



PROPERTY DESCRIPTION

Located at 836 Creel Street, Melbourne, FL, this commercial property offers an exceptional location right off N Harbor City Blvd (US-1) in the heart of the Melbourne market. The 0.40-acre parcel features a fully-renovated building (2021) with two large offices, a reception area, a full bathroom with a shower, and a kitchen. It includes a spacious gravel fenced-in parking lot, perfect for a contracting business needing outdoor storage. With close proximity to the airport and major employers like Northrop Grumman, L3 Harris, and Embraer, this location ensures maximum visibility and access in the county's highest daytime population area.

PROPERTY HIGHLIGHTS

- Prime location off N Harbor City Blvd (US-1) in the heart of the Melbourne market
- 0.40-acre parcel with a fully-renovated building (2021)
- Two large offices, a reception area, a full bathroom with a shower, and a kitchen
- Spacious gravel fenced-in parking lot, ideal for a contracting business needing outdoor storage
- Close proximity to the airport and major employers such as Northrop Grumman, L3 Harris, and Embraer
- Situated in the county's highest daytime population area, ensuring maximum visibility and access

OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$3,500 SF/yr (Gross)
Number of Units:	1
Available SF:	1,351 SF
Lot Size:	0.4 Acres
Building Size:	1,351 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,810	23,725	57,972
Total Population	6,339	52,714	132,548
Average HH Income	\$74,855	\$89,367	\$99,921

VITOR DE SOUSA, CCIM

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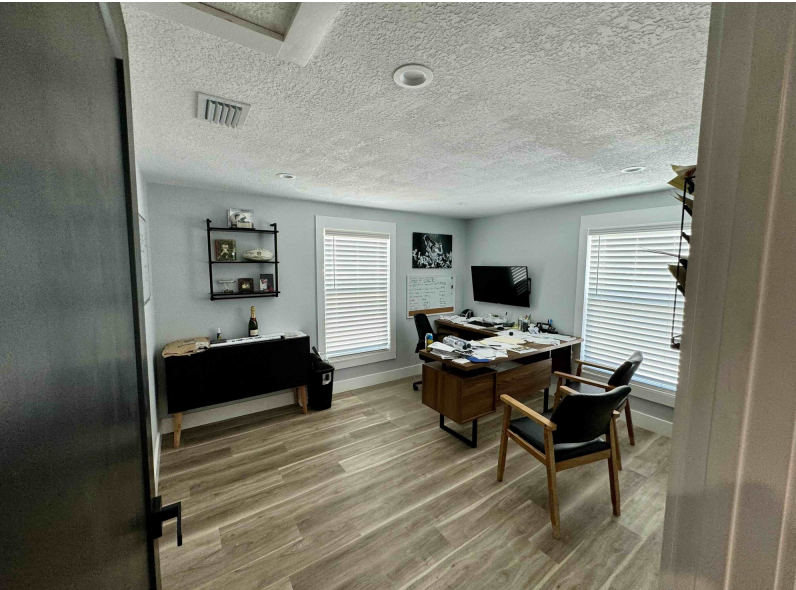
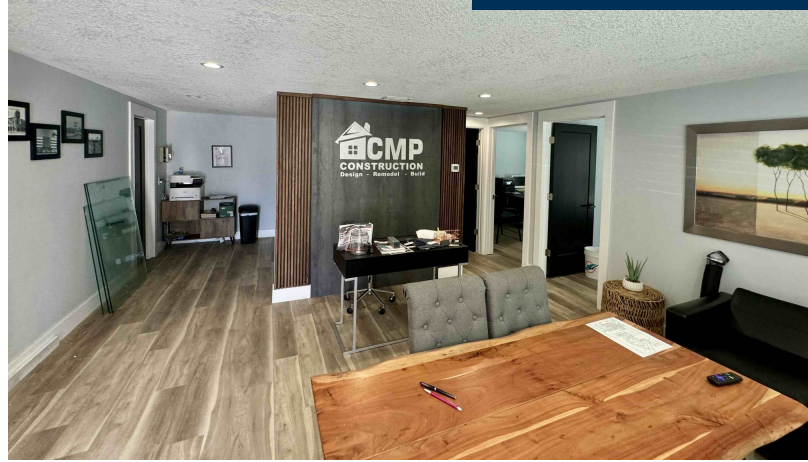
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Additional Photos

836 Creel St
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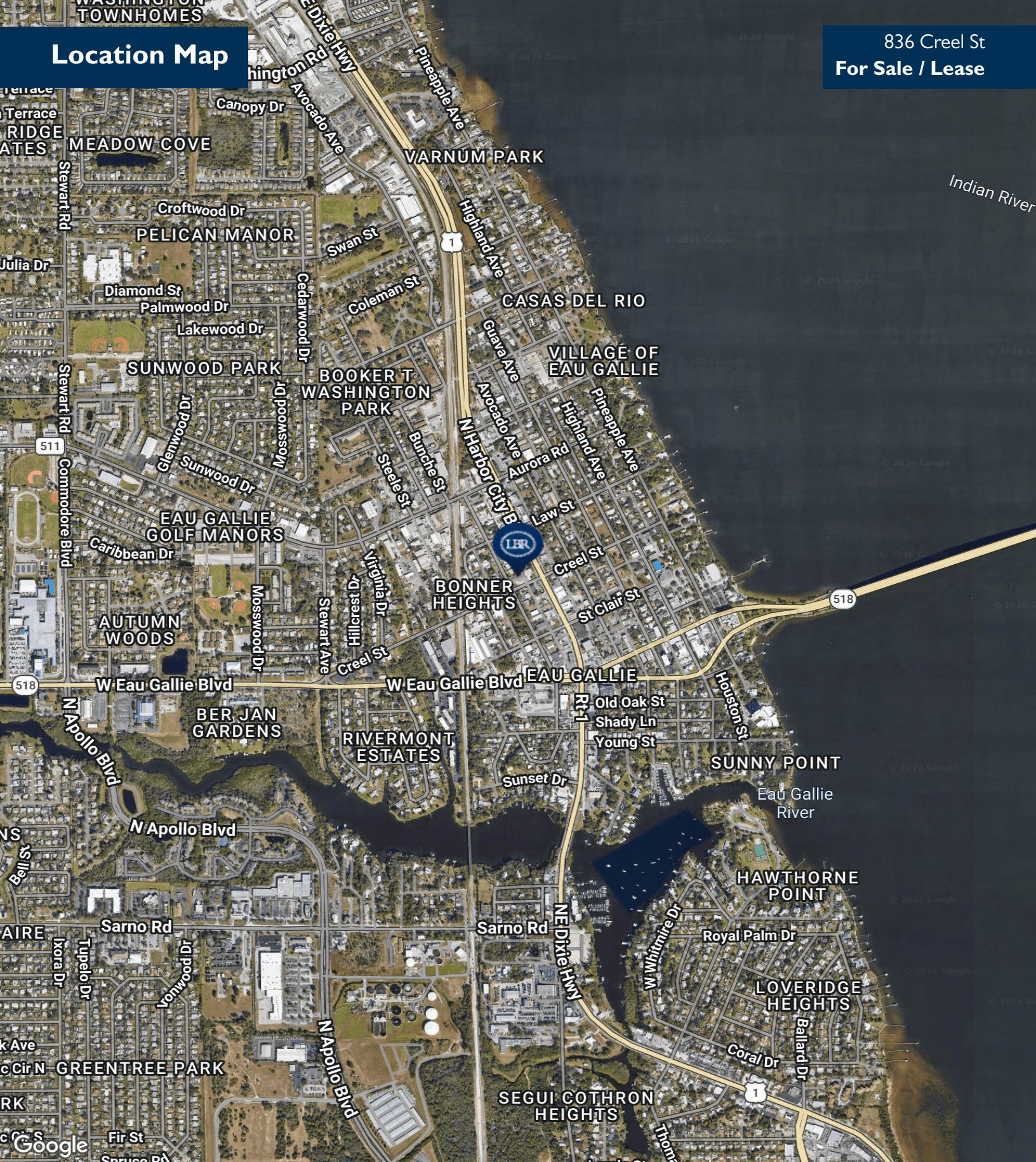
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map

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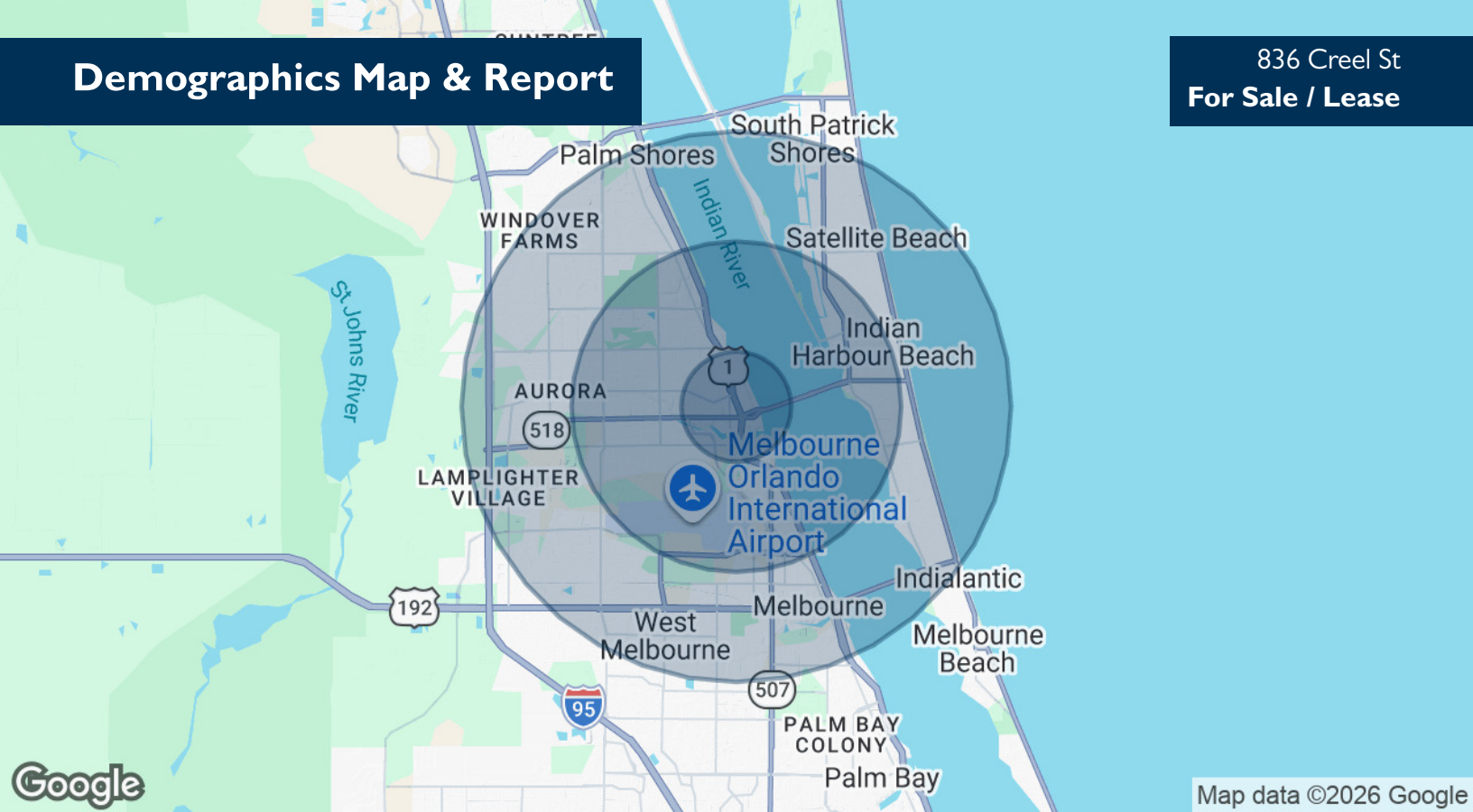
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Demographics Map & Report

836 Creel St
For Sale / Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,339	52,714	132,548
Average Age	44	46	47
Average Age (Male)	42	44	45
Average Age (Female)	46	47	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,810	23,725	57,972
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$74,855	\$89,367	\$99,921
Average House Value	\$337,894	\$361,007	\$400,597

Demographics data derived from AlphaMap

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