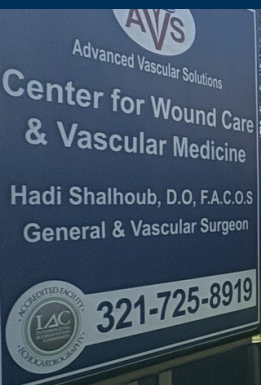


Property Summary

1248 - 1250 South Harbor City Boulevard
For Sale / Lease



PROPERTY DESCRIPTION

FOR SALE OR LEASE – 1250 S Harbor City Blvd | Melbourne, FL

We're pleased to present an exceptional medical/office opportunity along the highly visible US-1 corridor in Melbourne.

This property offers a rare chance to secure a prime location along one of Melbourne's busiest corridors — perfect for growing practices or investors looking for strong positioning in a thriving submarket.

PROPERTY HIGHLIGHTS

- ±12,555 SF professional/medical office building
- Amazing redevelopment opportunity ideal for conversion into a multi-tenant building with a mix of office and medical uses.
- 1.31 acres with ample parking and excellent visibility
- Ideal for medical, professional office, or owner-user
- Located minutes from Downtown Melbourne and major hospitals
- Flexible sale or lease options available

OFFERING SUMMARY

Sale Price:	\$2,350,000
Lease Rate:	\$16.00 SF/yr (Gross)
Available SF:	12,555 SF
Lot Size:	1.31 Acres
Building Size:	12,555 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,868	19,259	59,163
Total Population	3,930	44,037	134,735
Average HH Income	\$62,202	\$85,129	\$88,439

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate
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Hayden@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

1248 - 1250 South Harbor City Boulevard
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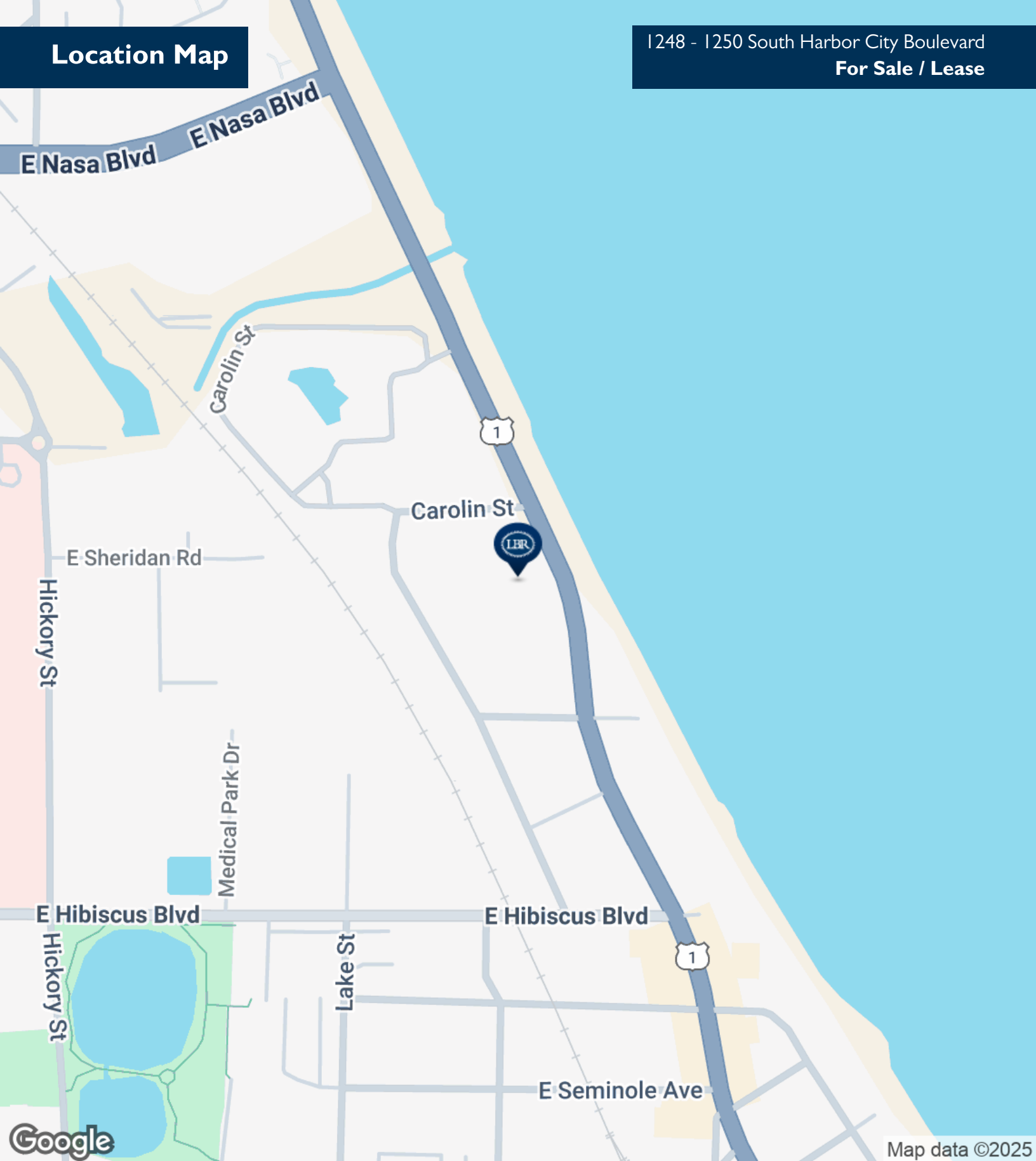
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Location Map

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For Sale / Lease



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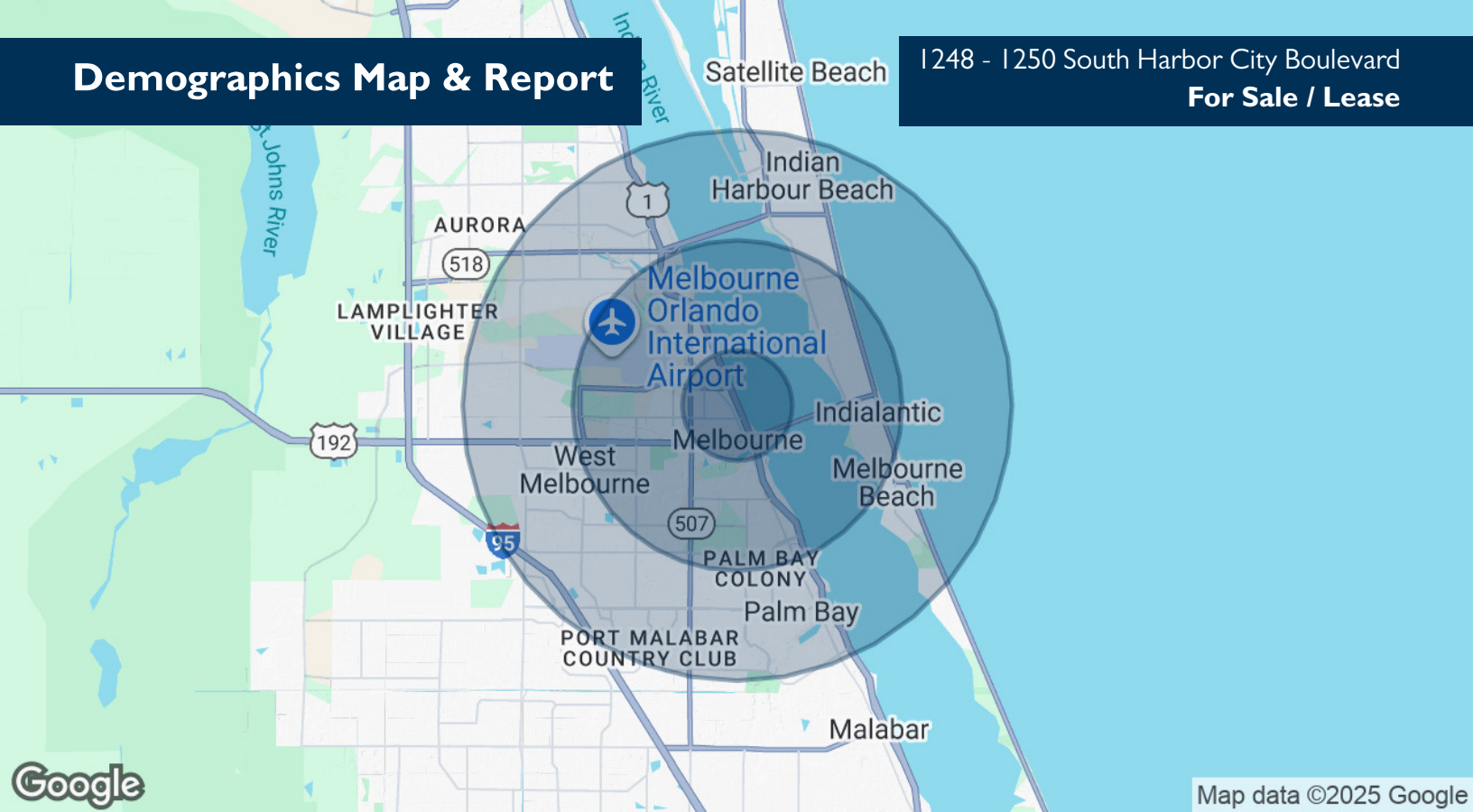
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Demographics Map & Report

1248 - 1250 South Harbor City Boulevard
For Sale / Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,930	44,037	134,735
Average Age	51	47	46
Average Age (Male)	47	45	44
Average Age (Female)	54	49	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,868	19,259	59,163
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$62,202	\$85,129	\$88,439
Average House Value	\$287,584	\$366,504	\$354,398

Demographics data derived from AlphaMap

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