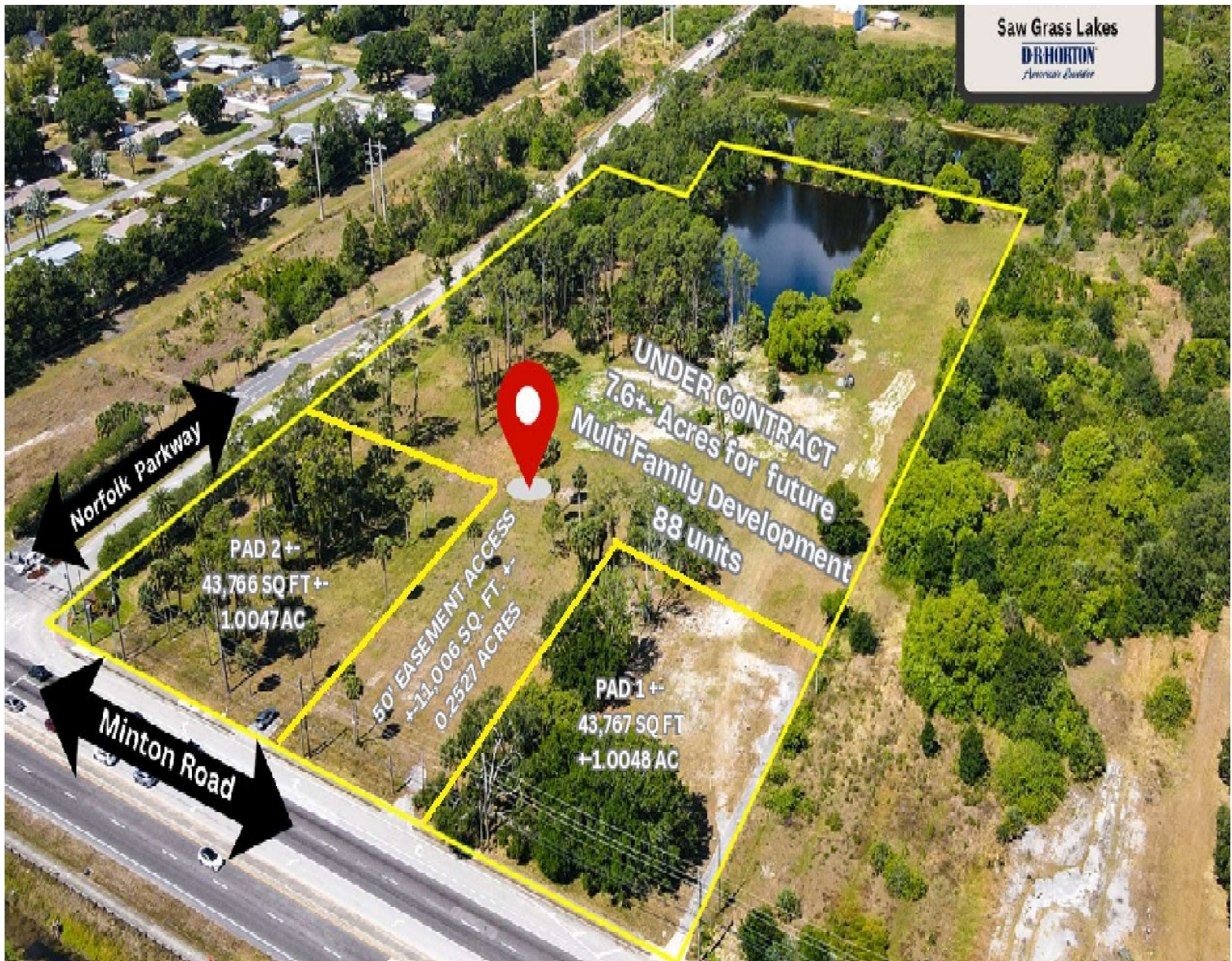


COMMERCIAL PAD SITES AVAILABLE - MINTON ROAD WEST MELBOURNE FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

3780 Minton Rd, Melbourne, FL 32904

COMMERCIAL PAD SITES AVAILABLE - MINTON ROAD WEST MELBOURNE



For More Information:



Michael Dreyer, CCIM, ALC

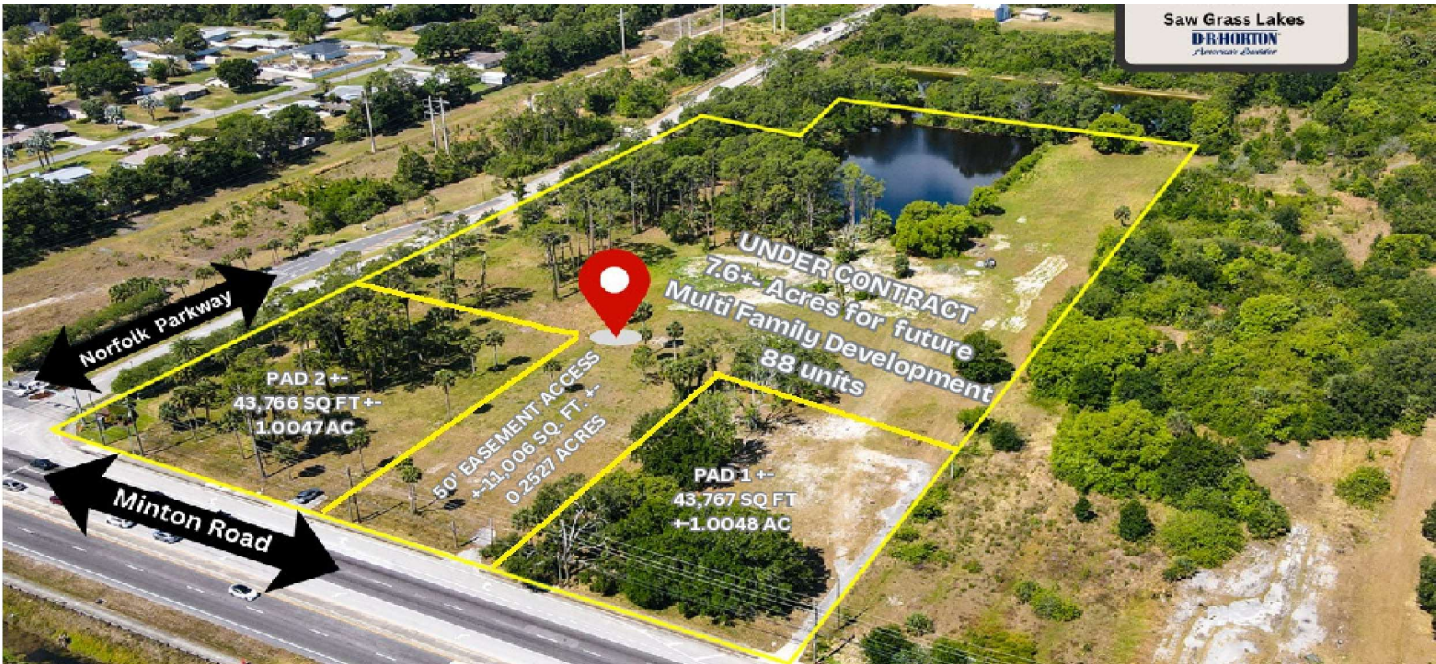
321.773.1480

michael.e.dreyer@gmail.com

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

3780 Minton Rd, Melbourne, FL 32904

FOR SALE



PROPERTY DESCRIPTION

The Property has easy access to Interstate I-95 and New Haven Avenue (I-92) and also has easy access to the beautiful beaches of Brevard County. The Melbourne Orlando International Airport is approximately 5 miles from the property and the Orlando International Airport is approximately one hour away. Shoppes of Minton and Hammock Landings retail centers are approximately 1.5 miles South of the property. These exclusive retail centers are occupied by such major national tenants as Publix Super Markets, Dollar Tree, Wall Greens, Target, Ross Dress for Less, Bealls Outlet, Hobby Lobby, Kohl's, Pet Supermarket and Academy Sports to name a few.

PAD SITES AVAILABLE

- PAD 1 - +- 43,767 sq. ft / +-1.0048 acres
- PAD 2 +-43766 sq. ft. / +-1.0047 acres
- 50 Access Easement +-11,006 sq. ft / 0.2527 acres

NOTE: The 7.6+- Acres is under contract

Utilities: Water and Sewer Available at site

Retail stores, sales and display rooms, except automotive and similar uses, including places in which goods are produced and sold at retail upon the premises. Personal service establishments such as beauty shops and barbershops, laundry and dry cleaning pickup stations, tailor shops and similar uses. Professional offices, studios, clinics, laboratories, general offices, business schools and similar uses. Hotels, motels and guest cottages. Eating and drinking establishments. Vocational and trade schools not involving operations of an industrial nature, banks and financial institutions. Public and private parking lots and garages. Telephone switching stations, electrical substations, and similar operational equipment used by public utilities.

OFFERING SUMMARY

7.6+- ACRES	UNDER CONTRACT
Sale Price:	\$750,000
PAD 1	+ - 43,767 sq. ft / +-1.0048 acres
PAD 2	+ -43766 sq. ft. / +-1.0047 acres

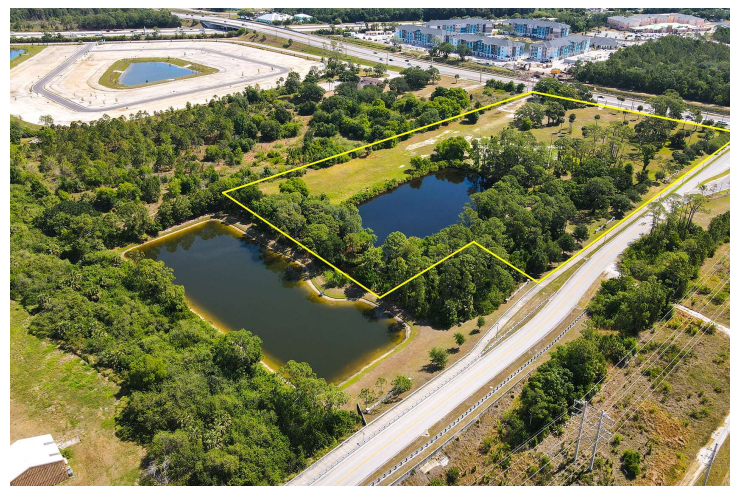


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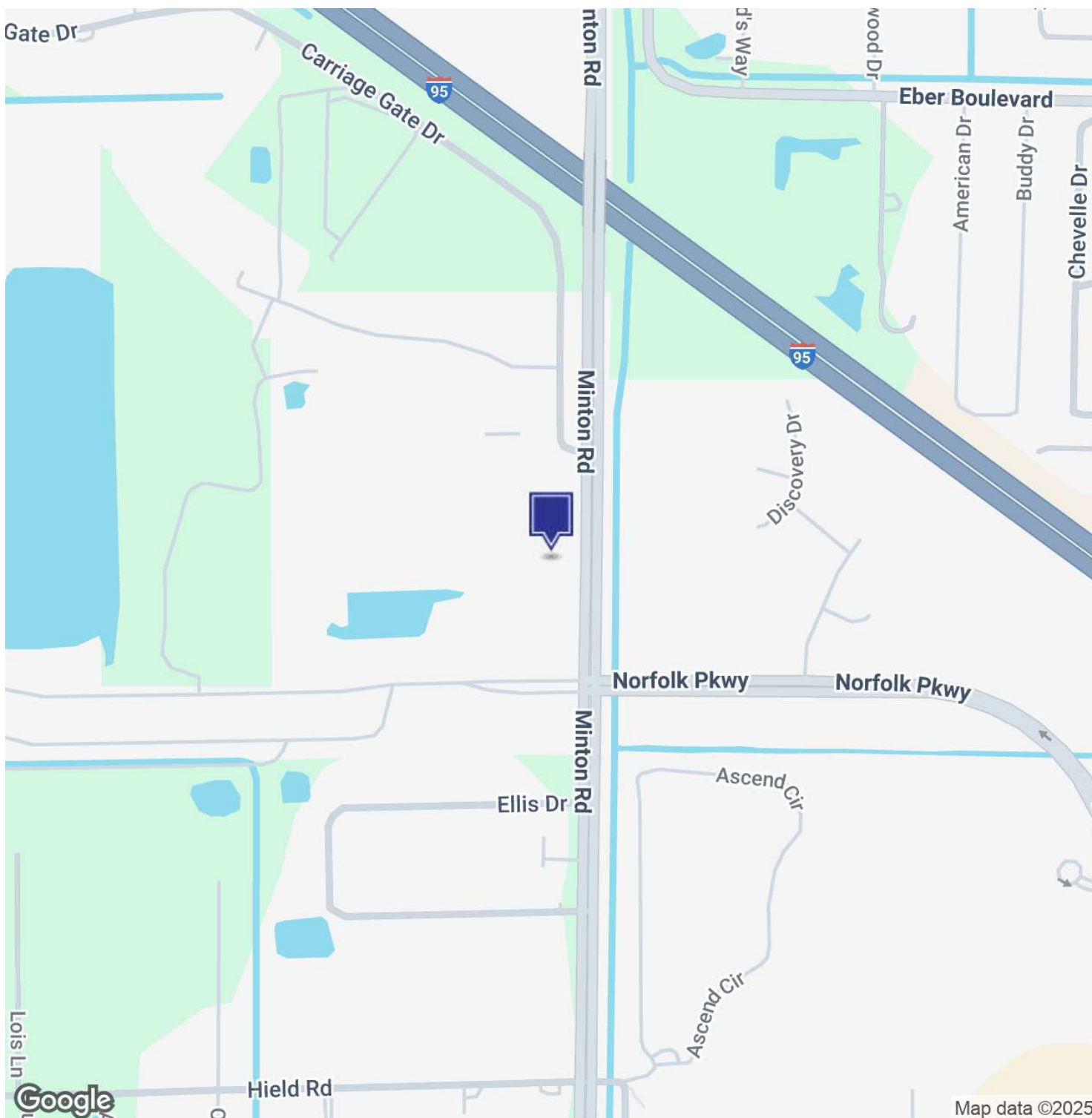


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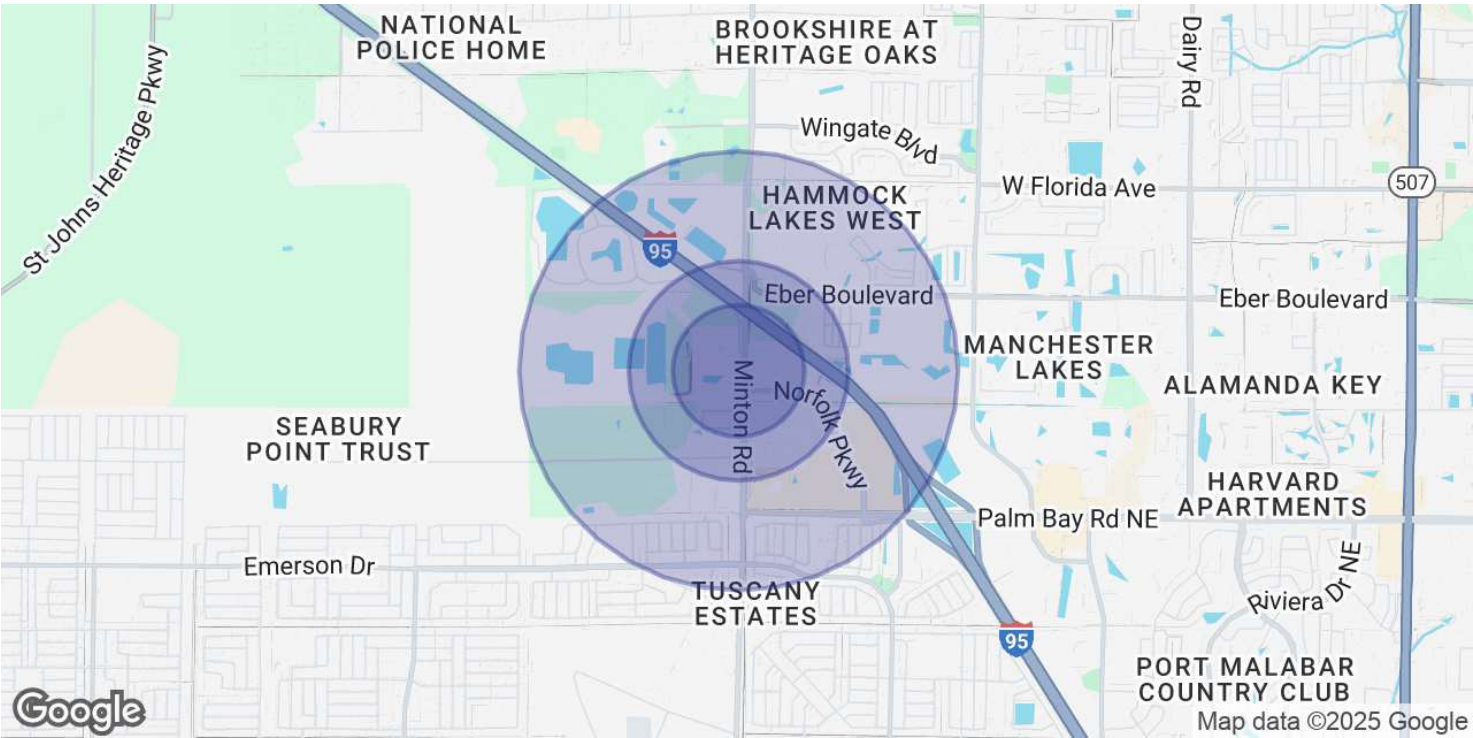
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	1,370	6,481
Average Age	43	47	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	586	2,631
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$89,397	\$90,033	\$92,649
Average House Value	\$353,858	\$334,580	\$342,987

Demographics data derived from AlphaMap

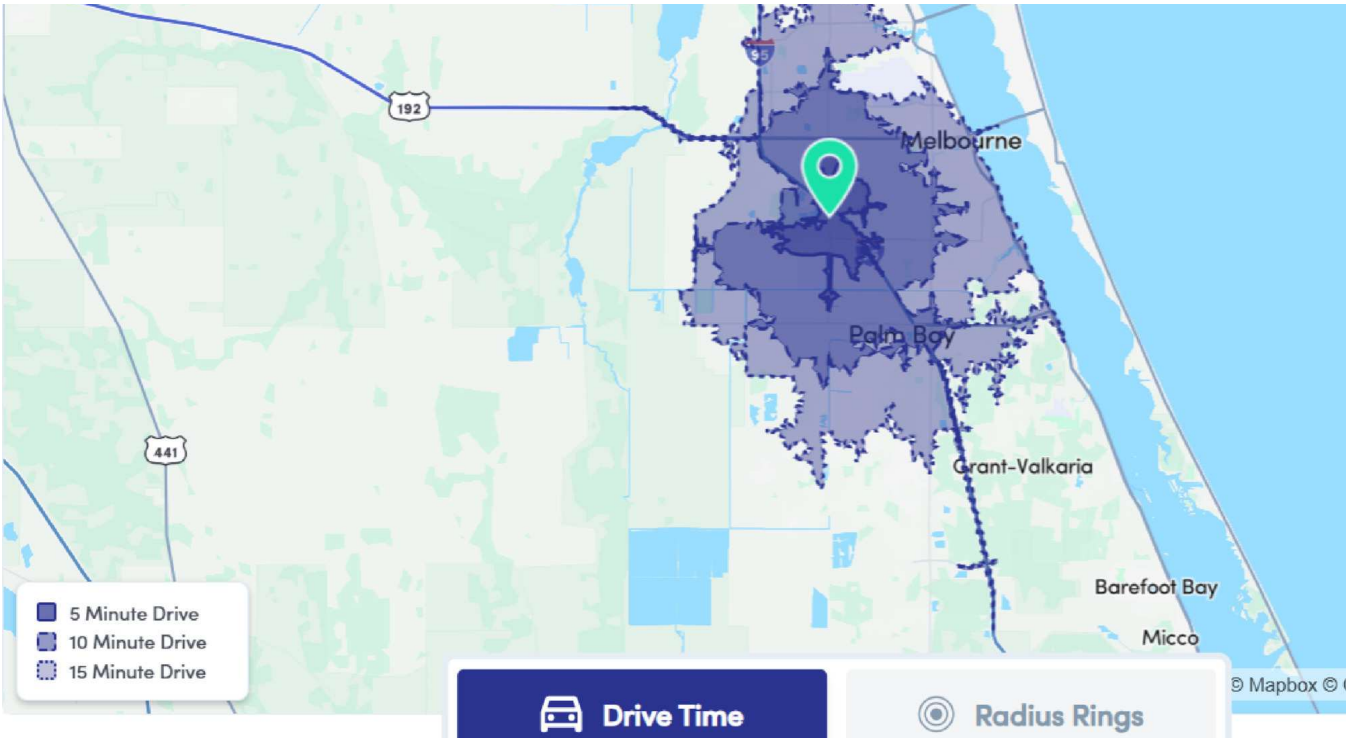


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☒ View Chart ☒ 2030 Forecast ☐ National Avg. ☒ Show Counts #

	5 minutes	10 minutes	15 minutes
Worked at Home	512	4,798	8,478
Walked	91	485	959
Bicycle	11	253	471
Carpooled	185	3,337	6,029
Drove Alone	3,723	35,172	63,990
Public Transport	3	283	642
Other	46	583	1,083



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ADVISOR BIO



MICHAEL DREYER, CCIM, ALC

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NON DISLCOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to charge without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes



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