

# EXECUTIVE SUMMARY

Freestanding River View Office Building with Great Signage Visibility along the Highway  
• 158 N Harbor City Blvd Melbourne, FL 32935



## OFFERING SUMMARY

<b>Available SF:</b>	12,900 SF
<b>Lease Rate:</b>	\$27.00 per year (Full Service)
<b>Lot Size:</b>	2.44 Acres
<b>Year Built:</b>	1999
<b>Building Size:</b>	34,102 SF
<b>Renovated:</b>	2023
<b>Zoning:</b>	C-2 General Commercial

## PROPERTY OVERVIEW

This Office Building sits on N. Harbor City Blvd. and offers beautiful views of the Indian River.

The entire 3rd floor is available and can be subdivided with open cubes, private offices and conference rooms.

Building Renovations in 2023 with new Elevator, Fire Alarms, Sealing/Painting and construction of common area conference room on the Ground Level for tenants to use.

Select tenants will be provided with covered parking options.

## LOCATION OVERVIEW

Direct Highway Visibility on US Highway 1  
RiverFront Views  
+/- 6 Miles to I-95 at Eau Gallie Blvd  
+/- 3 Miles to Melbourne Orlando International Airport  
+/- 60 Miles to Orlando International Airport  
Property is Situated Near Melbourne's High Tech Corridor

### ROB BECKNER, SIOR

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### CHARLES DUVALL

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# ADDITIONAL PHOTOS

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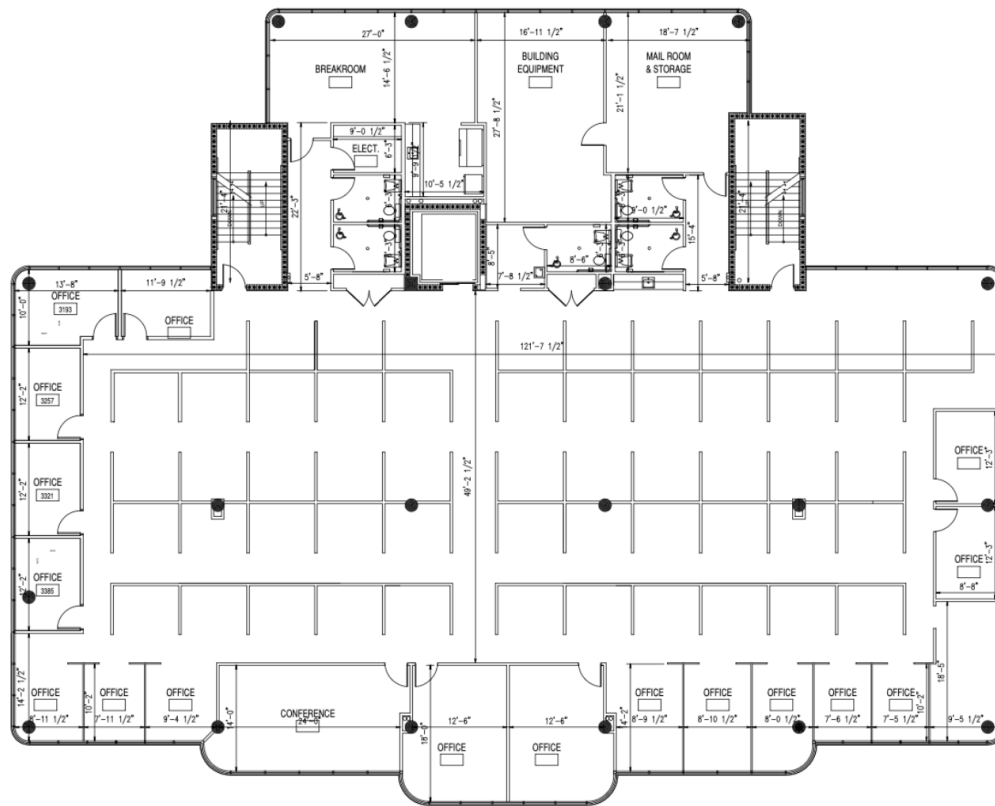
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# FLOOR PLANS

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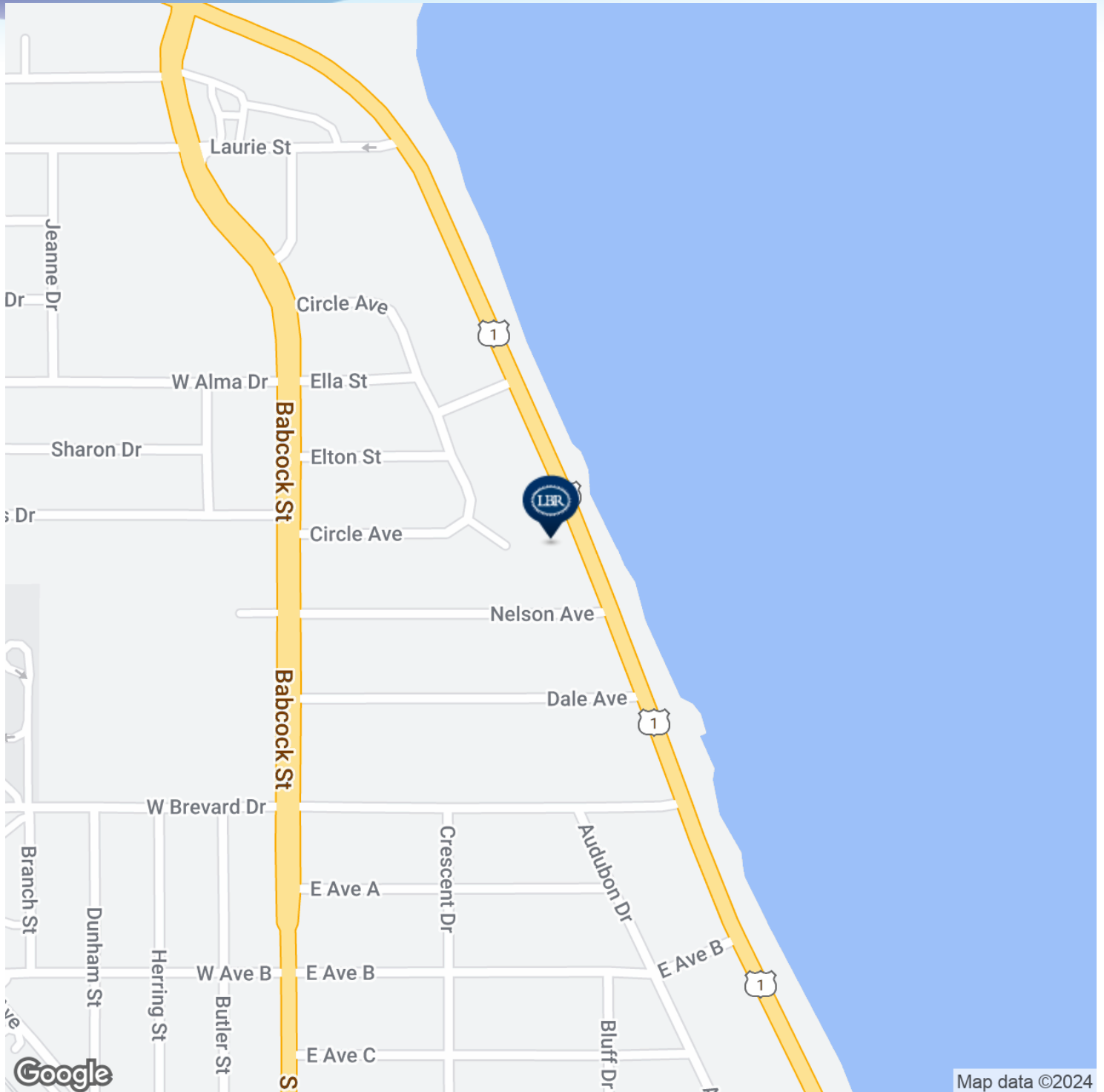
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# LOCATION MAP

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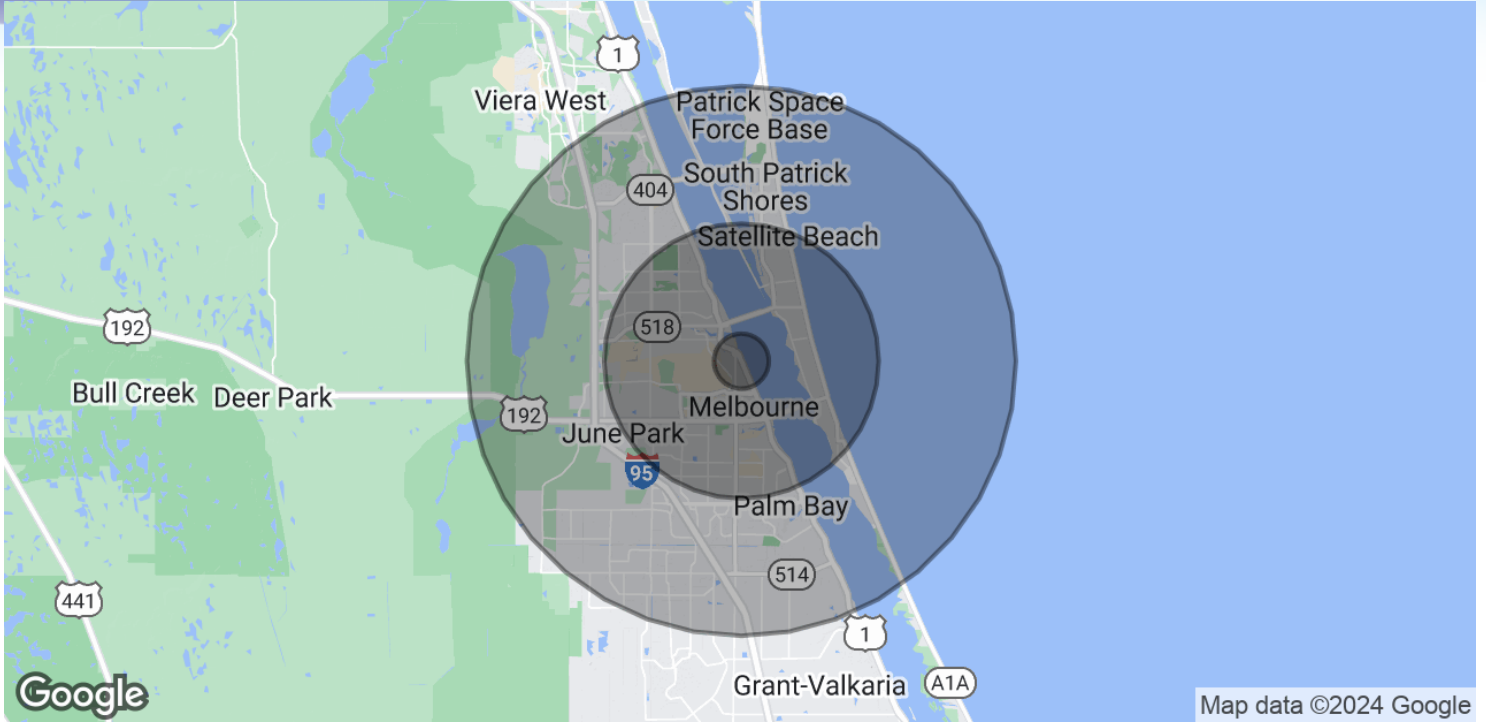
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,019	124,597	270,693
Average Age	49.1	45.0	44.0
Average Age (Male)	46.2	42.7	42.2
Average Age (Female)	52.1	46.7	45.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,488	54,184	111,206
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$48,807	\$60,940	\$65,570
Average House Value	\$190,953	\$213,629	\$235,276

2020 American Community Survey (ACS)

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