



PROPERTY DESCRIPTION

Explore the exceptional potential of this prime property located in the thriving Melbourne area. With a desirable C1A zoning, this versatile space presents an appealing opportunity for a range of commercial ventures. Boasting a strategic location, this property offers optimal visibility and accessibility for businesses seeking a strong presence in Melbourne. The well-connected locale ensures seamless access to key amenities and major transportation arteries, enhancing its appeal as an ideal investment for land or office development. One of the last Office Development Site Locations on Eau Gallie.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,512	20,355	53,541
Total Population	8,449	46,951	131,541
Average HH Income	\$70,760	\$86,393	\$100,082

LOCATION DESCRIPTION

1307 Windchime Ln Parcel ID: 27-37-20-05-*E
Acreage: 0.25

1314 Windchime Ln Parcel ID: 27-37-20-05-*D
Acreage: 1.62

Zoning: CIA – Office/Professional

- * 0.3 Miles from Melbourne International Airport (MLB)
- * 0.5 Miles from US-1
- * 1.9 Miles to Wickham Rd
- * 4.0 Miles to I-95
- * 3.8 Miles to AIA

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	1.87 Acres



ROB BECKNER, SIOR

Principal

321.722.0707 x11

Rob@TeamLBR.com

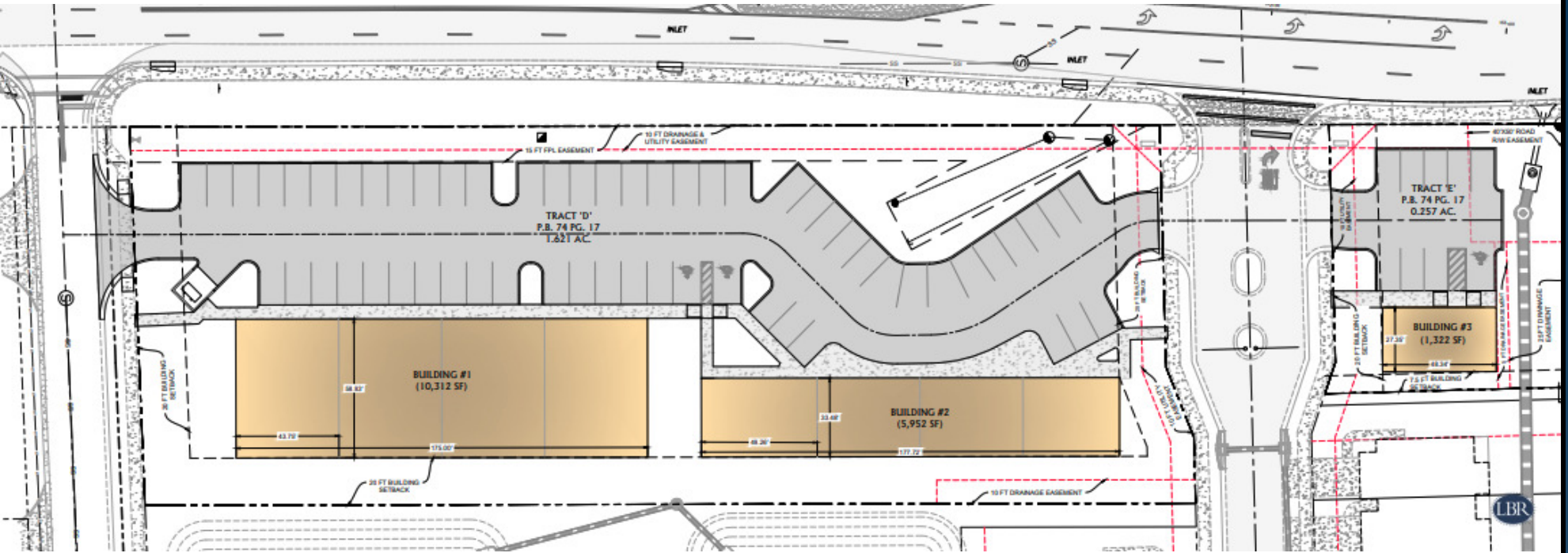
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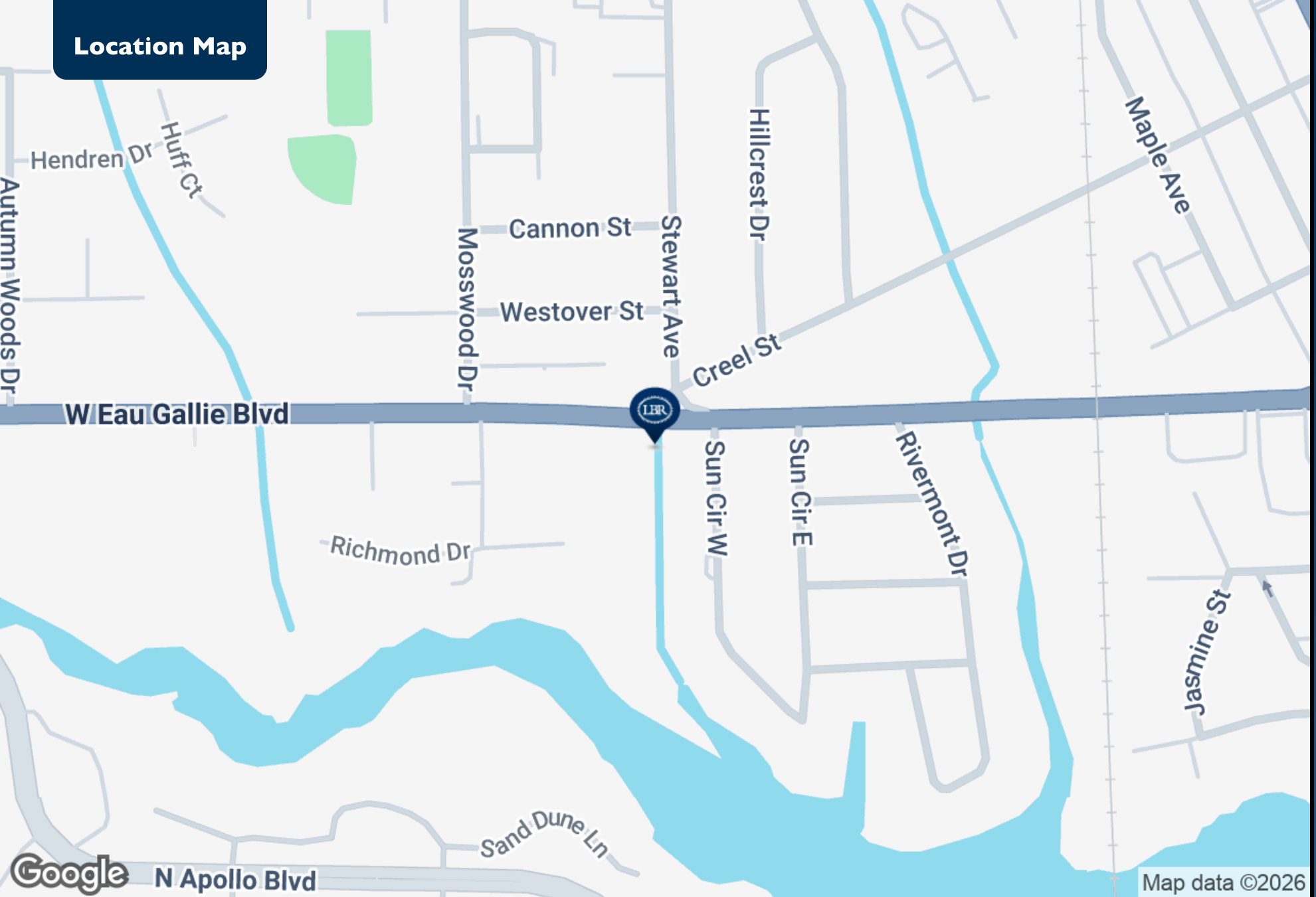
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Location Map



Hidden Harbor Commercial | 1307 & 1314 Windchime Ln, Melbourne, FL 32935



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Demographics Map & Report

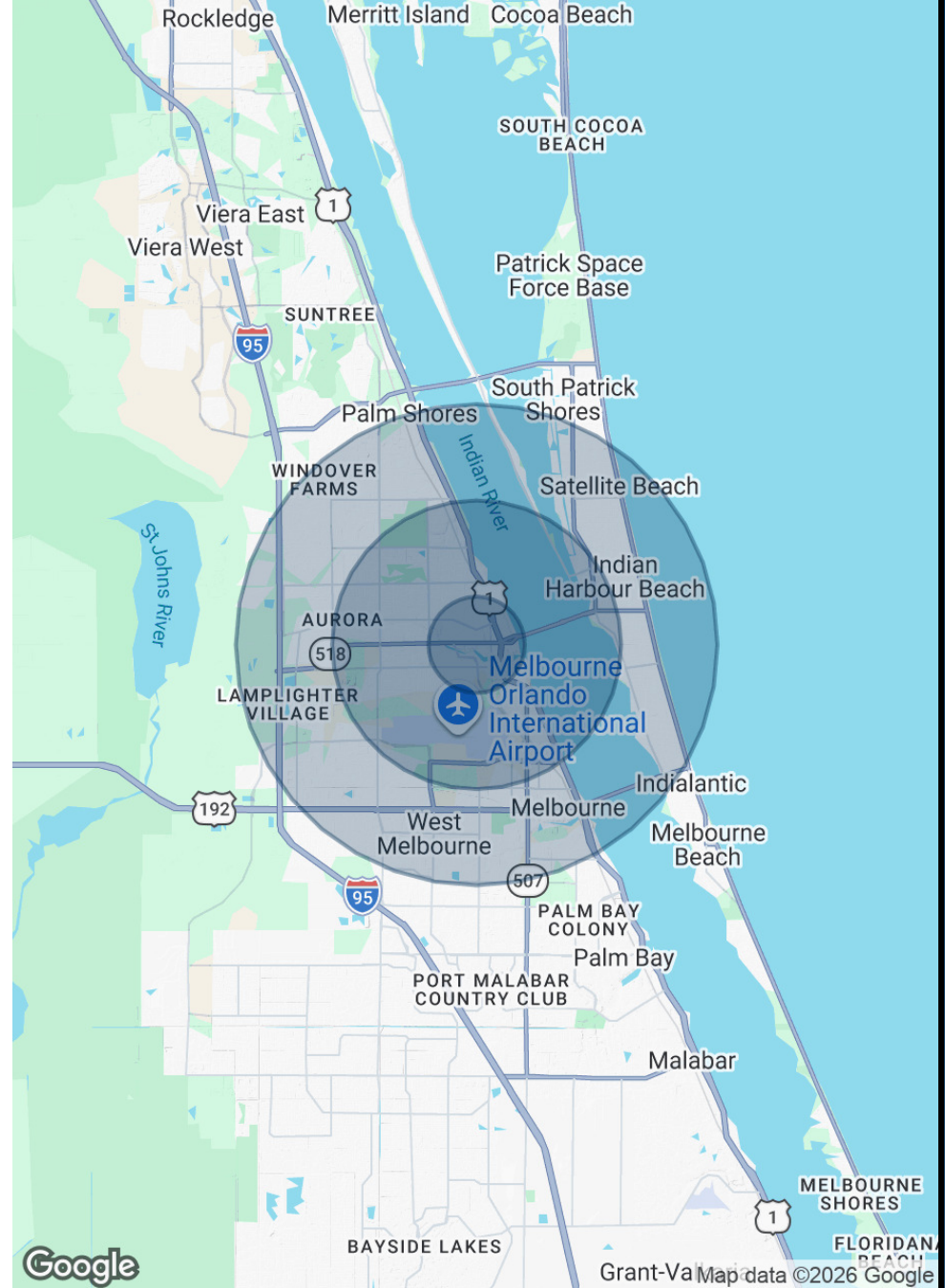
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,449	46,951	131,541
Average Age	37.7	43.2	44.2
Average Age (Male)	39.4	40.9	42.2
Average Age (Female)	38.0	45.1	45.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,512	20,355	53,541
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$70,760	\$86,393	\$100,082
Average House Value	\$247,599	\$374,800	\$387,702

2023 American Community Survey (ACS)



LIGHTLE
BECKNER
ROBISON

INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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