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OFFICE BUILDING FOR SALE

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# Freestanding Single Tenant Building Prominent Visibility On US Highway I

520 N Harbor City Blvd Melbourne, FL 32935

FOR SALE | \$425,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

• 520 N Harbor City Blvd Melbourne, FL 32935



## OFFERING SUMMARY

<b>Sale Price:</b>	\$425,000
<b>Price / SF:</b>	\$195.13
<b>Lot Size:</b>	0.22 Acres
<b>Year Built:</b>	1952
<b>Building Size:</b>	2,178 SF
<b>Zoning:</b>	CIA
<b>APN#:</b>	27 3721-76-4-6

## 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 Limited Mobility Space  
Additional Parking Along the North Side of Lot

## LOCATION OVERVIEW

Large Pylon Signage with Prominent Visibility  
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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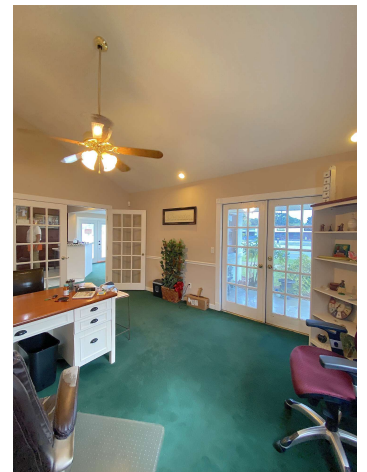
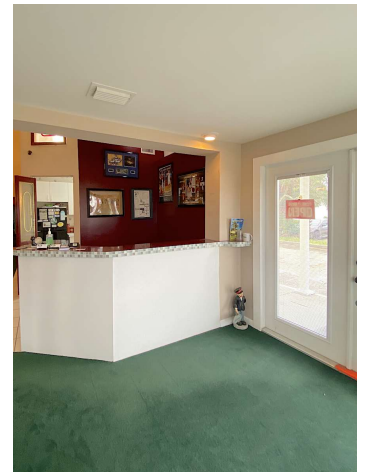
### Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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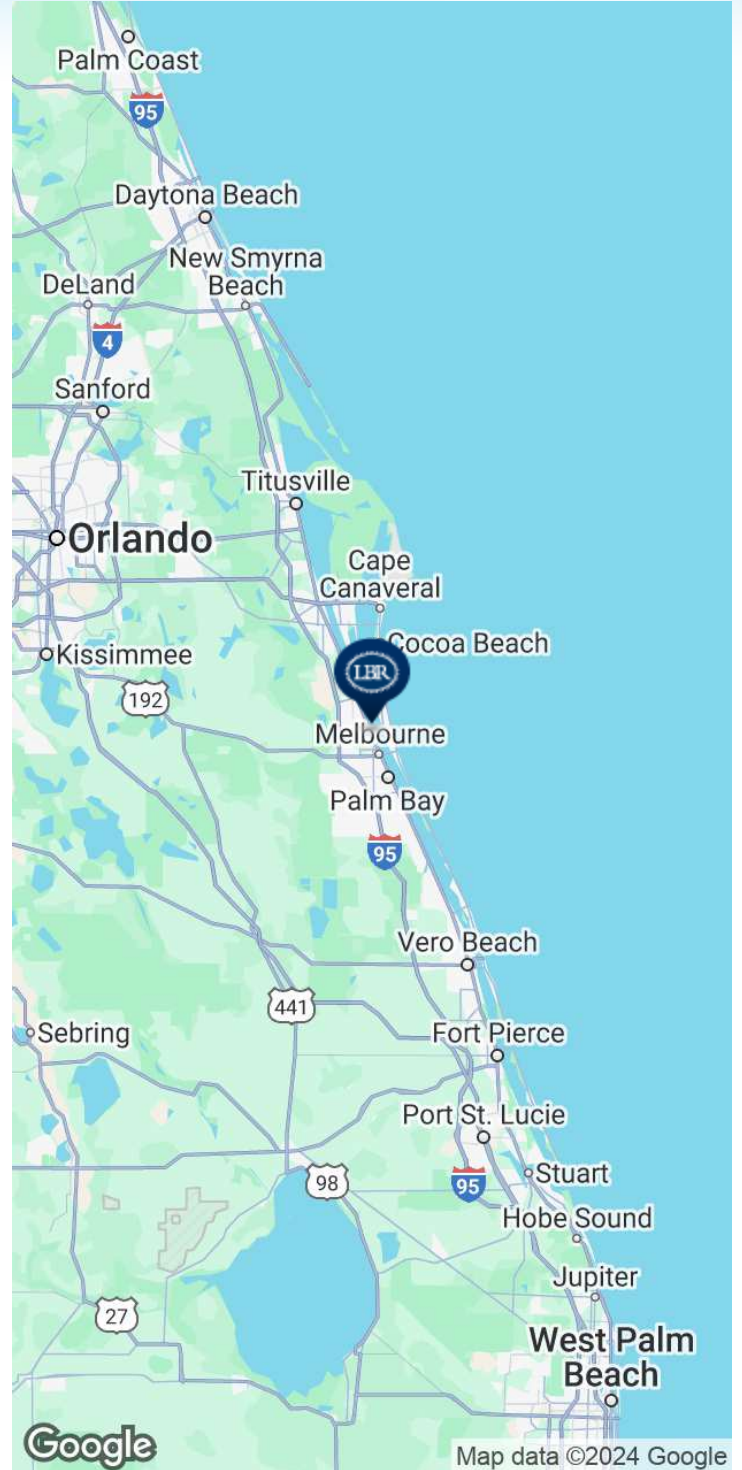
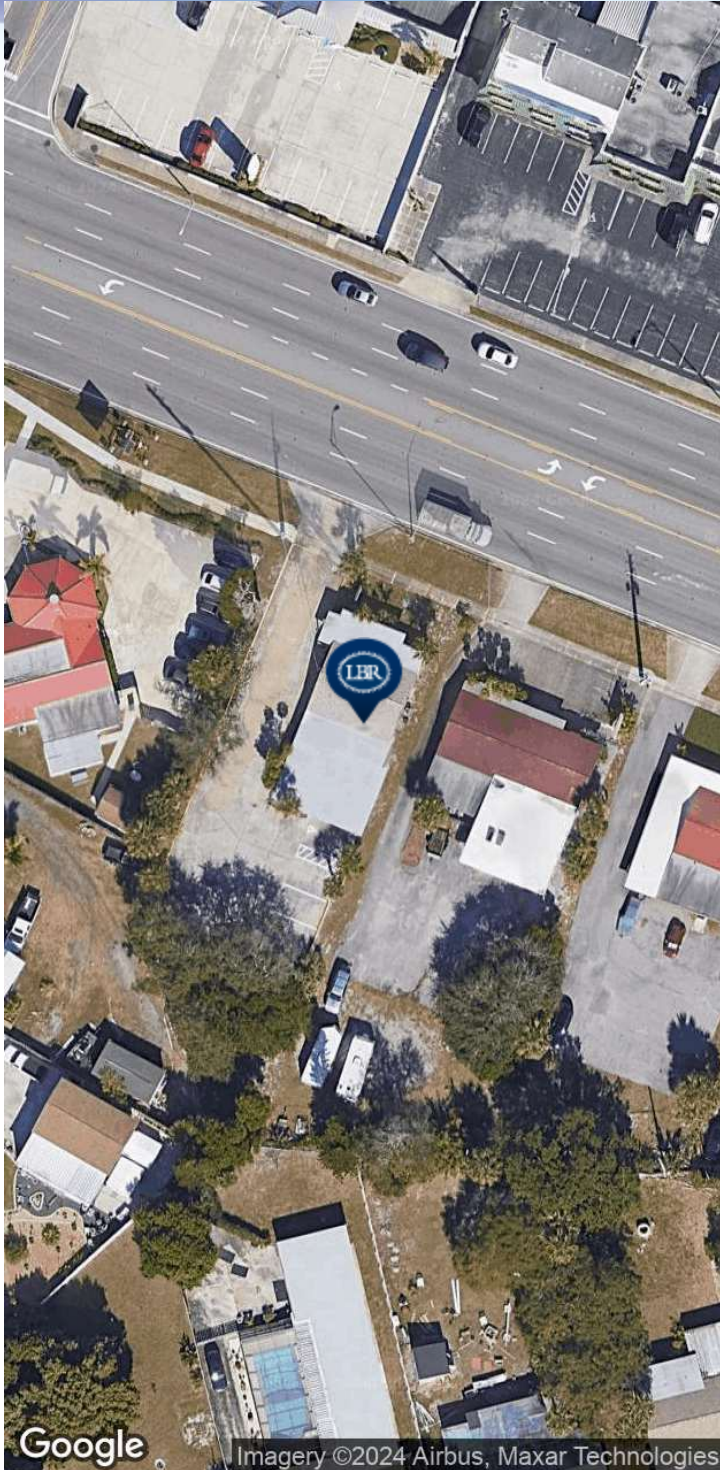
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# LOCATION MAP

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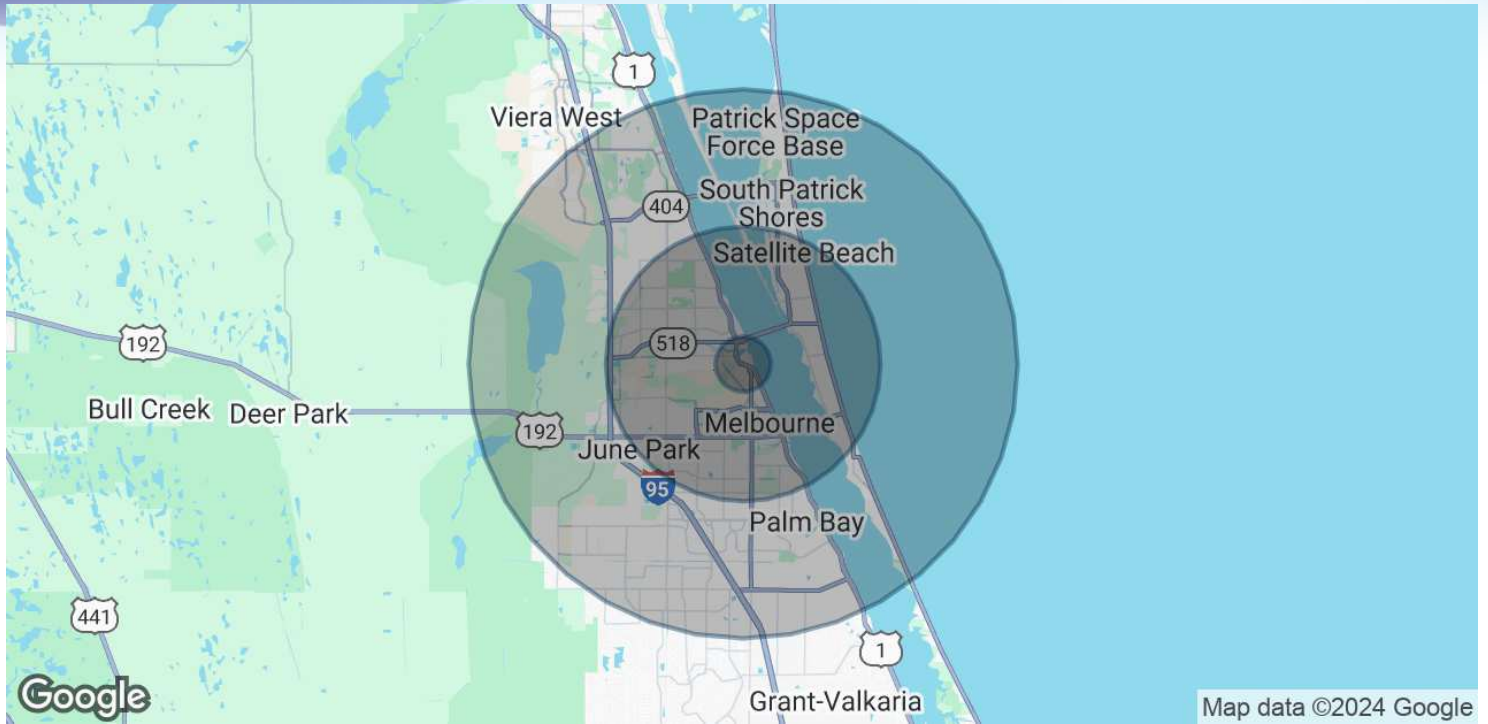
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# DEMOGRAPHICS MAP & REPORT

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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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