

EXECUTIVE SUMMARY

• 457 Montreal Ave Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 1,800 SF

Lease Rate: \$16.00 SF/yr (Gross)

Lot Size: 0.08 Acres

Year Built: 1954

Building Size: 2,129 SF

Zoning: C3

PROPERTY OVERVIEW

1st floor office space available in Eau Gallie with reception area, conference room, one (1) private office, additional open office area, breakroom and one (1) bathroom.

LOCATION OVERVIEW

Located on the corner of 518 and Montreal Ave

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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

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AVAILABLE SPACES

• 457 Montreal Ave Melbourne, FL 32935

Lease Rate: \$16.00 SF/YR (GROSS) **Total Space** 1,800 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
457 - 1st Floor		\$16.00 SF/YR	Gross	1,800 SF	Negotiable	Landlord to pay water and electric. Tenant to pay rental sales tax.

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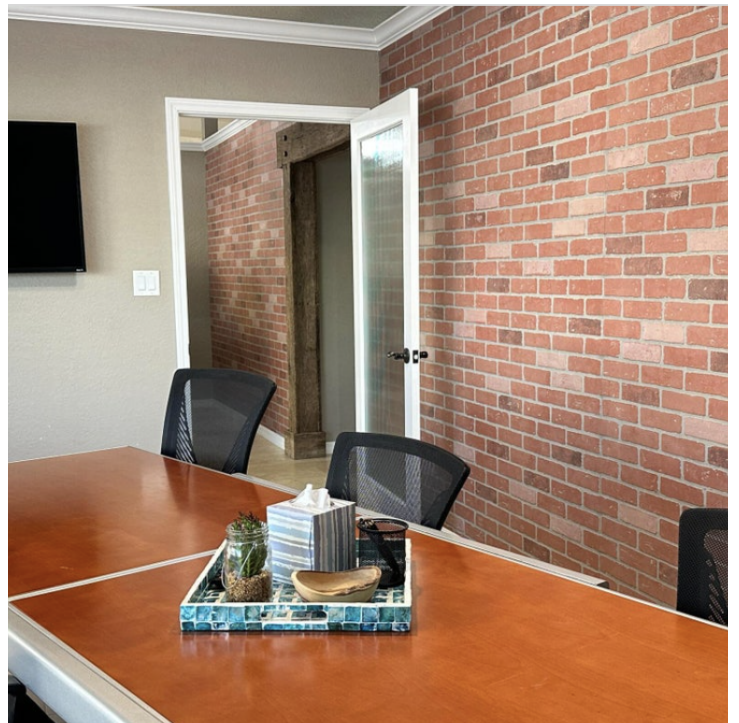
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ADDITIONAL PHOTOS

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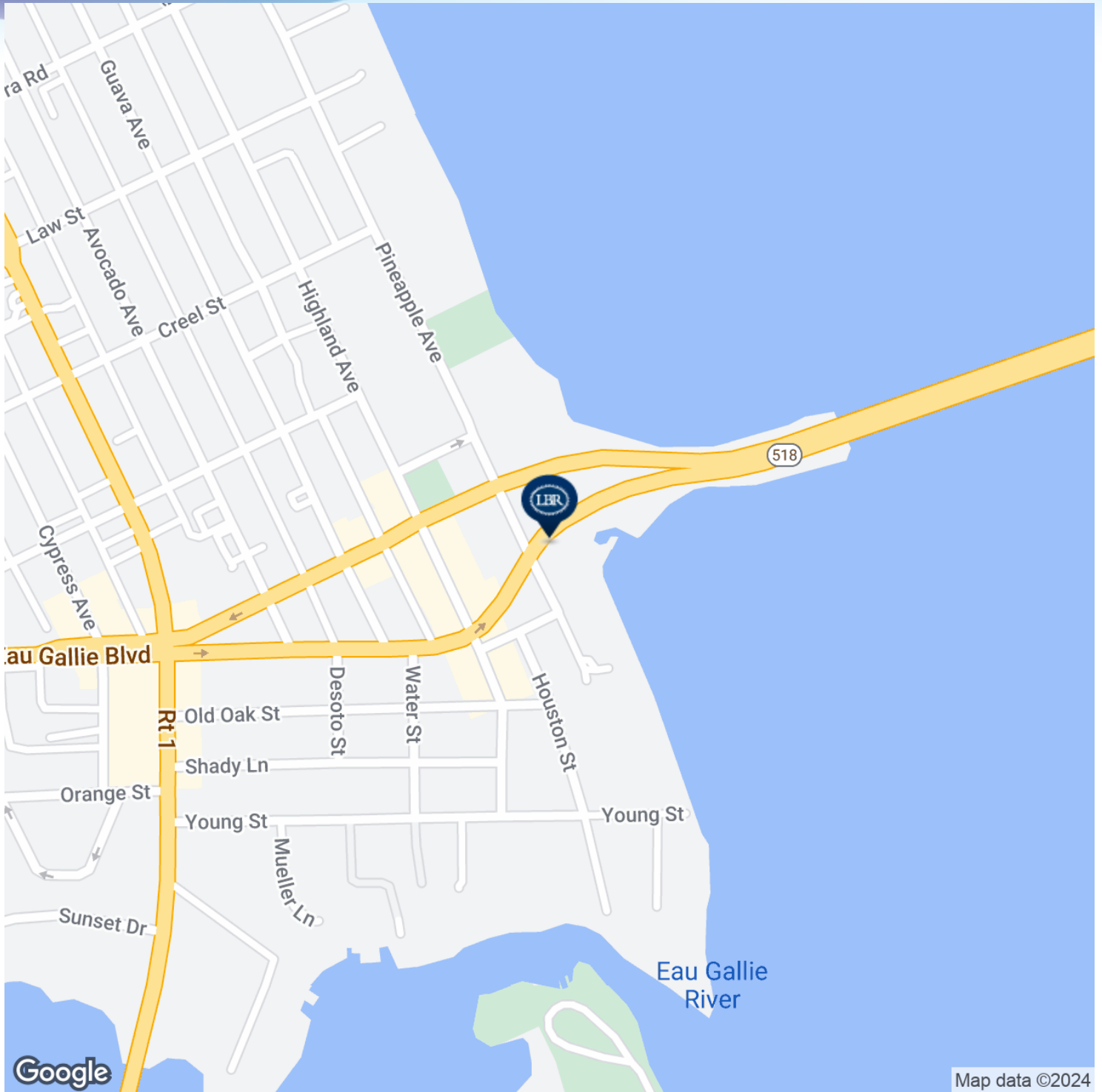
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LOCATION MAP

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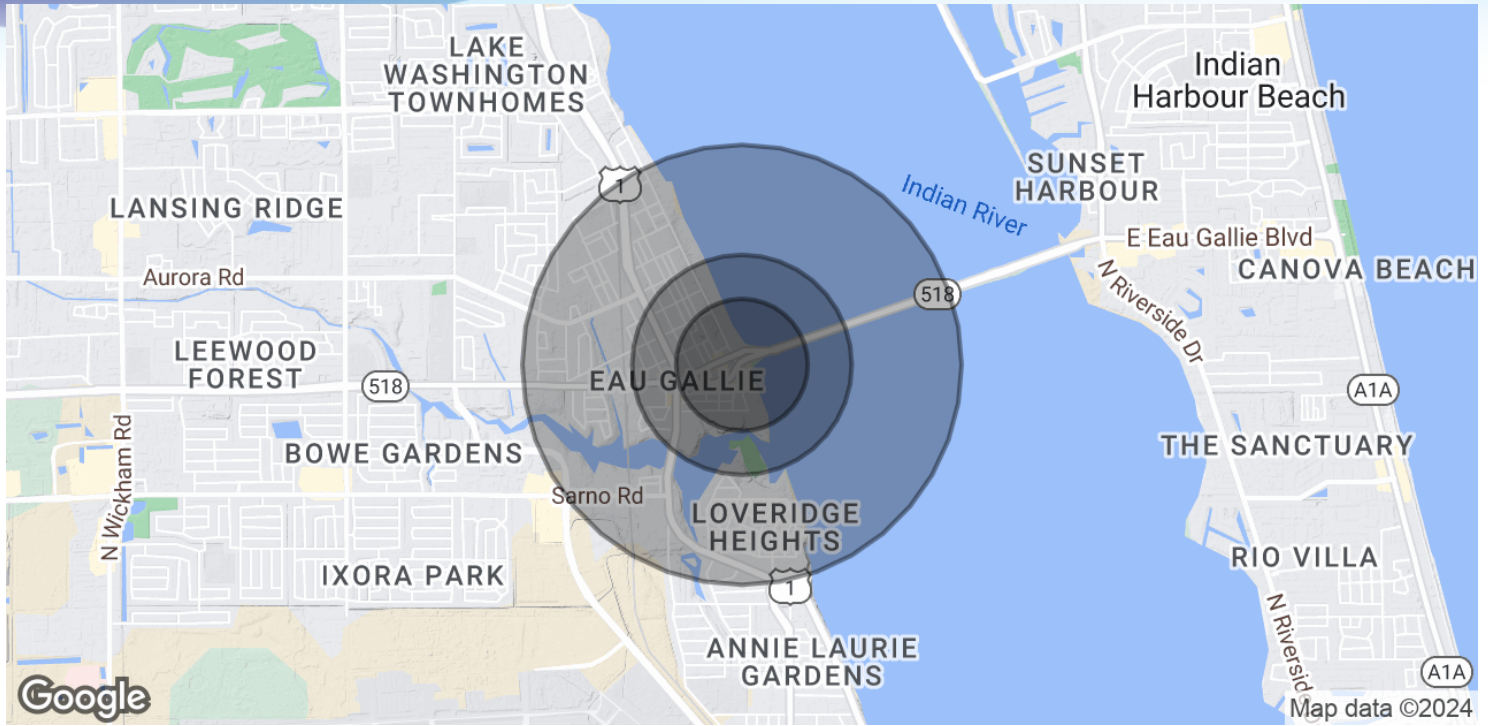
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DEMOGRAPHICS MAP & REPORT

• 457 Montreal Ave Melbourne, FL 32935



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	467	940	3,801
Average Age	49	48	46
Average Age (Male)	47	47	44
Average Age (Female)	50	50	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	224	454	1,744
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$74,277	\$73,567	\$71,505
Average House Value	\$428,685	\$429,770	\$367,414

Demographics data derived from AlphaMap

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