

Property Summary

2001 S Harbor City Blvd
For Lease



PROPERTY DESCRIPTION

Unveil the potential of this prime location in Melbourne, FL. The property offers exceptional visibility and accessibility on bustling S Harbor City Blvd, ensuring high exposure for any business. Boasting ample parking and a versatile layout, the space presents an ideal canvas for retail or restaurant ventures seeking to make their mark. With a strong presence in a high-traffic area and a layout designed for flexibility, the property is a tantalizing opportunity for businesses to thrive in a vibrant commercial setting.

LOCATION DESCRIPTION

Excellent location on the corner of US Hwy-1 and E New Haven Ave. Convenient access from the north and west side of the lighted corner. The property is moments away from the historic downtown district which offers a mix of quaint shops, art galleries, and restaurants.

OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (\$4.25/sf NNN)
Number of Units:	1
Available SF:	2,092 SF
Zone:	C3
Lot Size:	0.36 Acres
Building Size:	2,092 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	827	2,300	20,584
Total Population	1,439	4,830	46,281
Average HH Income	\$49,219	\$55,159	\$81,071

JEFFERY T. ROBISON, CCIM

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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.

Additional Photos



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Interior Photos



Interior Photos



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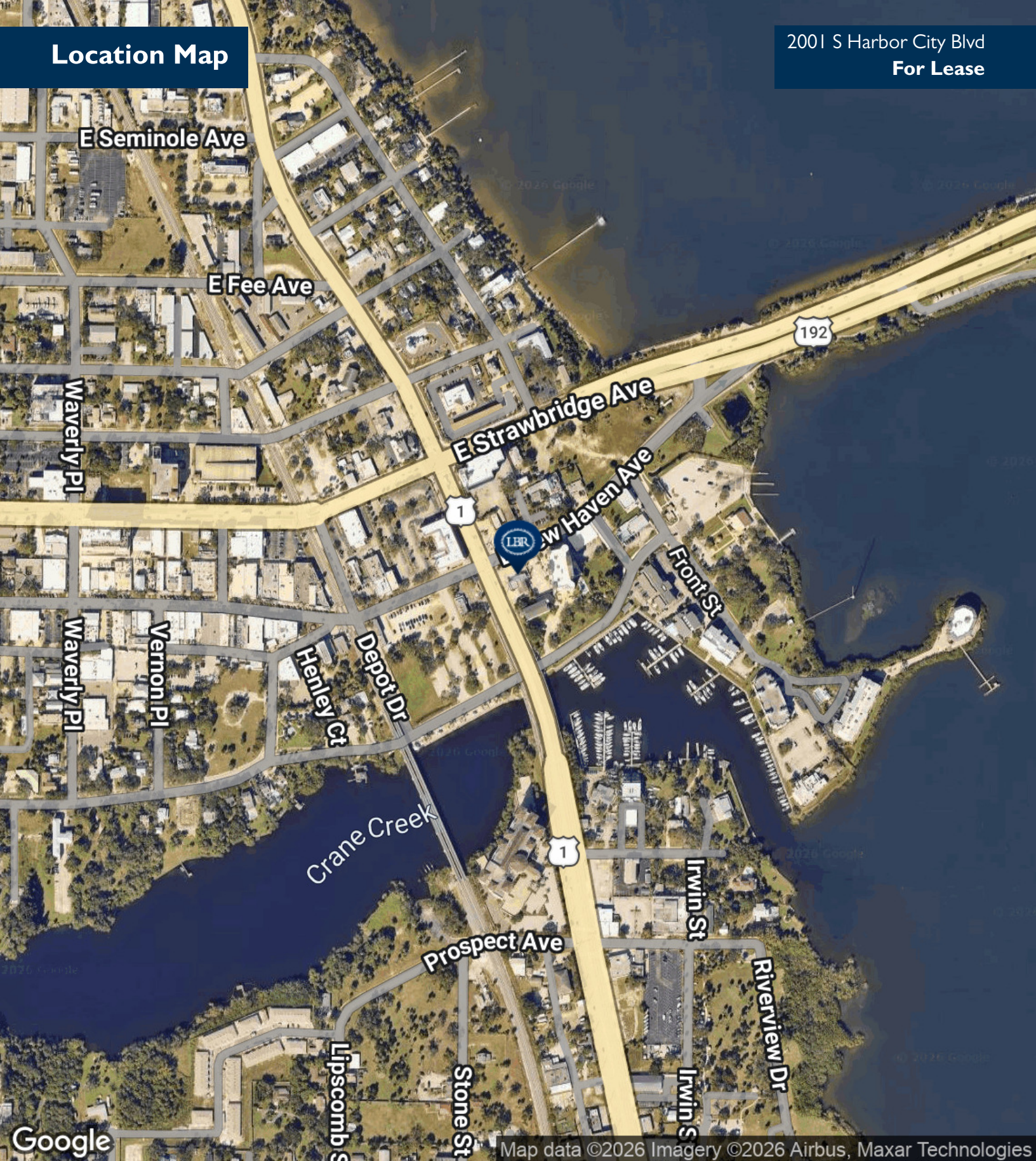
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Location Map

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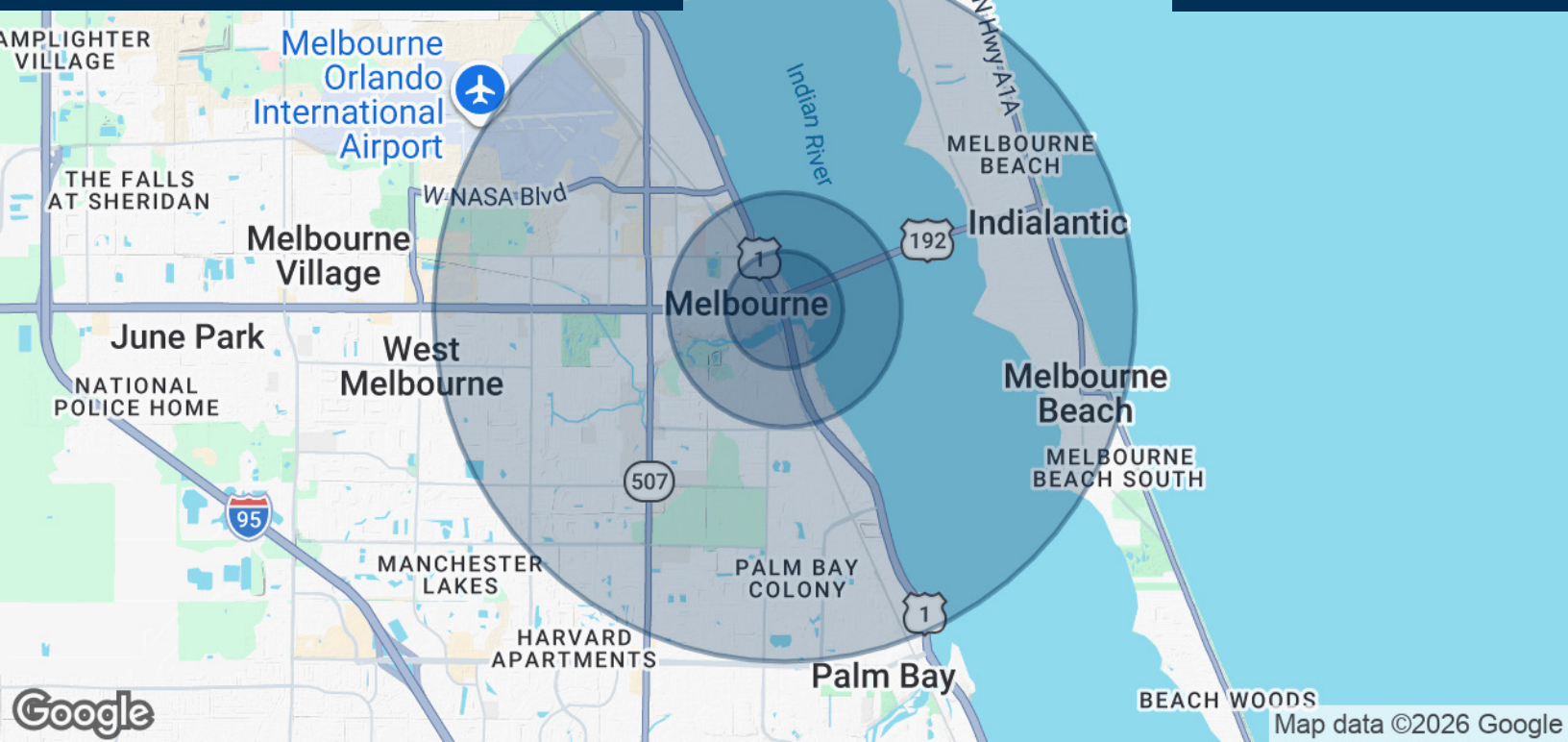
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Demographics Map & Report

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POPULATION

0.5 MILES

1 MILE

3 MILES

Total Population	1,439	4,830	46,281
Average Age	57	49	47
Average Age (Male)	53	46	45
Average Age (Female)	61	52	49

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

3 MILES

Total Households	827	2,300	20,584
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$49,219	\$55,159	\$81,071
Average House Value	\$339,270	\$291,007	\$343,846

2020 American Community Survey (ACS)

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