

EXECUTIVE SUMMARY

• 2001 S Harbor City Blvd Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	2,092 SF
Lease Rate:	\$27.50 SF/yr (\$4.25/sf NNN)
Lot Size:	0.36 Acres
Year Built:	1969
Building Size:	2,092 SF
Zoning:	C3

PROPERTY OVERVIEW

Unveil the potential of this prime location in Melbourne, FL. The property offers exceptional visibility and accessibility on bustling S Harbor City Blvd, ensuring high exposure for any business. Boasting ample parking and a versatile layout, the space presents an ideal canvas for retail or restaurant ventures seeking to make their mark. With a strong presence in a high-traffic area and a layout designed for flexibility, the property is a tantalizing opportunity for businesses to thrive in a vibrant commercial setting.

LOCATION OVERVIEW

Excellent location on the corner of US Hwy-1 and E New Haven Ave. Convenient access from the north and west side of the lighted corner. The property is moments away from the historic downtown district which offers a mix of quaint shops, art galleries, and restaurants.

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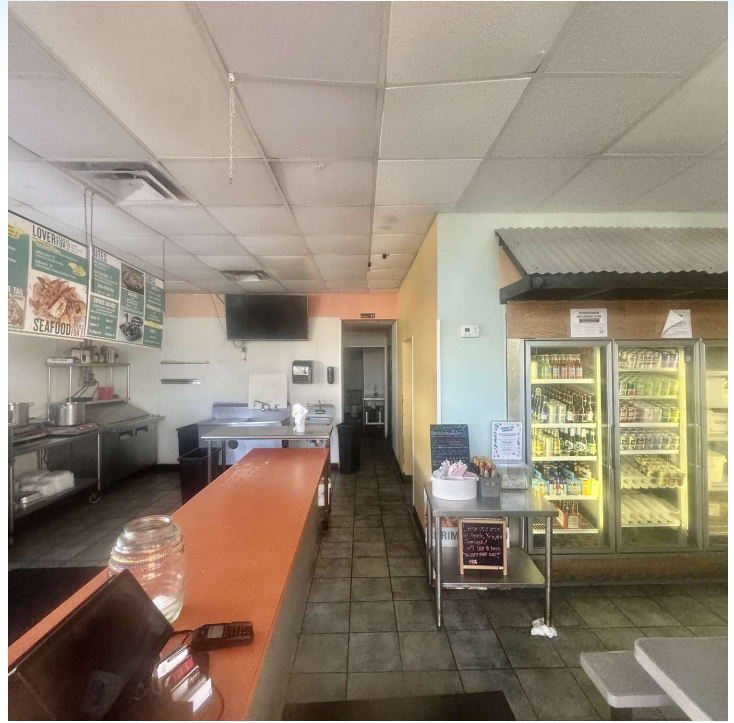
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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information 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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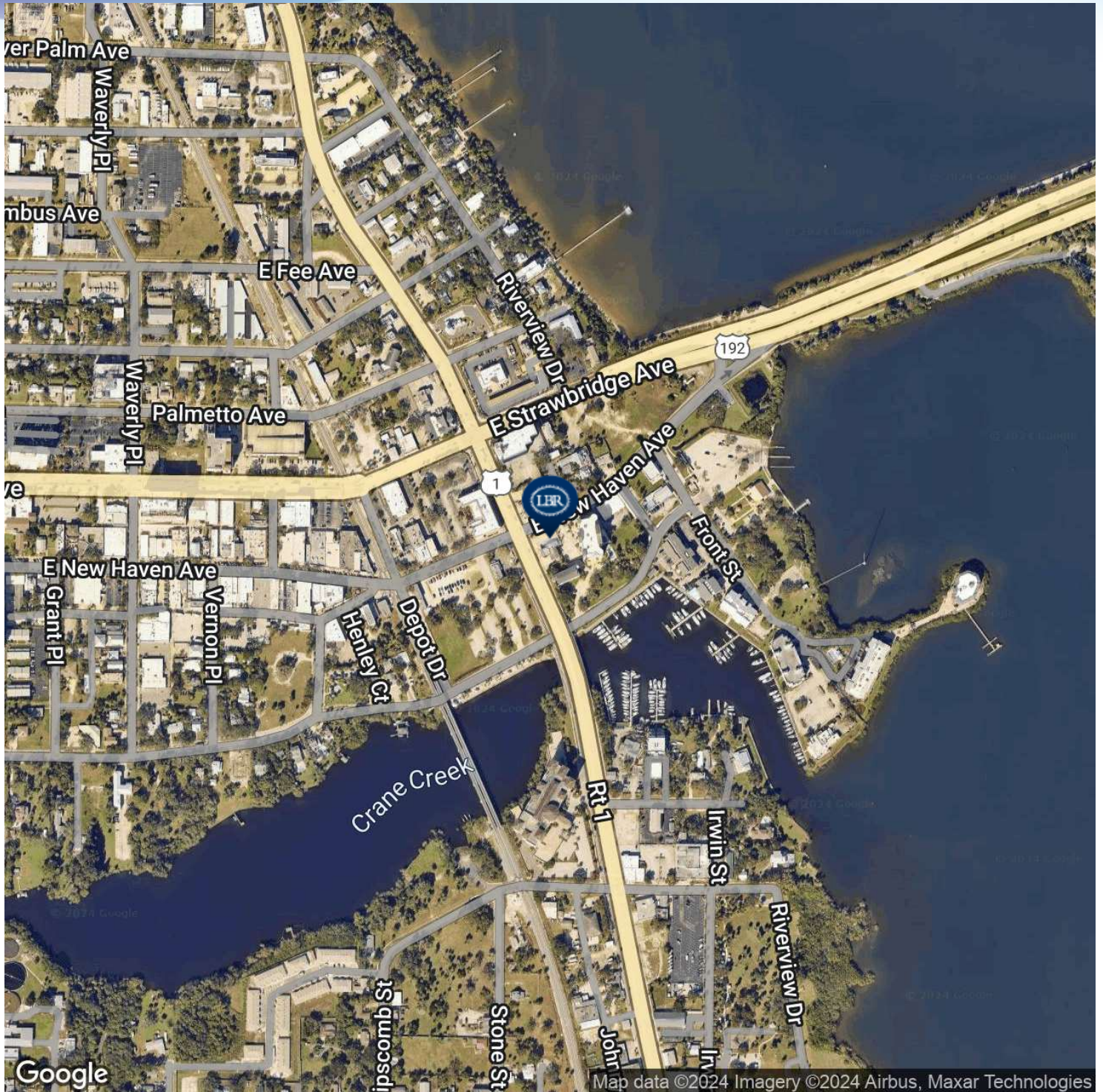
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LOCATION MAP

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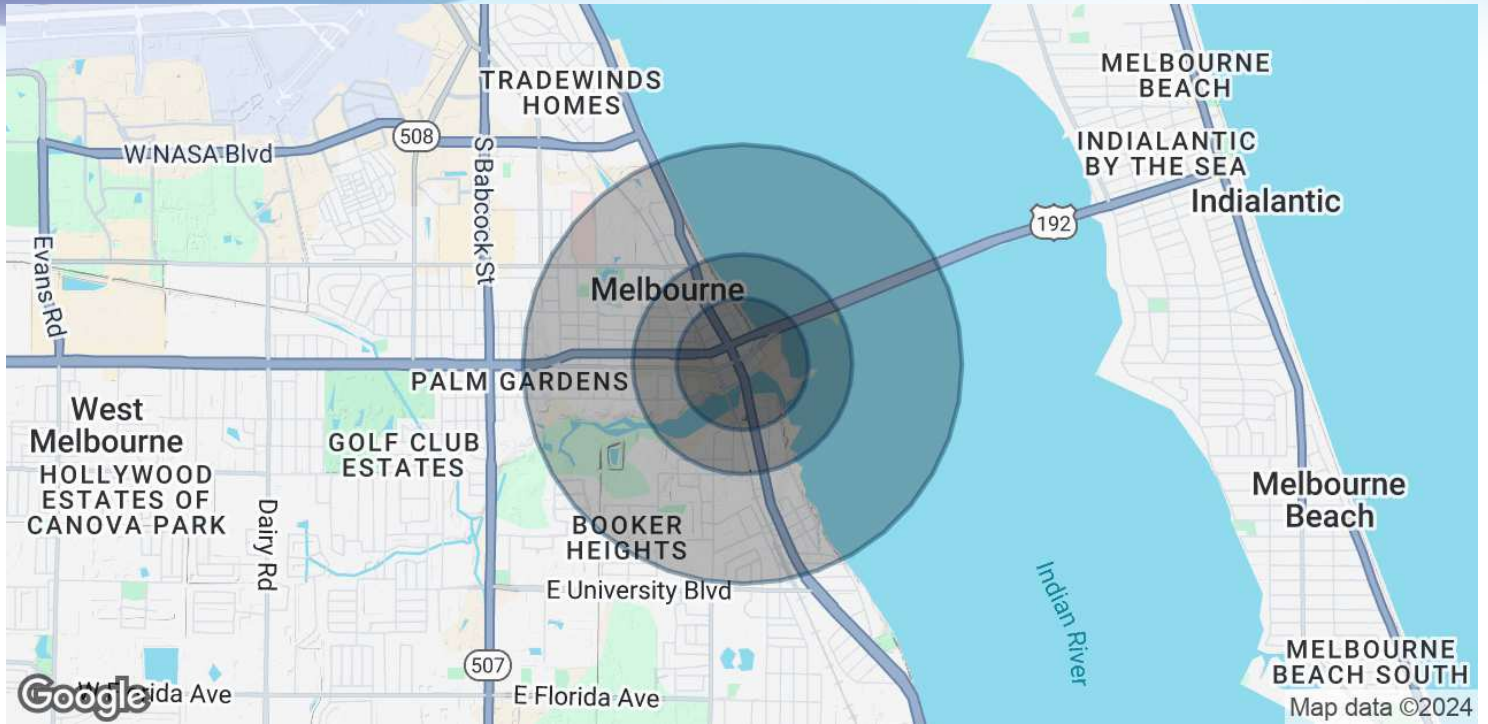
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	345	1,439	4,830
Average Age	57	57	49
Average Age (Male)	54	53	46
Average Age (Female)	61	61	52

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	827	2,300
# of Persons per HH	1.8	1.7	2.1
Average HH Income	\$49,426	\$49,219	\$55,159
Average House Value	\$318,904	\$339,270	\$291,007

Demographics data derived from AlphaMap

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