

EXECUTIVE SUMMARY

• 457 Montreal Ave Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 500 SF

Lease Rate: \$1,100.00 per month
(Gross)

Lot Size: 0.08 Acres

Year Built: 1954

Building Size: 2,129 SF

Zoning: C3

PROPERTY OVERVIEW

2nd floor office space available in Eau Gallie with open office space, one (1) private office, and one (1) bathroom. This space has its own private entrance.

LOCATION OVERVIEW

Located on the corner of 518 and Montreal Ave

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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AVAILABLE SPACES

• 457 Montreal Ave Melbourne, FL 32935

Lease Rate: \$1,100.00 PER MONTH (GROSS) **Total Space** 500 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
457 - 2nd Floor		\$1,100 PER MONTH	Gross	500 SF	Negotiable	

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ADDITIONAL PHOTOS

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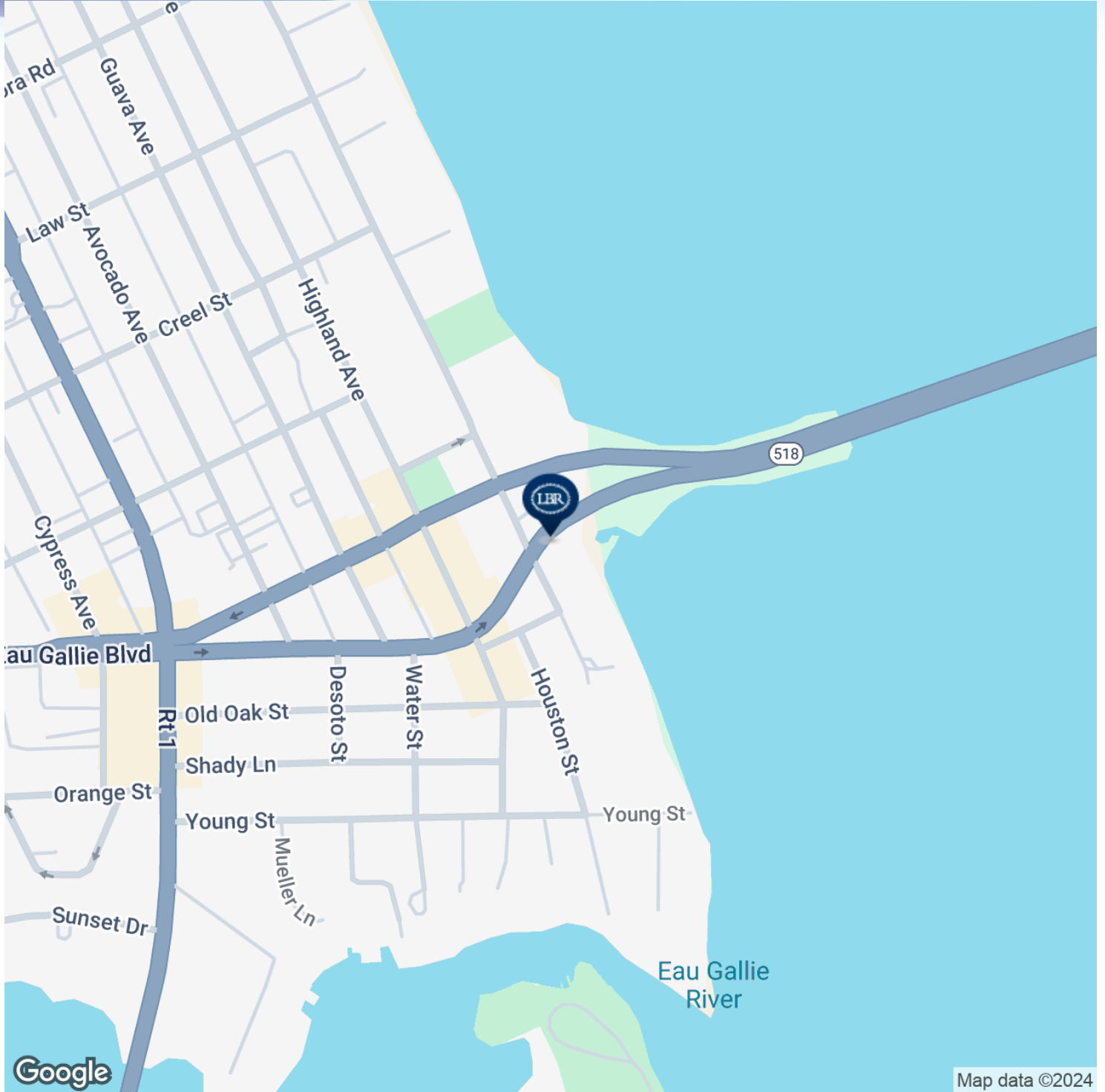
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LOCATION MAP

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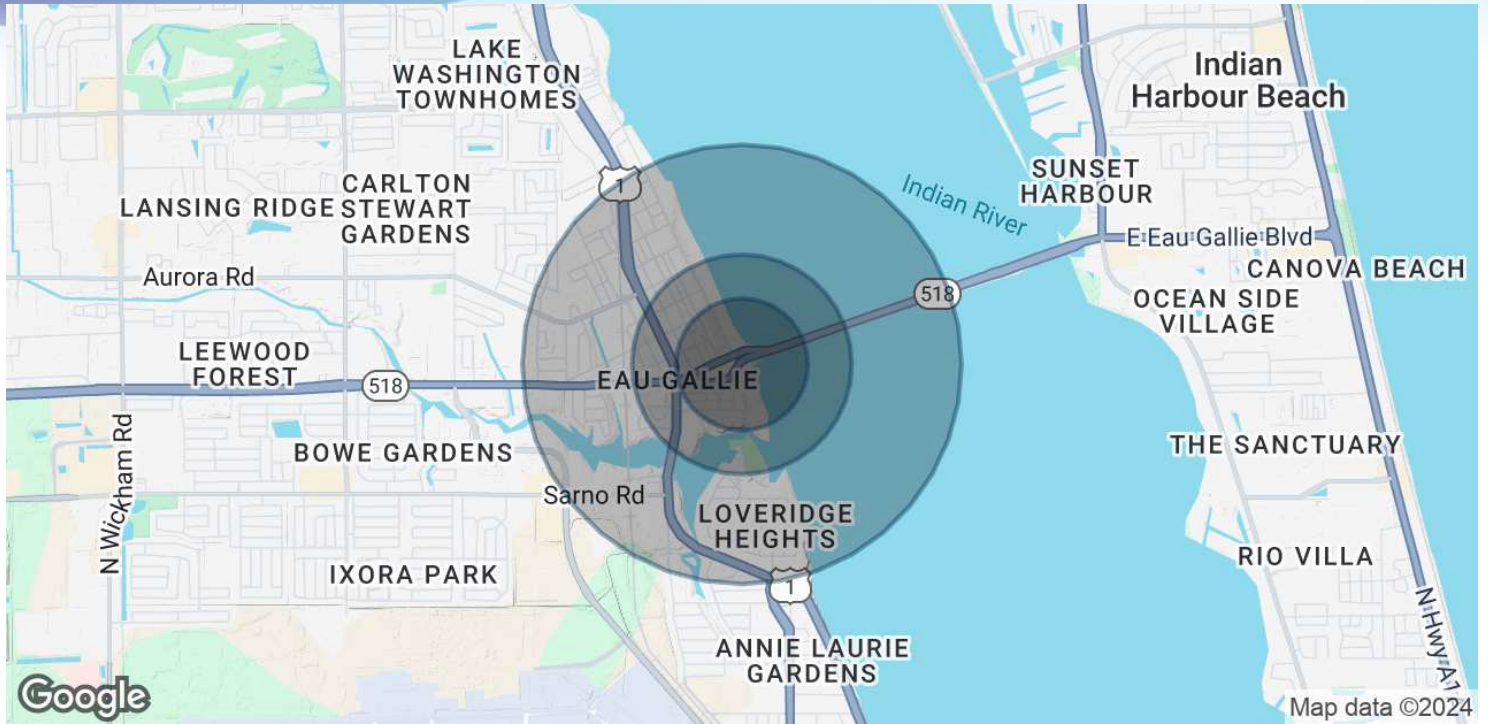
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DEMOGRAPHICS MAP & REPORT

• 457 Montreal Ave Melbourne, FL 32935



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	467	940	3,801
Average Age	49	48	46
Average Age (Male)	47	47	44
Average Age (Female)	50	50	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	224	454	1,744
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$74,277	\$73,567	\$71,505
Average House Value	\$428,685	\$429,770	\$367,414

Demographics data derived from AlphaMap

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