

EXECUTIVE SUMMARY

• 2893 N Harbor City Blvd Melbourne, FL 32935



OFFERING SUMMARY

Available SF:	3,034 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	0.46 Acres
Year Built:	1988
Building Size:	3,834 SF
Zoning:	C-CI

PROPERTY OVERVIEW

Flex building for lease
Direct US-1 Frontage
Additional covered outside storage
Ample parking
Additional garage storage
Beautiful office space

LOCATION OVERVIEW

Located on US1
1.8 miles north of W Eau Gallie Blvd
4.6 miles south of Pineda Causeway
6.3 miles to I-95

ROB BECKNER, SIOR

Principal
321.722.0707 X11
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CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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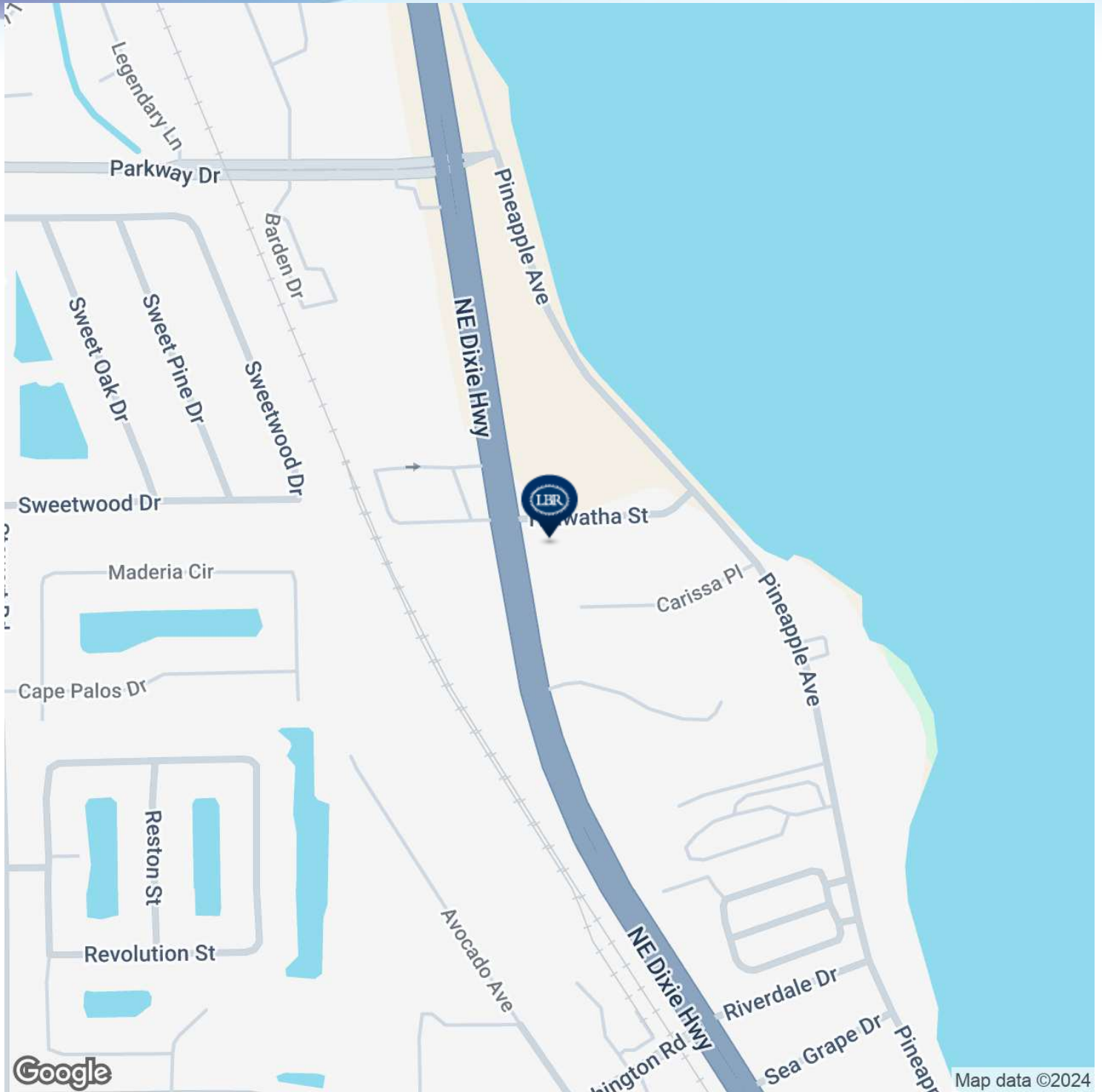
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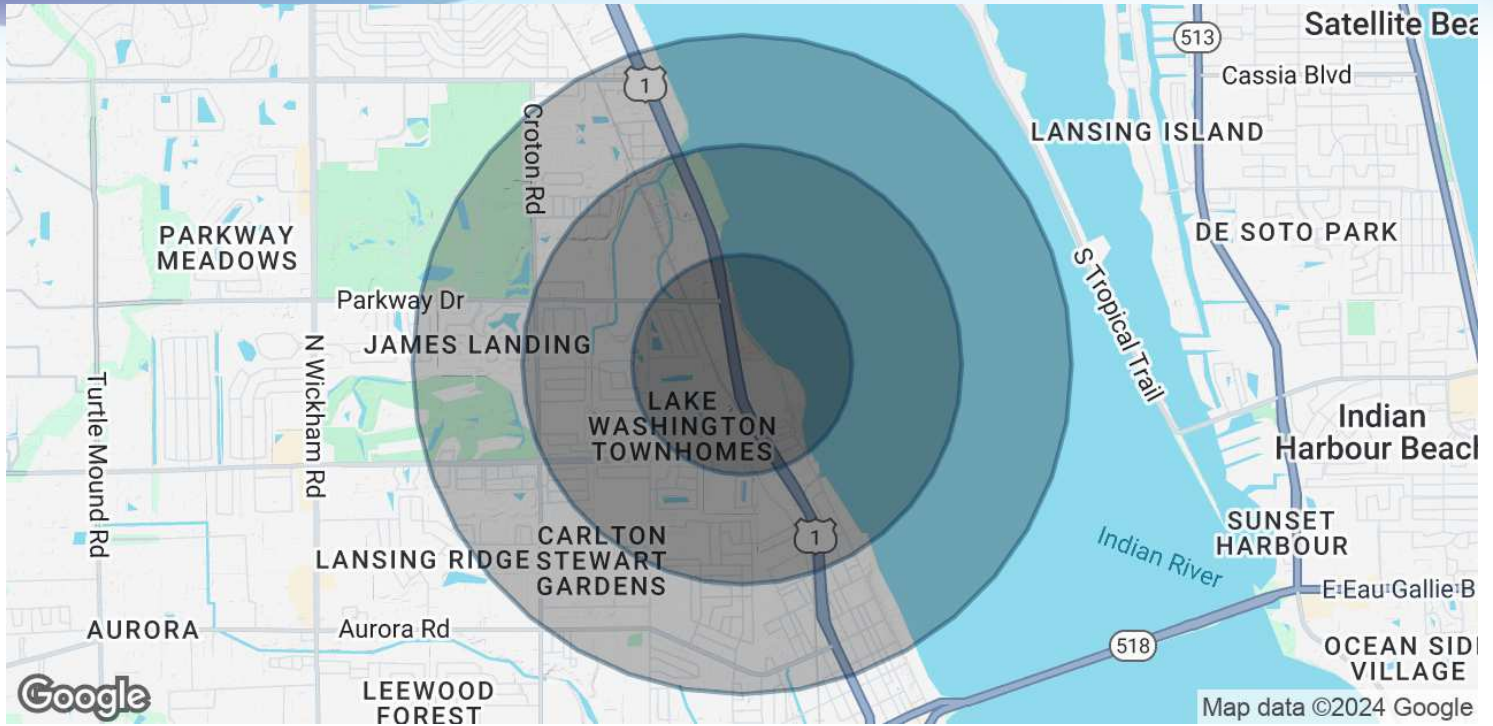
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,737	5,650	13,876
Average Age	37.8	41.8	41.9
Average Age (Male)	31.1	34.5	39.0
Average Age (Female)	40.5	43.6	42.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	773	2,470	6,449
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$54,098	\$56,028	\$57,567
Average House Value	\$1,014,526	\$465,573	\$303,316

* Demographic data derived from 2020 ACS - US Census

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