

# EXECUTIVE SUMMARY

• 2768 Sarno Rd Melbourne, FL 32935



## OFFERING SUMMARY

**Sale Price:** \$375,000

**Price / SF:** \$170.45

**Lot Size:** 0.2 Acres

**Building Size:** 2,200 SF

**Zoning:** C2

**APN#:** 27-37-19-00-263.1

## PROPERTY OVERVIEW

Stand alone retail building near heavily trafficked Sarno and Wickham Rd intersection. Great opportunity for owner user or value add investment. Open space with office and two restrooms. Pylon sign has great visibility. Full access from Sarno Road.

## LOCATION OVERVIEW

Exceptional investment opportunity in the heart of Melbourne, FL. Located a couple blocks east of N Wickham Rd and across from Jimmy Moore Park.

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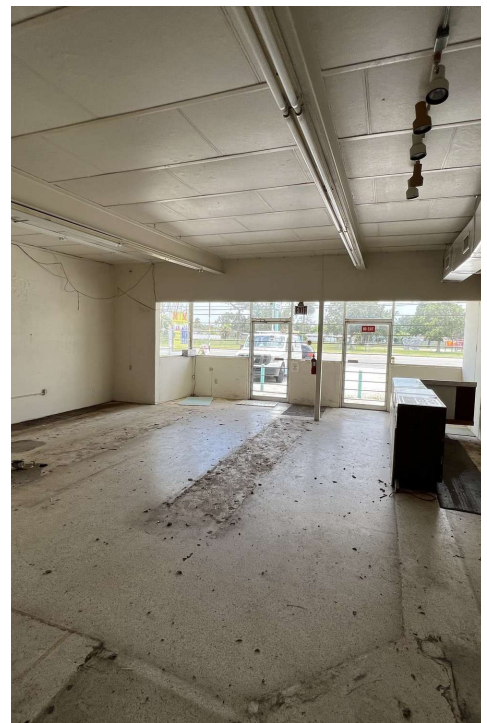
### Lightle Beckner Robison, Inc.

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# ADDITIONAL PHOTOS

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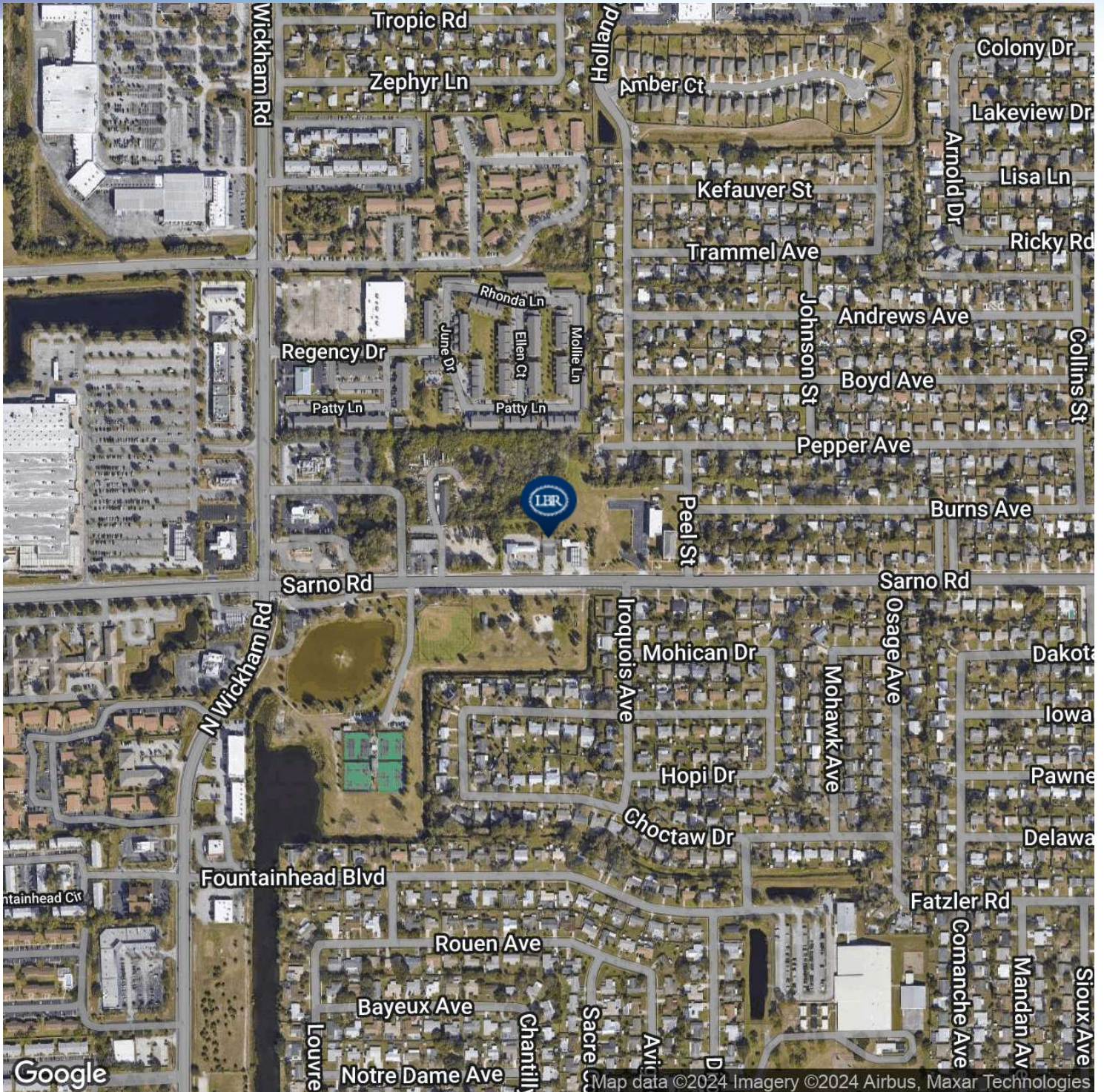
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# LOCATION MAP

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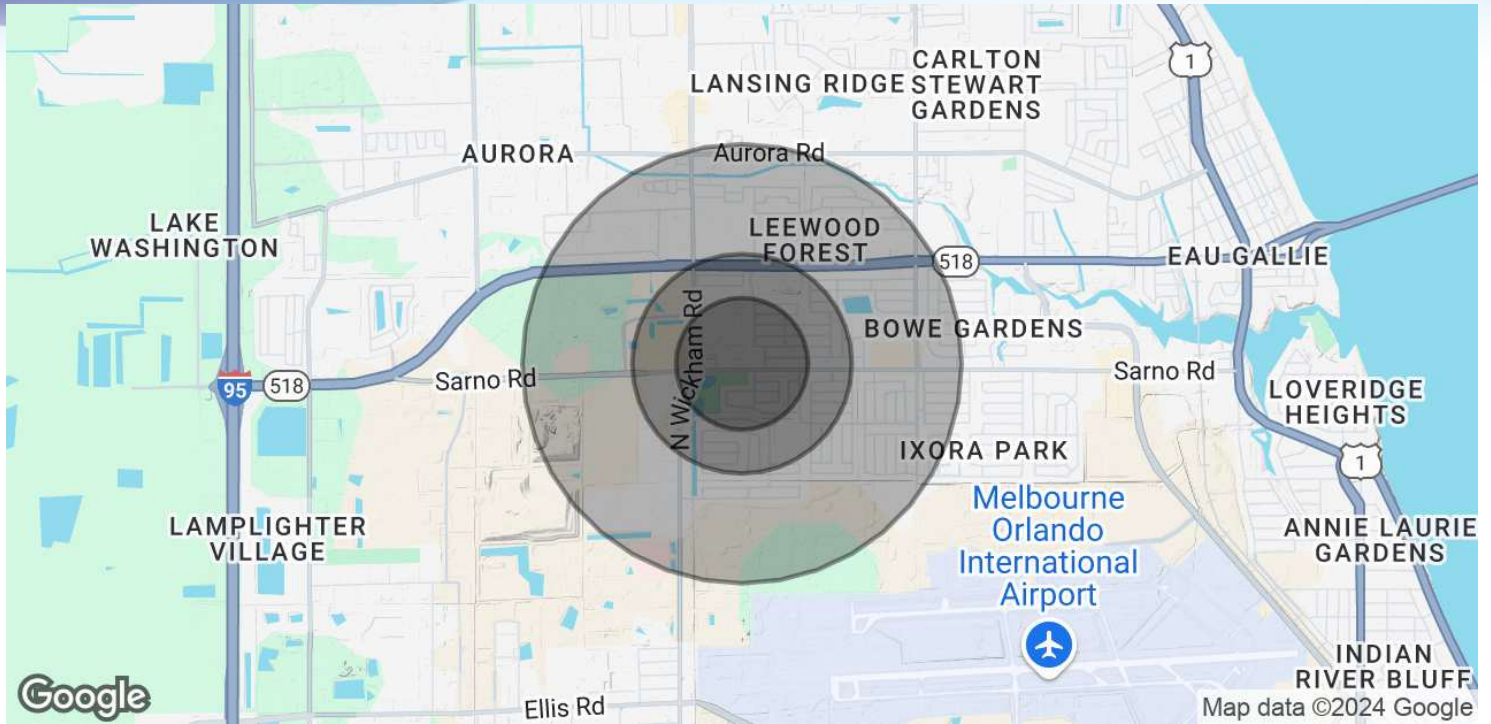
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,060	4,114	10,351
Average Age	43	42	43
Average Age (Male)	42	41	41
Average Age (Female)	44	44	44

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	459	1,743	4,301
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$76,762	\$78,241	\$79,419
Average House Value	\$325,585	\$343,960	\$316,451

Demographics data derived from AlphaMap

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