



## PROPERTY DESCRIPTION

Introducing a prime opportunity for Office Building investors! This distinguished 14,400 SF building, constructed in 1925, offers timeless appeal and modern potential. Zoned C3, this property presents a versatile canvas for a wide range of commercial endeavors in the thriving Melbourne area. With its strategic positioning and flexible zoning, this property is poised to accommodate the diverse needs of forward-thinking investors.

## LOCATION DESCRIPTION

Discover the vibrant city of Melbourne, FL! Situated in the heart of downtown, the area surrounding the property offers convenient access to the historic downtown district, filled with charming shops, diverse dining options, and cultural attractions. This prime location is also in close proximity to top-rated schools, medical facilities, and recreational parks, making it an ideal setting for an Office Building investor. Experience the dynamic blend of history, culture, and modern amenities that makes Melbourne a thriving business destination.

## PROPERTY HIGHLIGHTS

- Being sold with a 10 year, true net tech lease
- Fully renovated in 2026
- Across from the Melbourne parking garage
- Walkable to restaurants
- Onsite and city parking

## OFFERING SUMMARY

Sale Price:	\$5,500,000
Building Size:	14,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,305	20,417	53,899
Total Population	5,049	48,885	129,191
Average HH Income	\$56,867	\$84,570	\$89,187

## ROB BECKNER, SIOR

Principal  
321.722.0707 x11  
Rob@TeamLBR.com

## HAYDEN BROUILLETTE

Office Sales and Leasing Associate  
321.722.0707 x23  
Hayden@teamlbr.com



# Additional Photos

907 East Strawbridge Avenue  
For Sale



**ROB BECKNER, SIOR**

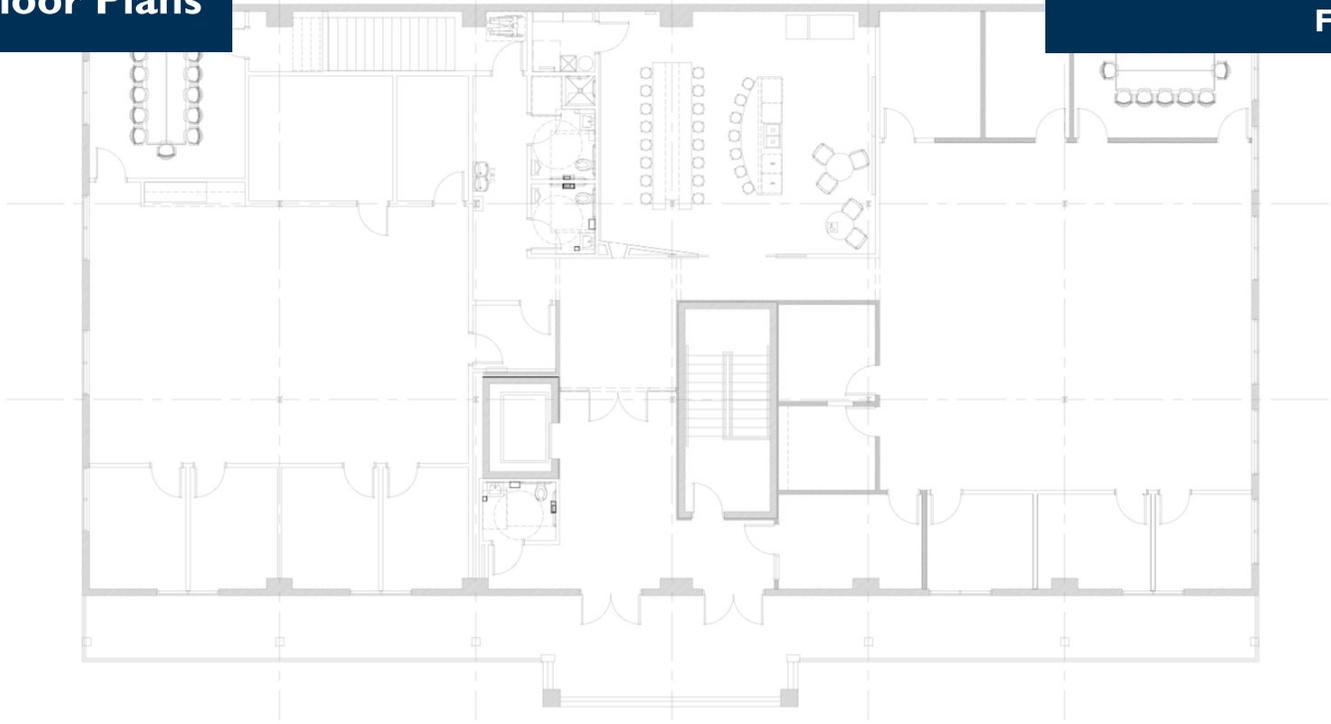
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FLOOR PLAN (SECOND FLOOR) 1/8" = 1'-0"  
0 8 16 24



FLOOR PLAN (FIRST FLOOR) 1/8" = 1'-0"  
0 8 16 24 LBR

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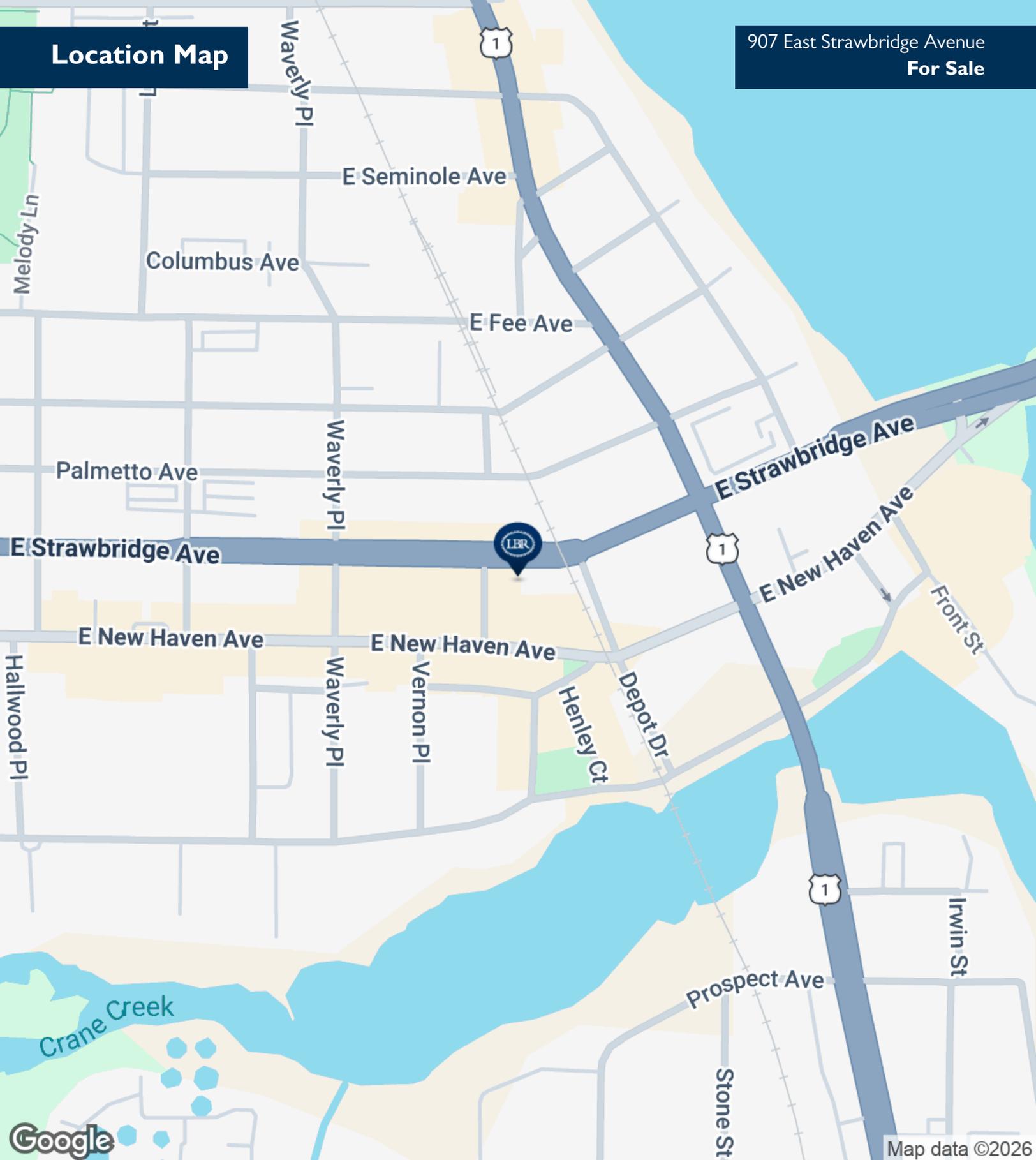
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# Location Map

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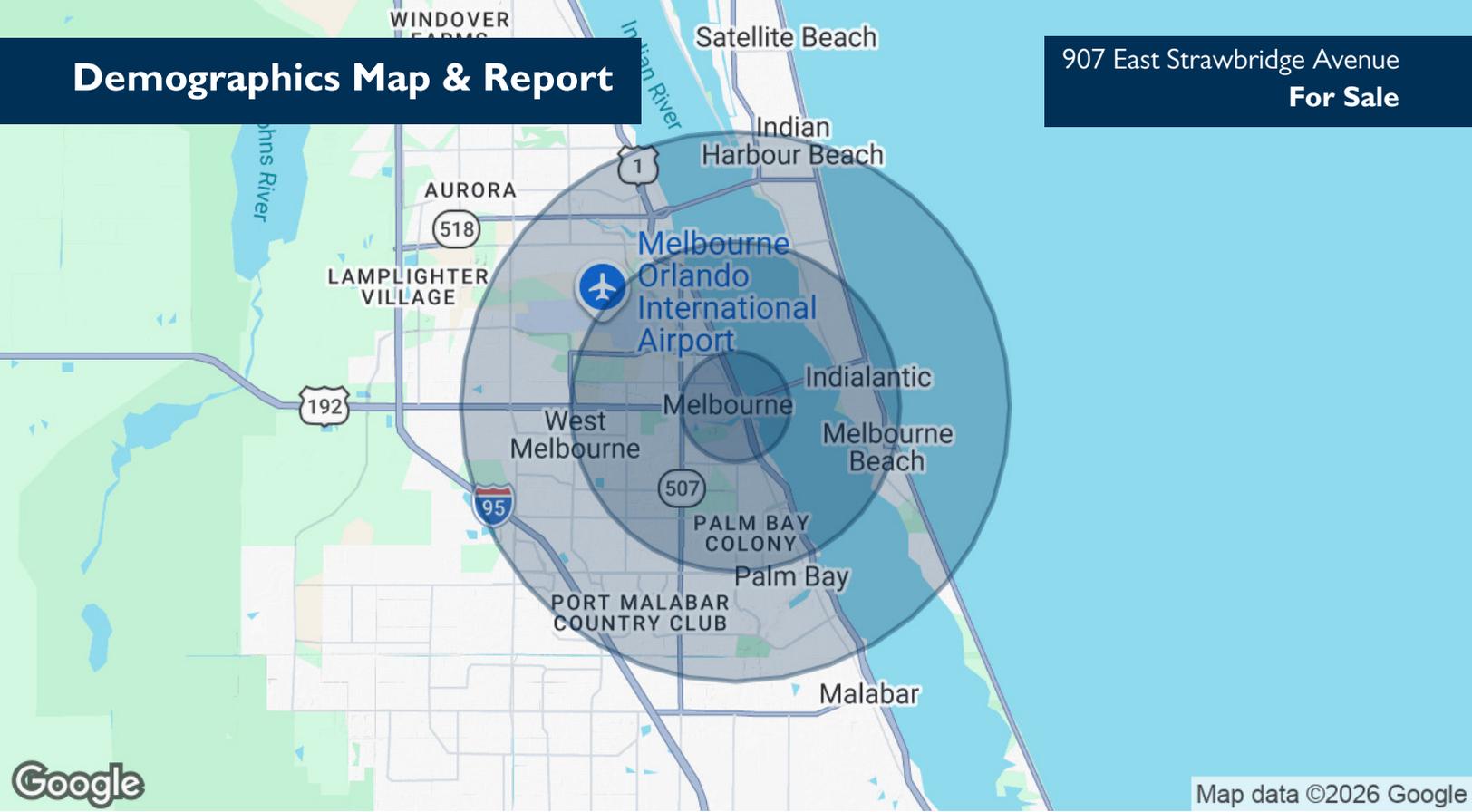
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# Demographics Map & Report

907 East Strawbridge Avenue  
For Sale



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,049	48,885	129,191
Average Age	46.5	43.2	44.3
Average Age (Male)	41.3	39.4	41.0
Average Age (Female)	53.1	47.2	47.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,305	20,417	53,899
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$56,867	\$84,570	\$89,187
Average House Value	\$306,173	\$353,923	\$328,091

2023 American Community Survey (ACS)

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