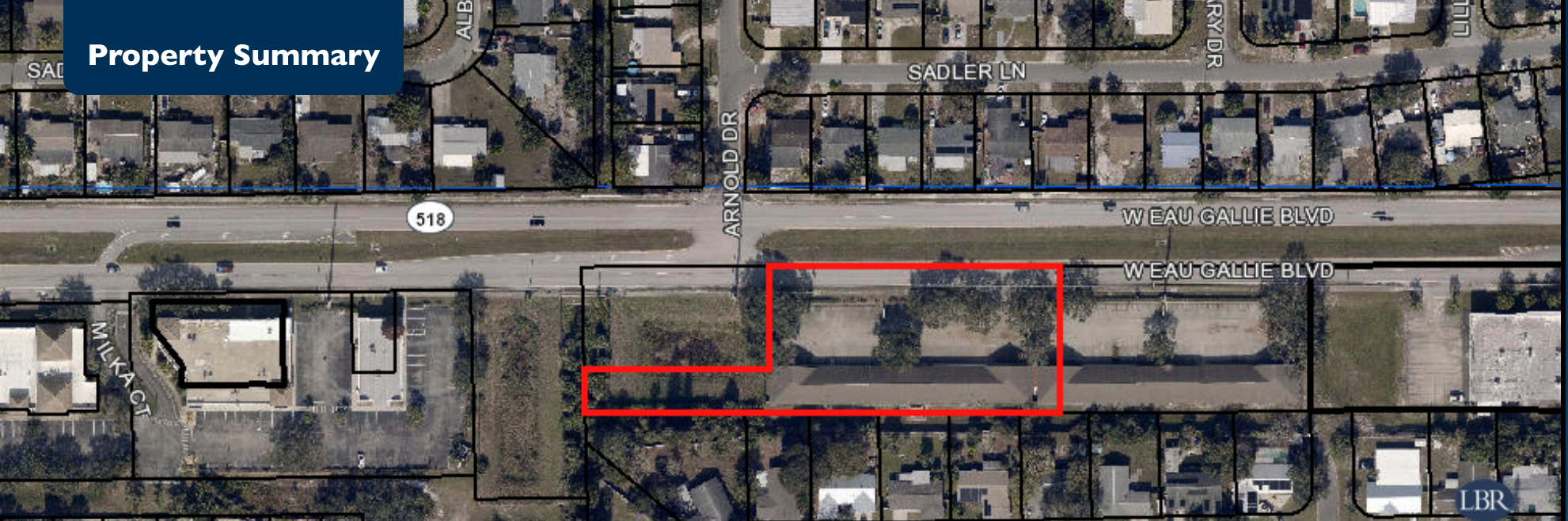


Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 2401 W Eau Gallie Blvd, Melbourne, FL. This meticulously-maintained 10,047 SF office building, featuring 6 units, is a rare find. Built in 1993, it offers a solid foundation for investors seeking a stable asset in the bustling Melbourne area. The building is ideally zoned RP, offering flexibility for a range of office uses. With its desirable location and impressive features, this property presents an exceptional opportunity for investors keen on the office/office building sector.

LOCATION DESCRIPTION

Located directly on Eau Gallie Blvd in Melbourne FL

PROPERTY HIGHLIGHTS

- Featuring 6 Suites with 3 Tenants
- 100% Leased
- 5/1,000 Parking Ratio
- 100% Office Buildout

OFFERING SUMMARY

Sale Price:	\$1,895,000
Number of Units:	6
Lot Size:	1.21 Acres
Building Size:	11,518 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,303	22,042	49,013
Total Population	10,767	52,093	120,790
Average HH Income	\$74,937	\$85,049	\$99,477



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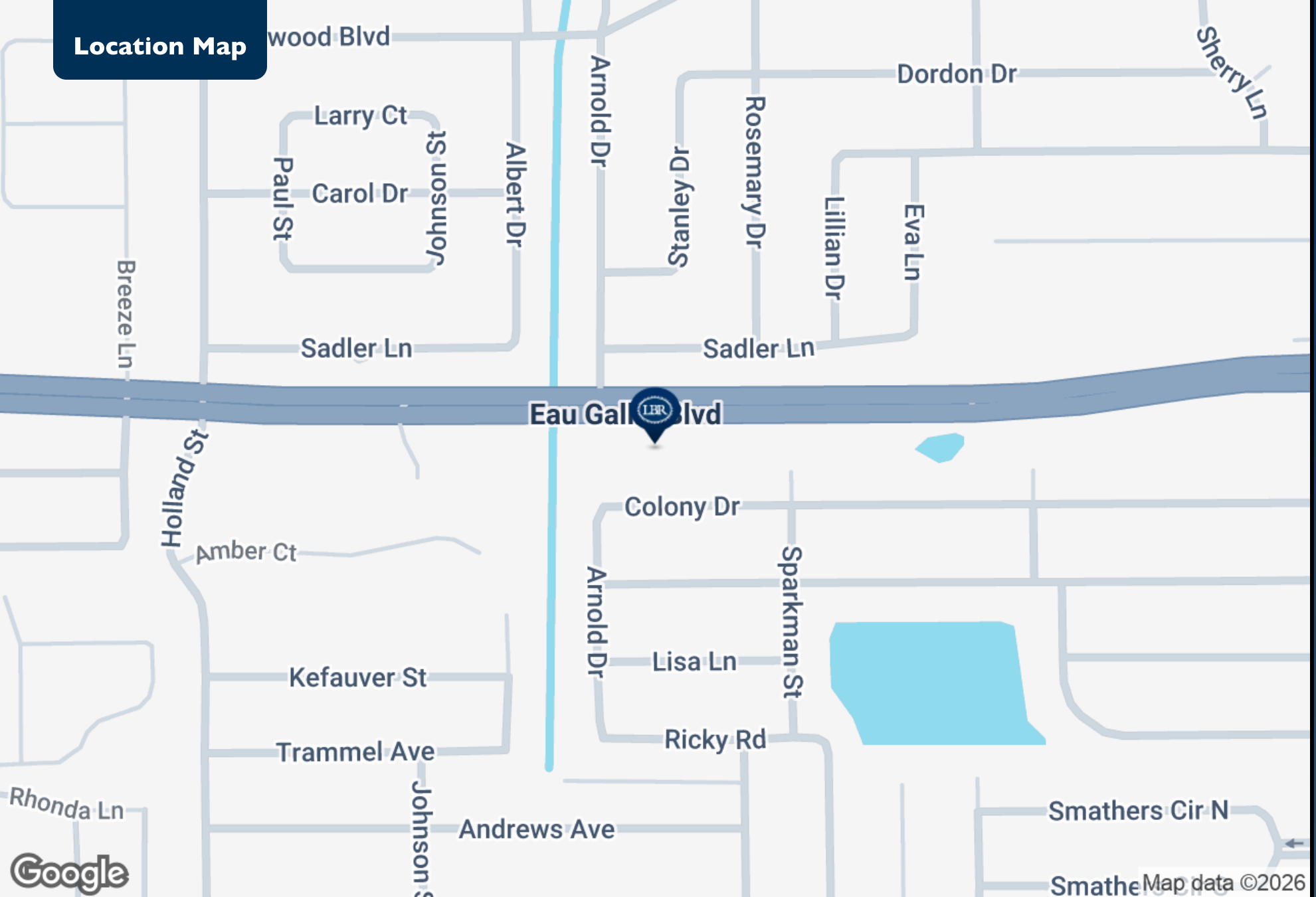
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Location Map



12401 W Eau Gallie Blvd, Melbourne, FL 32935



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Demographics Map & Report

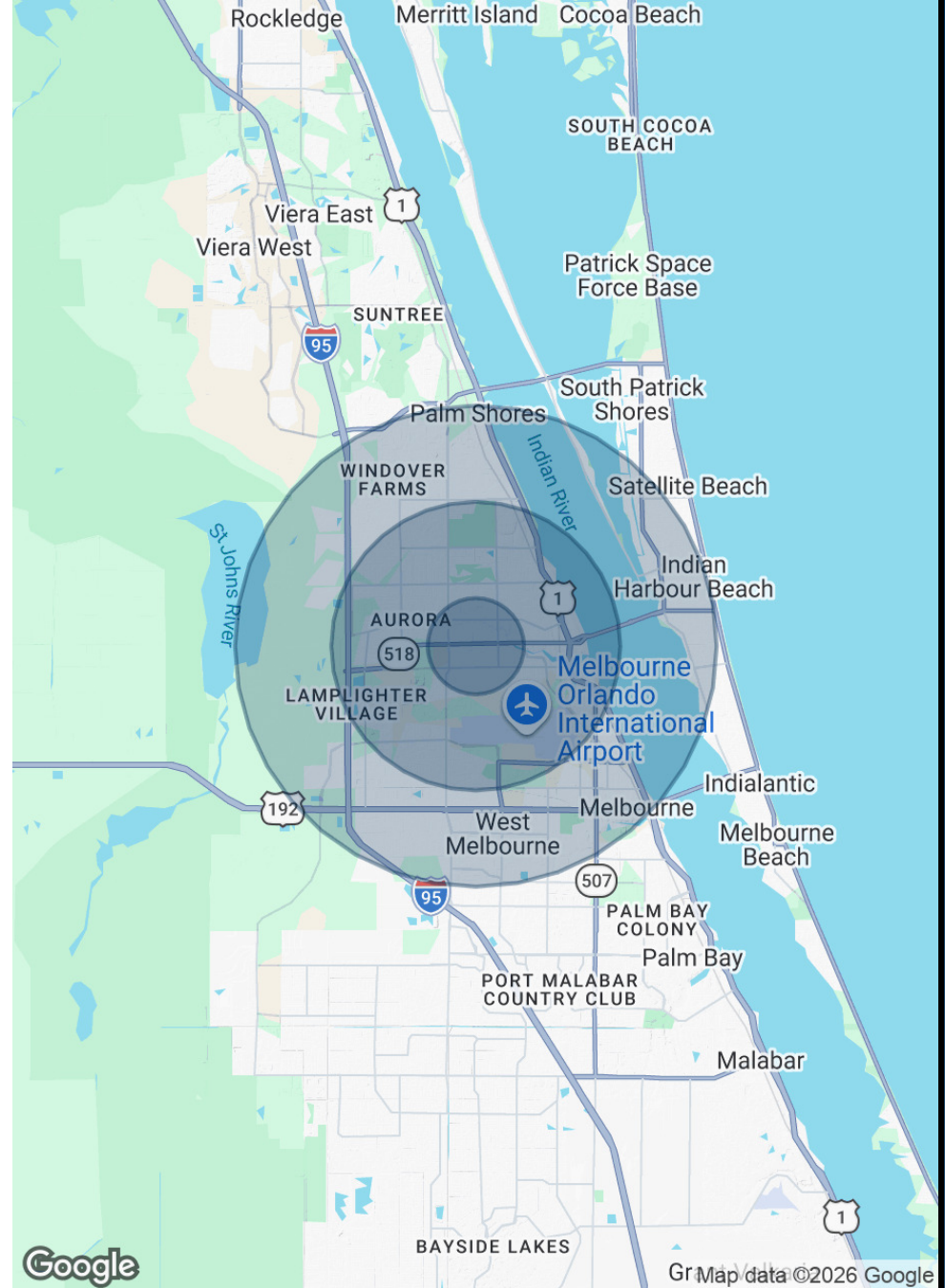
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,767	52,093	120,790
Average Age	43.6	44.9	44.0
Average Age (Male)	37.7	43.1	42.0
Average Age (Female)	47.3	46.2	45.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,303	22,042	49,013
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$74,937	\$85,049	\$99,477
Average House Value	\$242,183	\$347,315	\$376,084

2023 American Community Survey (ACS)



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