

## Prime Commercial Property in Downtown Melbourne

**Location:** South Harbor City Blvd, Melbourne, FL

**Zoning:** C-2 (Business & Personal Services, Retail, and Various Uses)

**Size:**

- **2400 sq ft** of showroom space at the front
- **Total covered square footage:** 7,120 sq ft
- **Land Area:** 1 acre with 300' of US 1 frontage

### Property Highlights:

- **High Visibility:** Located along US 1 with direct access to both north and south directions.
- **Excellent Access:** Easy, secured access to the rear alley/easement for deliveries and service entry.
- **Roll-Up Doors:** 3 large roll-up doors (approximately 10' each) for efficient loading/unloading.
- **3-Phase Power:** Ideal for various business operations requiring higher power capacity.

### Zoning & Development Potential:

- **C-2 Zoning** under the Live Local Act offers a variety of business and personal service uses, with flexibility for retail and more.
- **Development Opportunity:** Under the current C-2 zoning, the property allows for **100 units per acre** with up to **8 stories** in height.
- **HUB Zone & Opportunity Zone:** Located within Downtown Melbourne CRA expansion, offering potential incentives for development.
- **Future Land Use:** C-3 zoning (maximum density), with future commercial and mixed-use possibilities.

### Area Features & Amenities:

- **Traffic Count:** 36,180 vehicles per day (2023).
- **Upcoming Infrastructure Improvements:** The **US1 Streetscape project** begins in 2025, enhancing the area's appeal.
- **Proximity:**
  - **Riverview Park:** Less than 1/4 mile with non-motorized access to Indian River Lagoon.
  - **Public Beach Access:** 3 miles away.
  - **Melbourne Orlando International Airport (MLB):** Only 4 miles from the property.
  - **Florida Institute of Technology:** Just 2 miles from campus.

### Additional Information:

- Look for the **Don Bell Welding** sign for easy identification.
- **All offers considered.**

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This property offers outstanding visibility and accessibility for a wide range of commercial uses, with significant development potential under the Live Local Act and new CRA incentives. Whether you're looking for a prime showroom space or a larger-scale development, this property is a must-see.