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FREESTANDING SINGLE TENANT

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# 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

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# EXECUTIVE SUMMARY

• 520 N Harbor City Blvd Melbourne, FL 32935



## OFFERING SUMMARY

|                       |   |
|-----------------------|---|
| <b>Available SF:</b>  | 2,178 SF                                      |
| <b>Lease Rate:</b>    | \$3000.00 Per Month<br>Plus Tax and Utilities |
| <b>Lot Size:</b>      | 0.22 Acres                                    |
| <b>Year Built:</b>    | 1952  |
| <b>Building Size:</b> | 2,166 SF                                      |
| <b>Zoning:</b>        | 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

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### Lightle Beckner Robison, Inc.

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# ADDITIONAL PHOTOS

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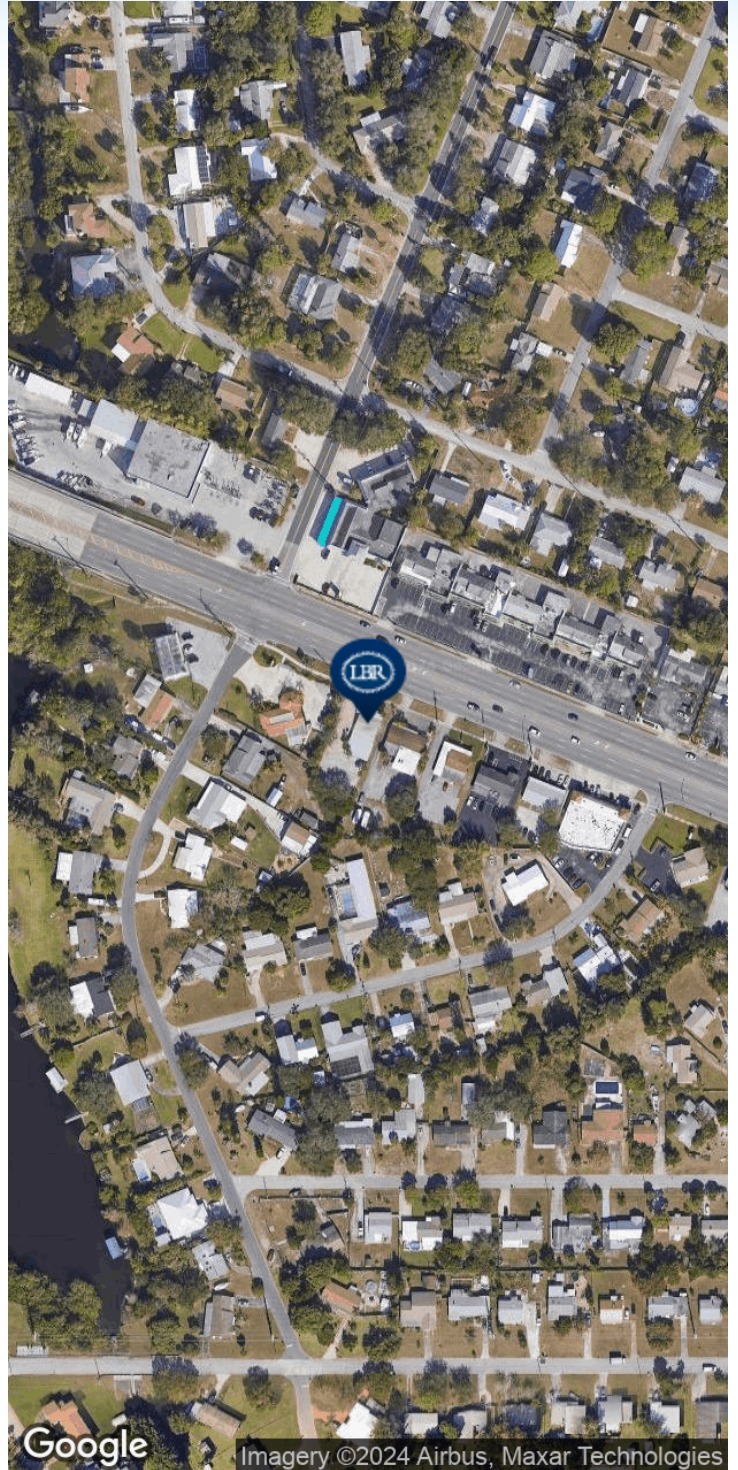
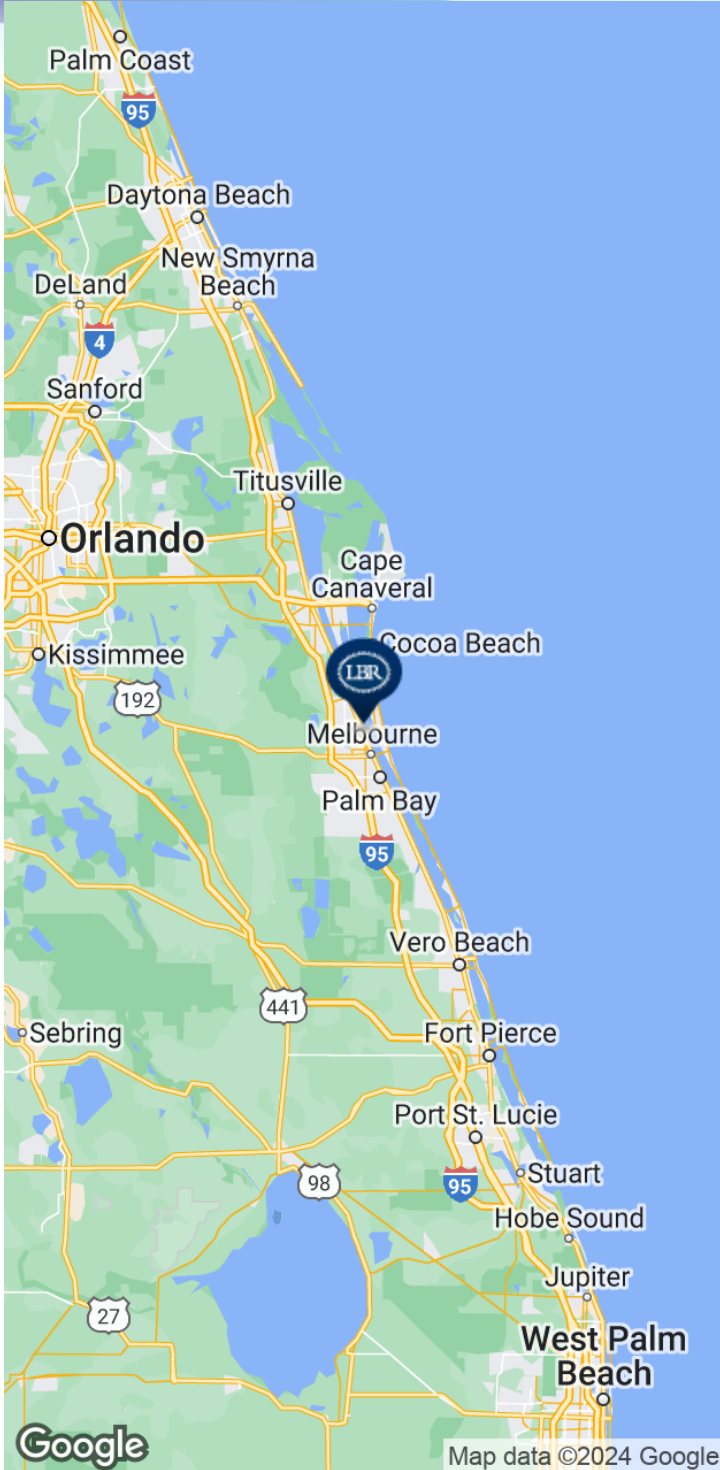
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# LOCATION MAP

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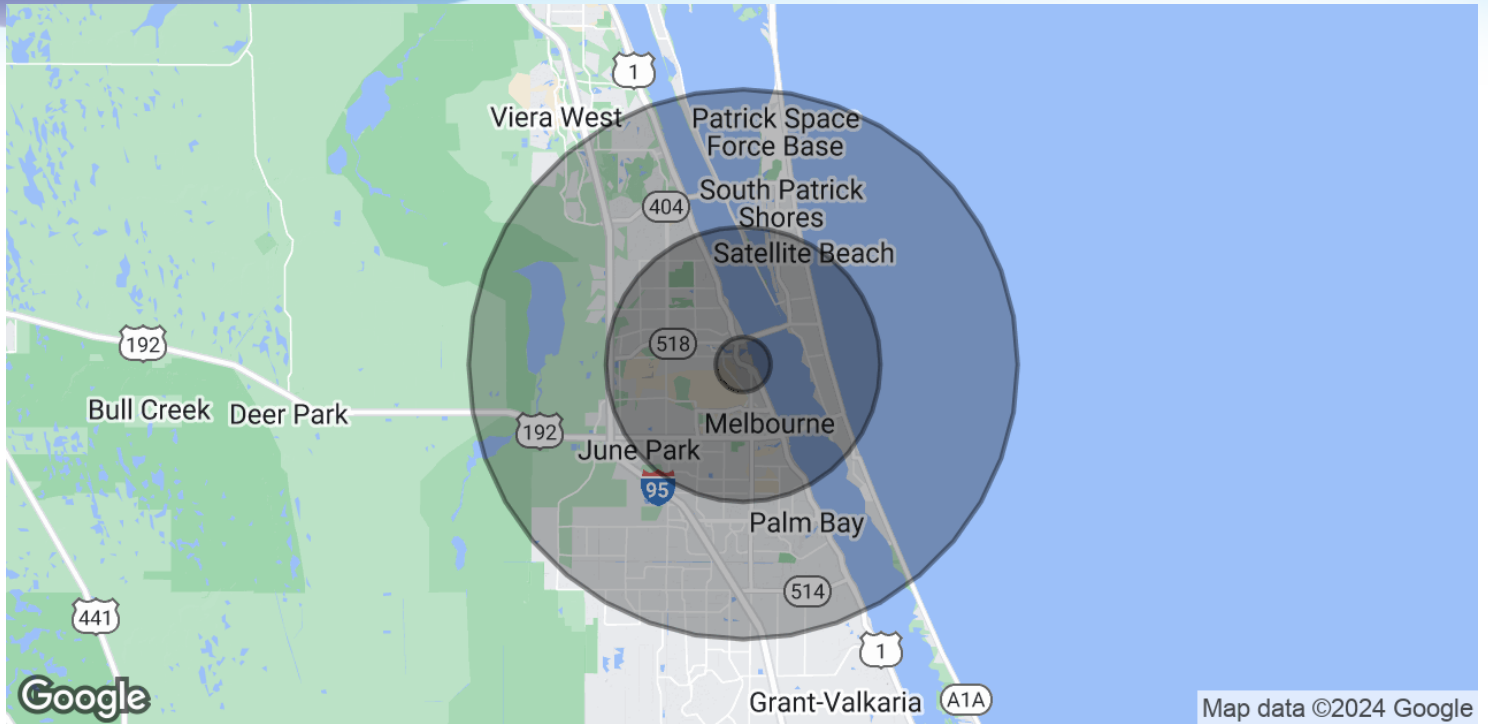
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 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 |

2020 American Community Survey (ACS)

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