



SPERRY

FLINT BROKERS & ASSOCIATES

2280

AVOCADO AVE
MELBOURNE, FL 32935

Offering Memorandum



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Property Summary

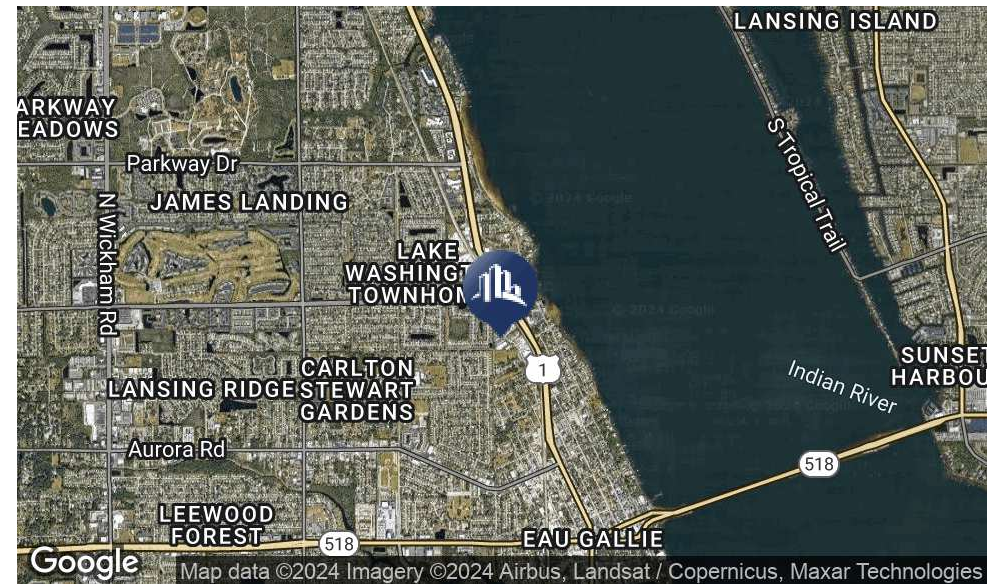


PROPERTY DESCRIPTION

2,250 +/-SF warehouse available for immediate occupancy. Excellent location near US Hwy 1, just north of Eau Gallie Blvd. in Melbourne. The units feature a 12' x 14' grade level door, phase 1 (200 amps) power, 16' ceiling height, restroom, air-conditioned office, and fire sprinklers. The property and all bays were fully renovated in 2022 and the building is equipped with security cameras. Don't miss this opportunity to secure this prime warehouse space in an excellent location. Contact our office to schedule a viewing and take the next step in growing your business. ** 1 Month Free **

PROPERTY HIGHLIGHTS

- Fully Renovated Building and Units (2022) ** 1 Month Free **
- 16' Ceiling Height, 12' x 14' Drive-In Door
- Property Equipped with Security Cameras and fire sprinklers
- Phase 1 - 200 Amps, Zoned M1



Additional Photos



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,227	118,740	299,551
Average Age	44	47	46
Average Age (Male)	42	45	45
Average Age (Female)	45	48	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,672	51,770	127,610
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$75,364	\$105,153	\$102,758
Average House Value	\$318,539	\$414,648	\$402,686

Demographics data derived from AlphaMap

