



SPECIAL PURPOSE PROPERTY FOR SALE

Day Care/ Preschool Building For Sale

7215 Waelti Drive Melbourne, FL 32940

FOR SALE | \$1,425,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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EXECUTIVE SUMMARY

• 7215 Waelti Drive Melbourne, FL 32940



OFFERING SUMMARY

Sale Price:	\$1,425,000
Price / SF:	\$224.52
Lot Size:	1.26 Acres
Year Built:	1981
Building Size:	6,347 SF
Zoning:	BU1
APN#:	26-36-12-DE-22-11

PROPERTY OVERVIEW

Introducing a prime opportunity for Special Purpose / School Operators. 7215 Waelti Drive, Melbourne, FL, 32940 features a spacious 6,347 SF building, built in 1981. The property has a desirable zoning classification BU1, General Retail, and Future Land Use of Community Commercial. With its strategic location on the Space Coast, this property offers an excellent foundation for an educational institution or specialized facility. Typical Preschool /Daycare Interior of Classrooms, Large Open Play Areas, Full Kitchen and Fenced Outdoor Playground.

This property presents an opportunity for those seeking a purpose-built establishment or an excellent location for a redevelopment of Office or Approved General Retail project.

Located in the Affluent Suntree/ Viera area.

LOCATION OVERVIEW

Prominently situated in the desirable Suntree / Viera Market area
Directly off of Wickham Road
+/- 2 Miles to I-95 at Wickham Road
+/- 12 Miles to Melbourne Orlando International Airport.
+/- 22 Miles to Port Canaveral

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ADDITIONAL PHOTOS

• 7215 Waelti Drive Melbourne, FL 32940



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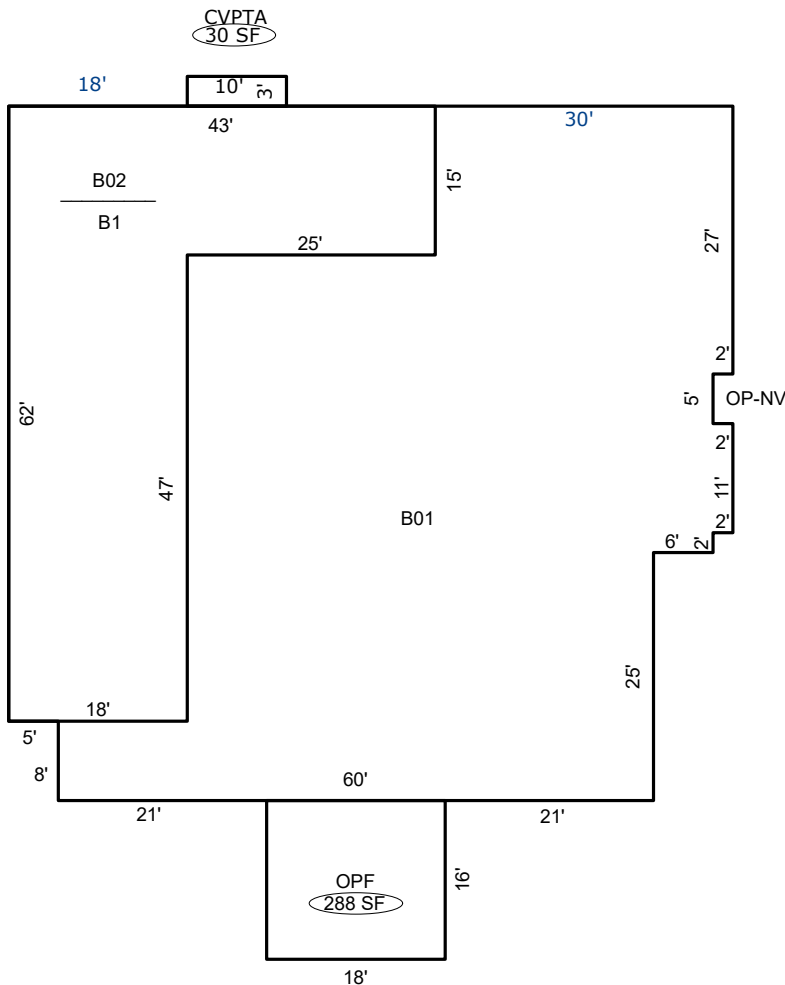
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township:	Parcel No.:			
Property Address:				
City:	County:	State:	ZipCode:	
Owner:				
Client:		Client Address:		
Appraiser Name:		Inspection Date:		

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	4856.0	290.0	4856.0
B02	B2	1.0	1491.0	210.0	1491.0
CVPTA	Covered Patio	1.0	30.0	26.0	30.0
OPF	Open Porch	1.0	288.0	68.0	288.0

COMMENT TABLE 1

COMMENT TABLE 2	COMMENT TABLE 3

7215

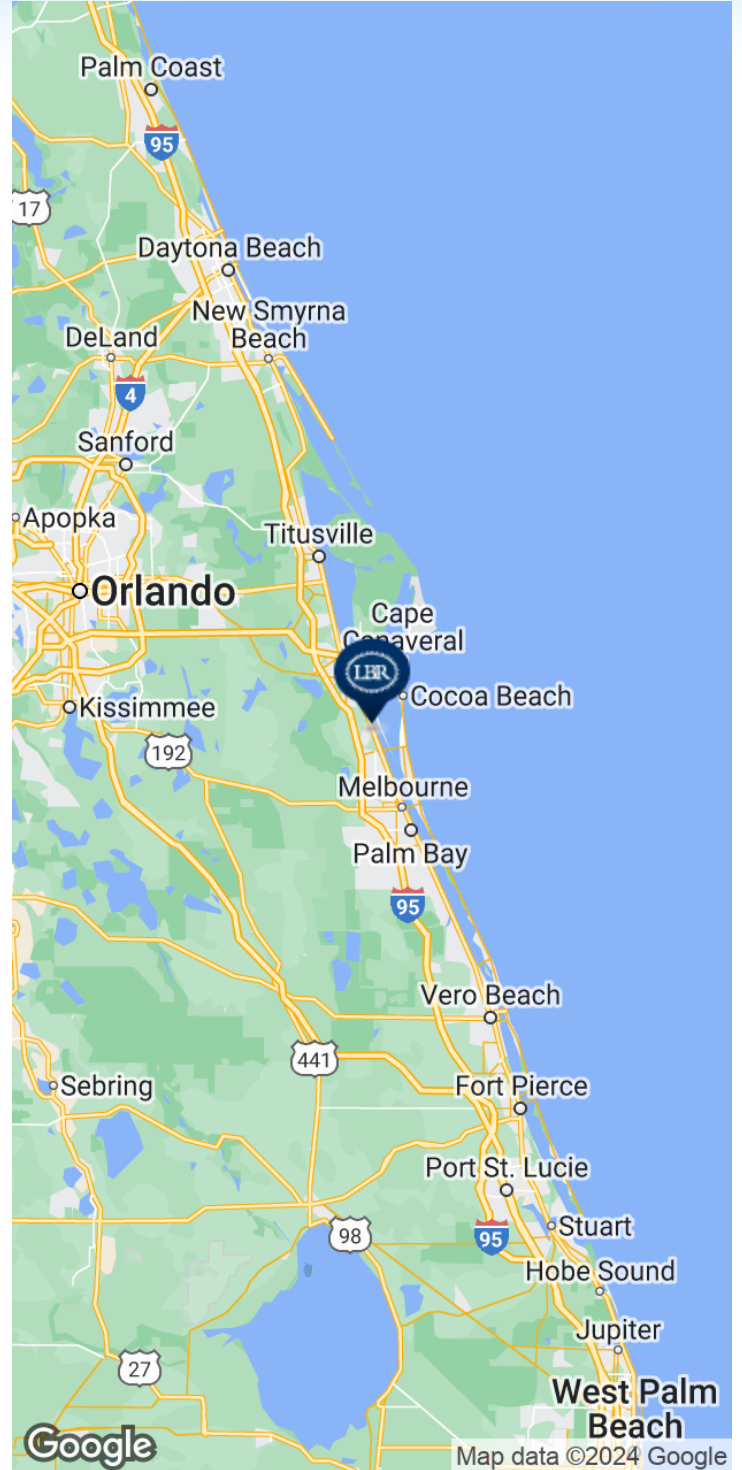
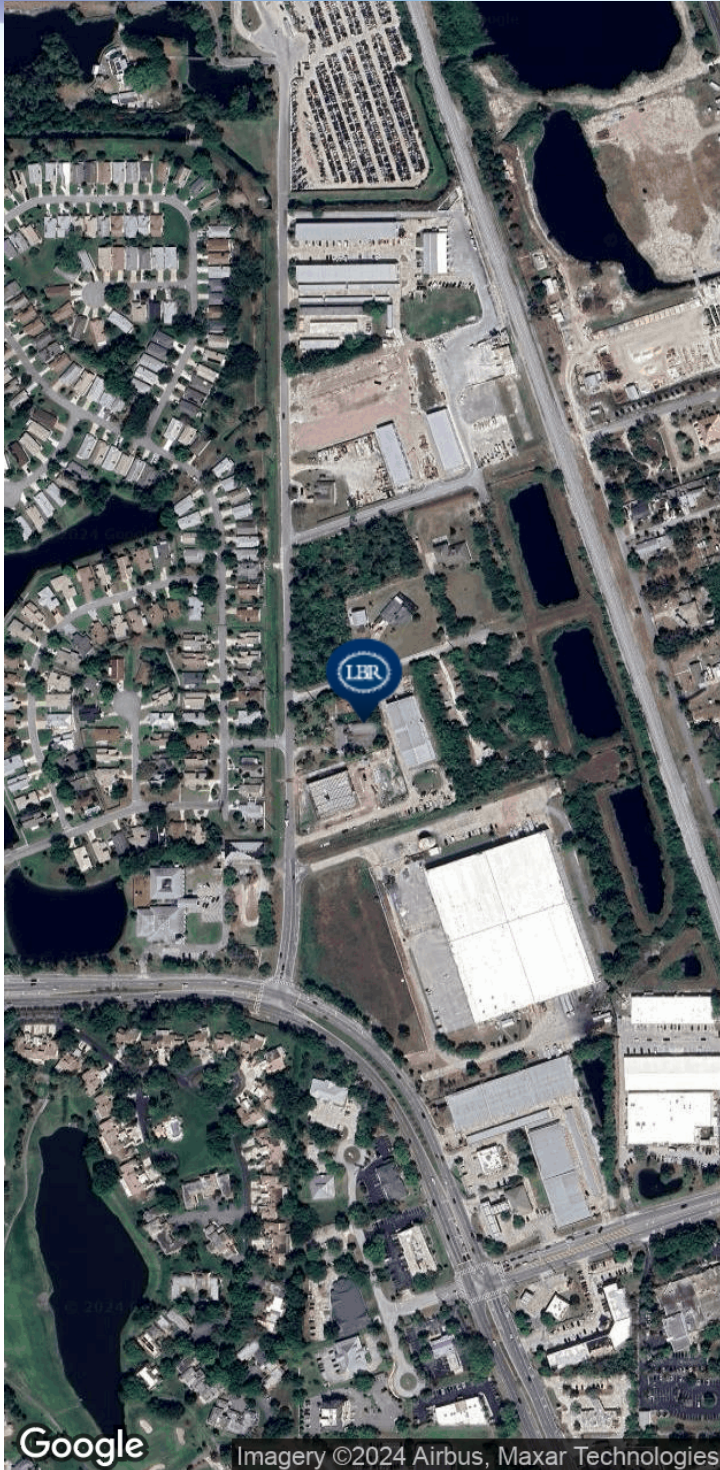


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01/08/2024

LOCATION MAP

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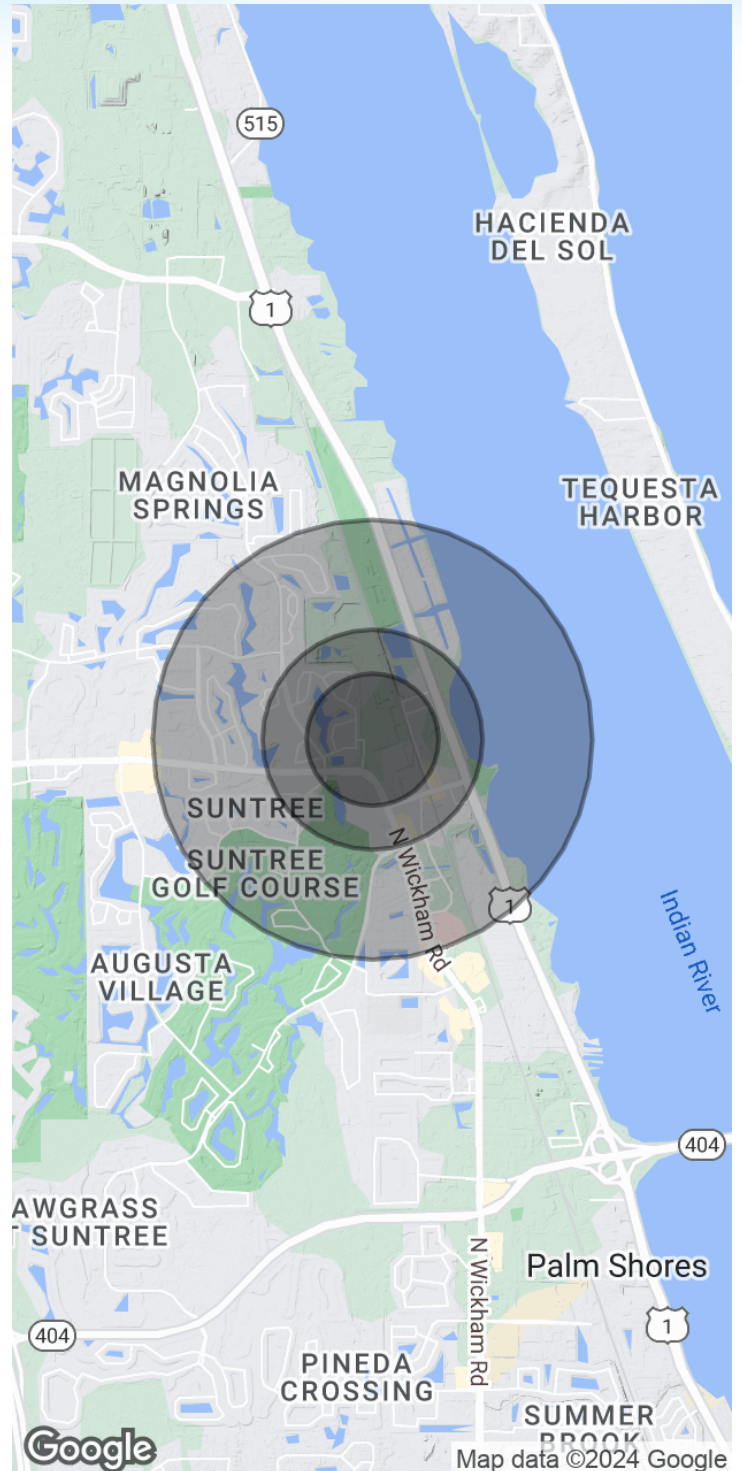
DEMOGRAPHICS MAP & REPORT

• 7215 Waelti Drive Melbourne, FL 32940

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	406	1,505	5,757
Average Age	45	49	51
Average Age (Male)	44	48	50
Average Age (Female)	46	50	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	666	2,659
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$144,559	\$129,259	\$124,531
Average House Value	\$447,014	\$466,179	\$476,201

Demographics data derived from AlphaMap



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