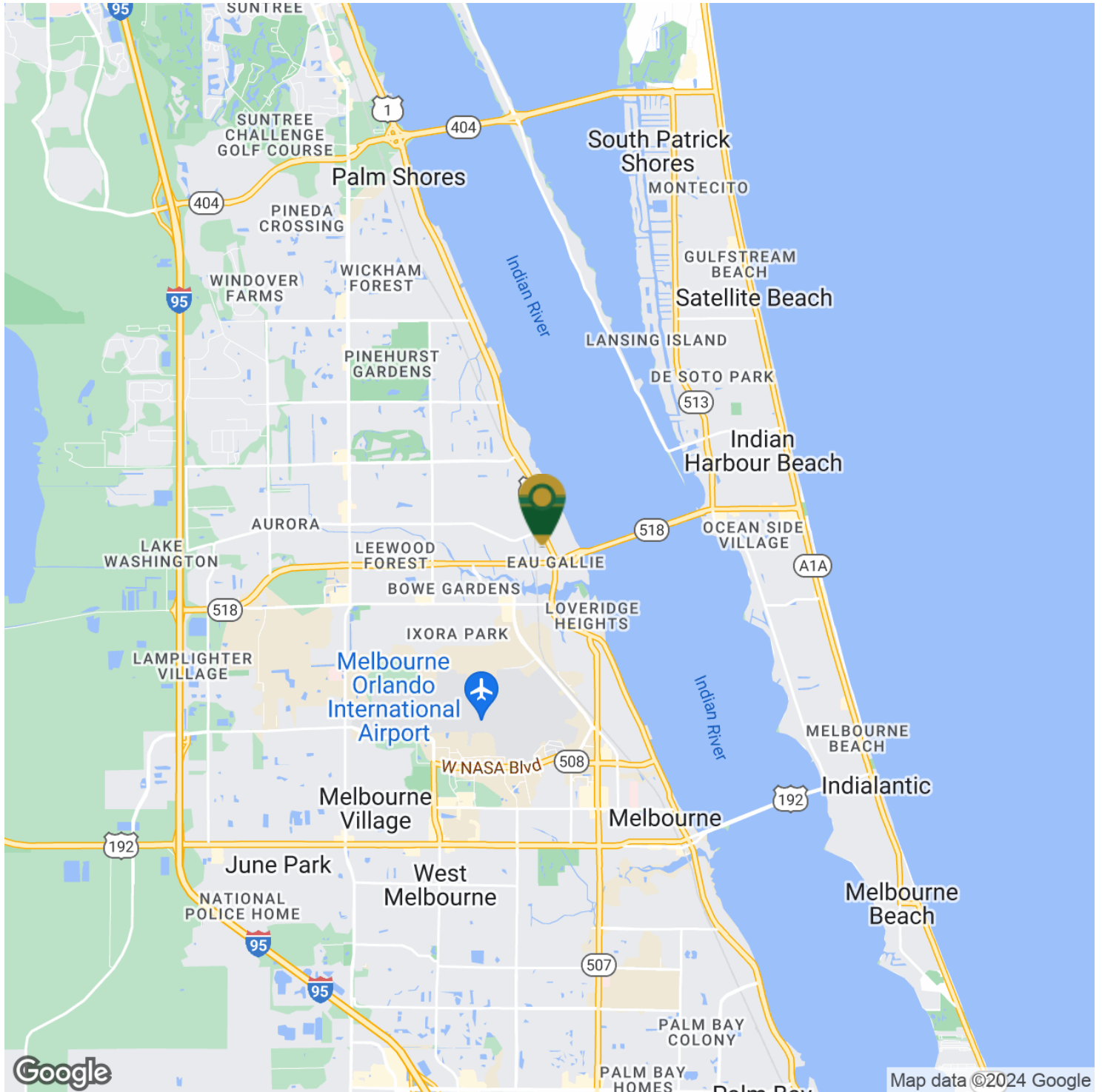
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## Location Map



**Zachary Ullian**

Broker Associate

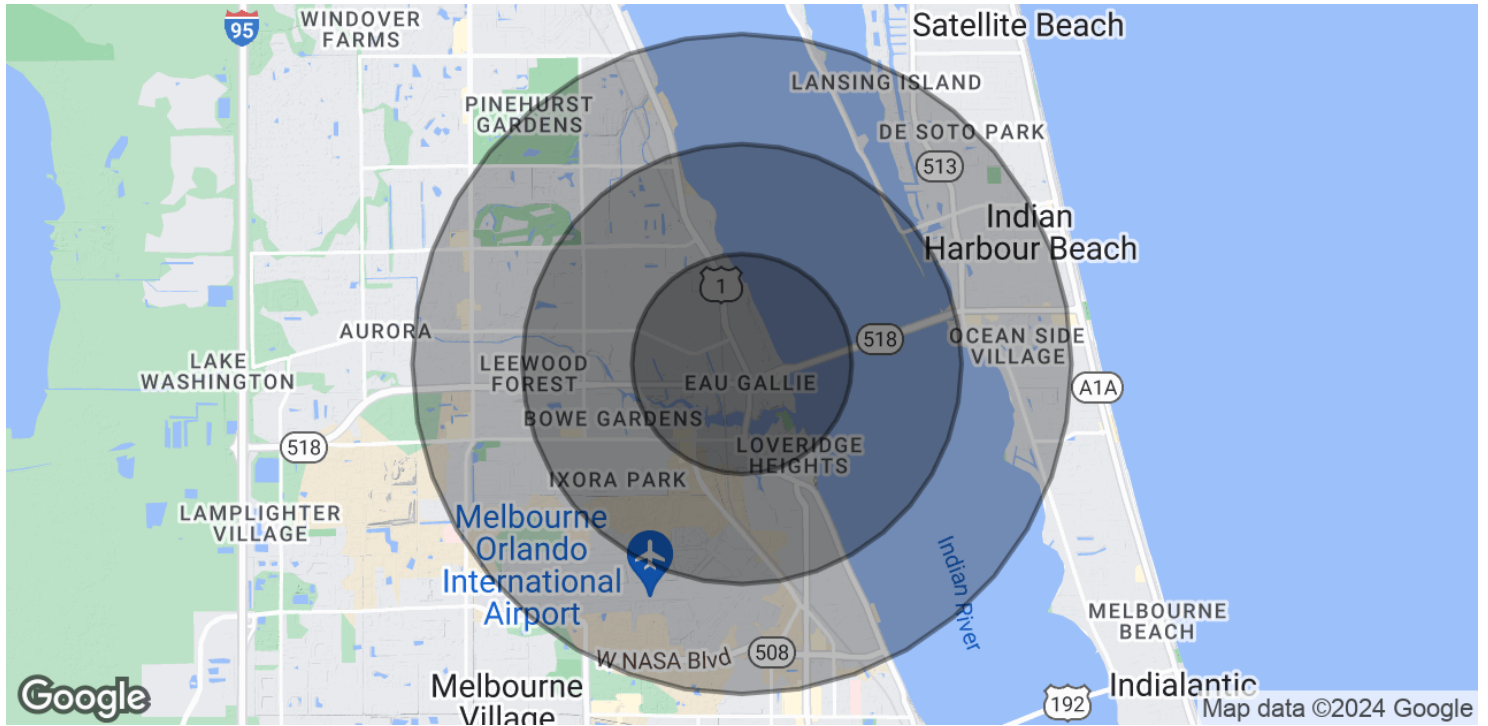
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	6,281	23,747	52,006
Average Age	39.9	41.4	43.3
Average Age (Male)	39.2	38.6	40.9
Average Age (Female)	40.1	43.5	45.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	2,737	10,446	24,813
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$57,907	\$61,039	\$66,232
Average House Value	\$158,112	\$178,713	\$216,594

2020 American Community Survey (ACS)

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