

# Property Summary

1532 N Harbor City Blvd  
For Sale



## PROPERTY DESCRIPTION

Located at 1532 N Harbor City Blvd, Melbourne, FL, this prime commercial property offers excellent visibility and access directly on US-1. Currently occupied by MedFast Urgent Care, the building is predominantly built out as medical space and will be delivered vacant at the time of closing. Fully renovated in 2020, the property features modern medical facilities and benefits from direct frontage on US-1, ensuring maximum exposure. Additional parking is available at 836 Creel Street, located directly across the street and being sold separately.

## PROPERTY HIGHLIGHTS

- Prime location with direct frontage on US-1 (N Harbor City Blvd), offering excellent visibility and access
- Traffic count of approximately 45,000 AADT
- Currently occupied by MedFast Urgent Care; building predominantly built out as medical space
- Fully renovated in 2020 with modern medical facilities
- Delivered vacant at closing; potential for MedFast to stay as a tenant, depending on terms
- Close proximity to the airport and major employers like Northrop Grumman, L3 Harris, and Embraer
- Situated in the heart of the Melbourne market, within the county's highest daytime population area

## OFFERING SUMMARY

Sale Price:	\$975,000
Number of Units:	3
Lot Size:	0.33 Acres
Building Size:	3,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,700	23,703	57,972
Total Population	6,098	52,661	132,548
Average HH Income	\$74,547	\$89,364	\$99,921

VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com

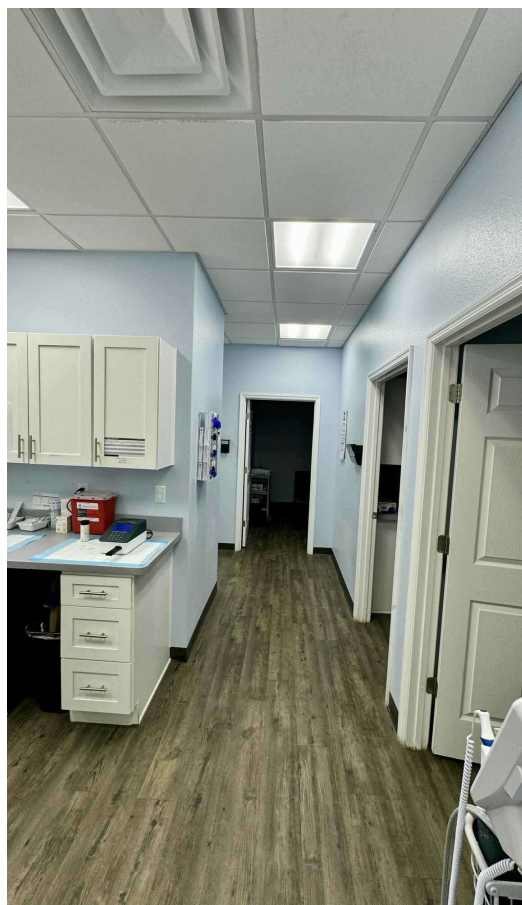


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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



## Additional Photos

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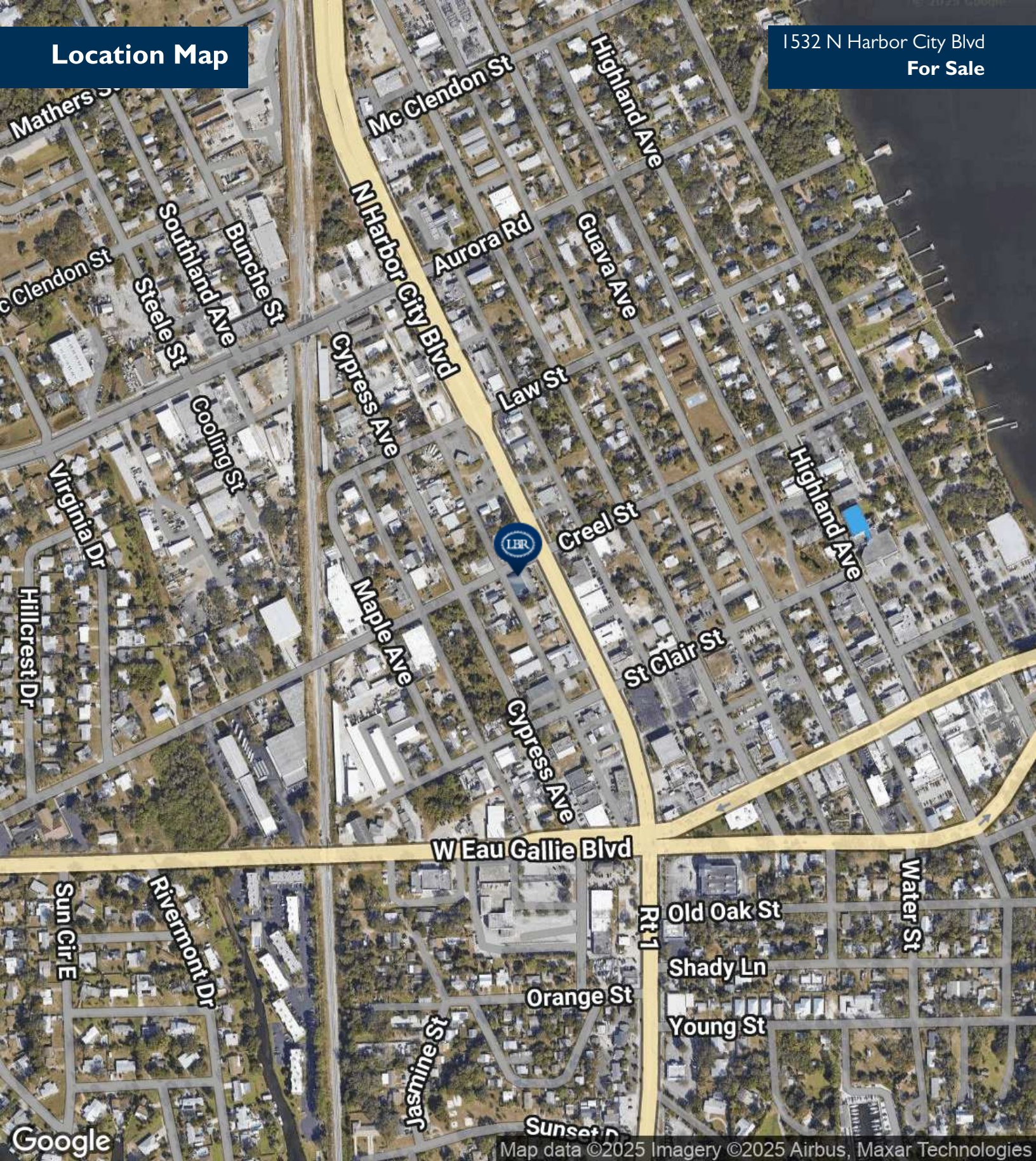


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## Location Map

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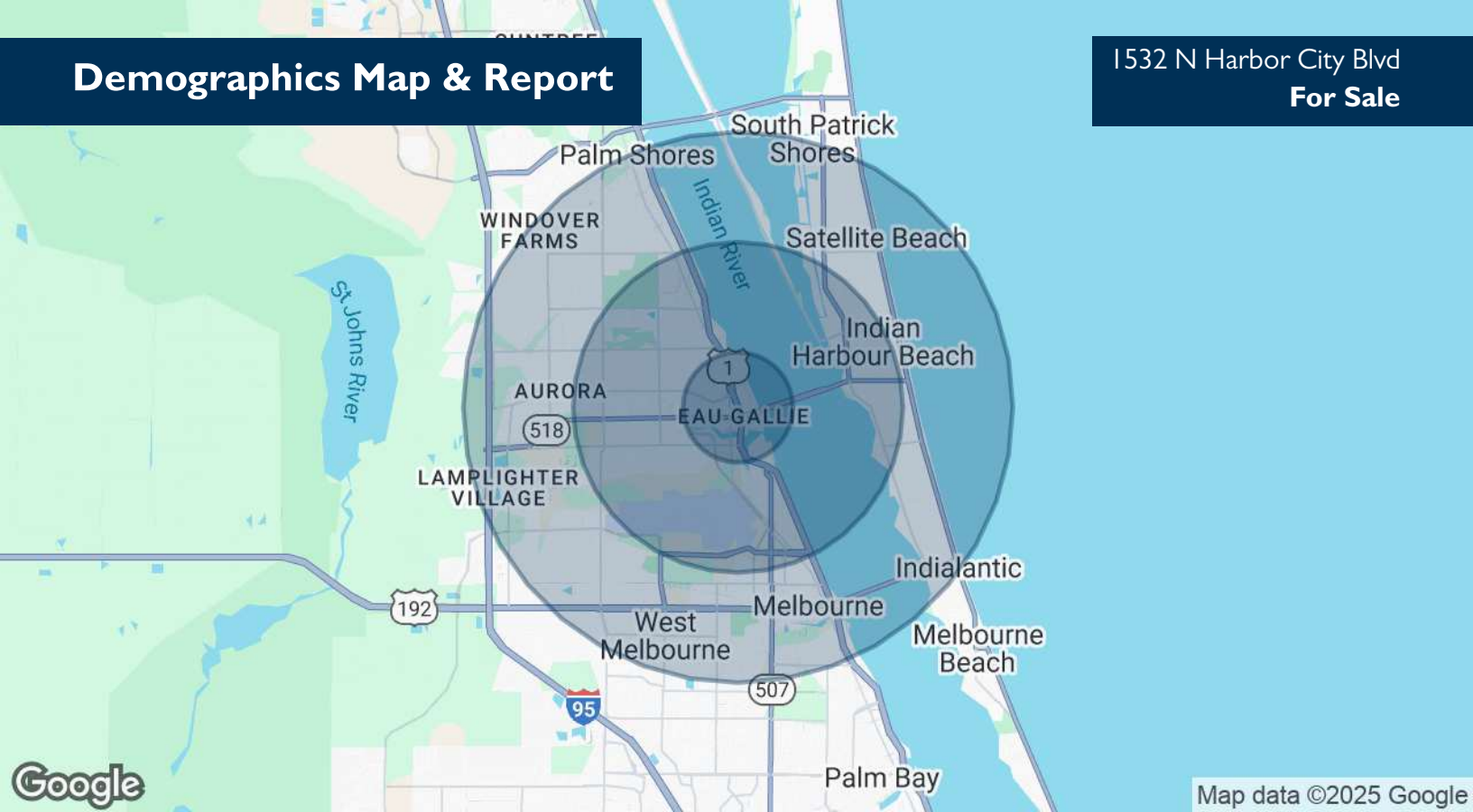


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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,098	52,661	132,548
Average Age	44	46	47
Average Age (Male)	43	44	45
Average Age (Female)	46	47	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,700	23,703	57,972
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$74,547	\$89,364	\$99,921
Average House Value	\$340,097	\$360,995	\$400,597

Demographics data derived from AlphaMap

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