

Property Summary

2020 W Eau Gallie Blvd Ste 101 & 102
For Sale



PROPERTY DESCRIPTION

Introducing a prime investment/owner user opportunity in the Melbourne area. Two office condo units for sale

Unit 102: 1,752 SF, currently leased to a local medical group at market rate. Leased until 2028.

Unit 101: 1,589 SF, MTM lease.

Total SF: 3,341 SF

HOA Fees: \$399.40/MO for both units.

LOCATION DESCRIPTION

Discover the vibrant community surrounding the property located in Melbourne, FL. This prime location offers easy access to top attractions and conveniences, with nearby businesses, cafes, and parks adding to the area's appeal. Situated in the heart of the city, the property is within close proximity to popular destinations such as Downtown Melbourne, Melbourne International Airport, and the beautiful shores of the Atlantic Ocean. Investors will appreciate the area's dynamic blend of commercial opportunities and local charm, making it an ideal investment for office or office building purposes.

OFFERING SUMMARY

Sale Price:	\$725,000
Number of Units:	2
Building Size:	3,341 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,988	21,432	51,992
Total Population	12,199	50,313	128,033
Average HH Income	\$70,580	\$84,653	\$100,439

HAYDEN BROUILLETTE

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

COURTNEY SMITH

Sales Associate
321.722.0707 x26
courtney@teamlbr.com



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



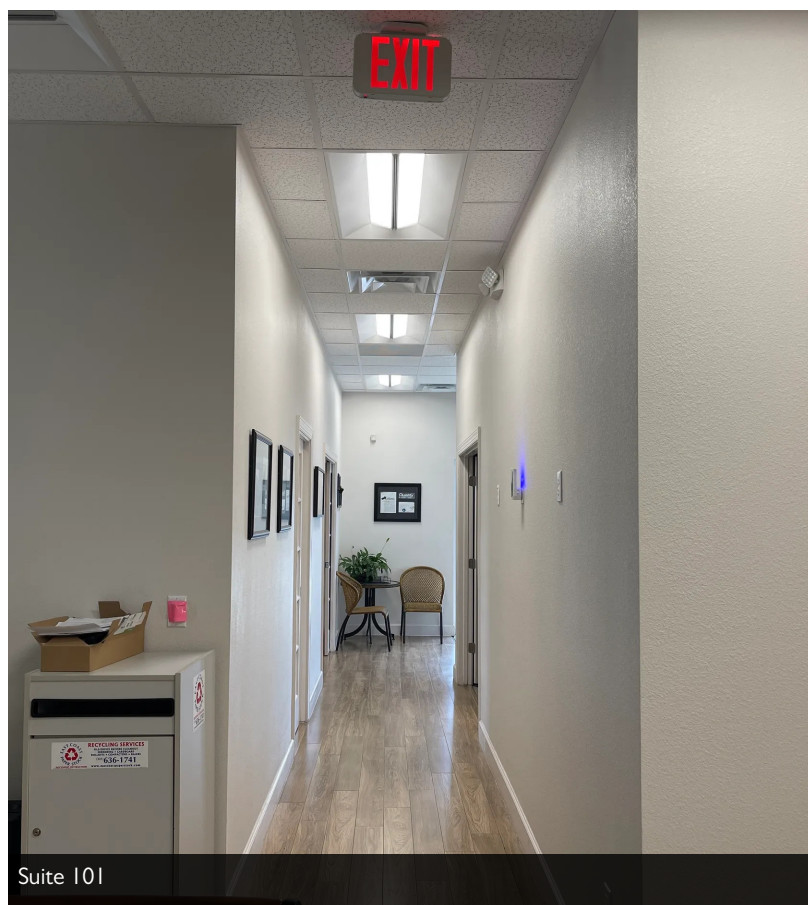
Suite 101



Suite 101



Suite 101



Suite 101

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

COURTNEY SMITH
Sales Associate
321.722.0707 x26
courtney@teamlbr.com



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

2020 W Eau Gallie Blvd Ste 101 & 102
For Sale



Suite 102



Suite 102



Suite 102



Suite 102

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

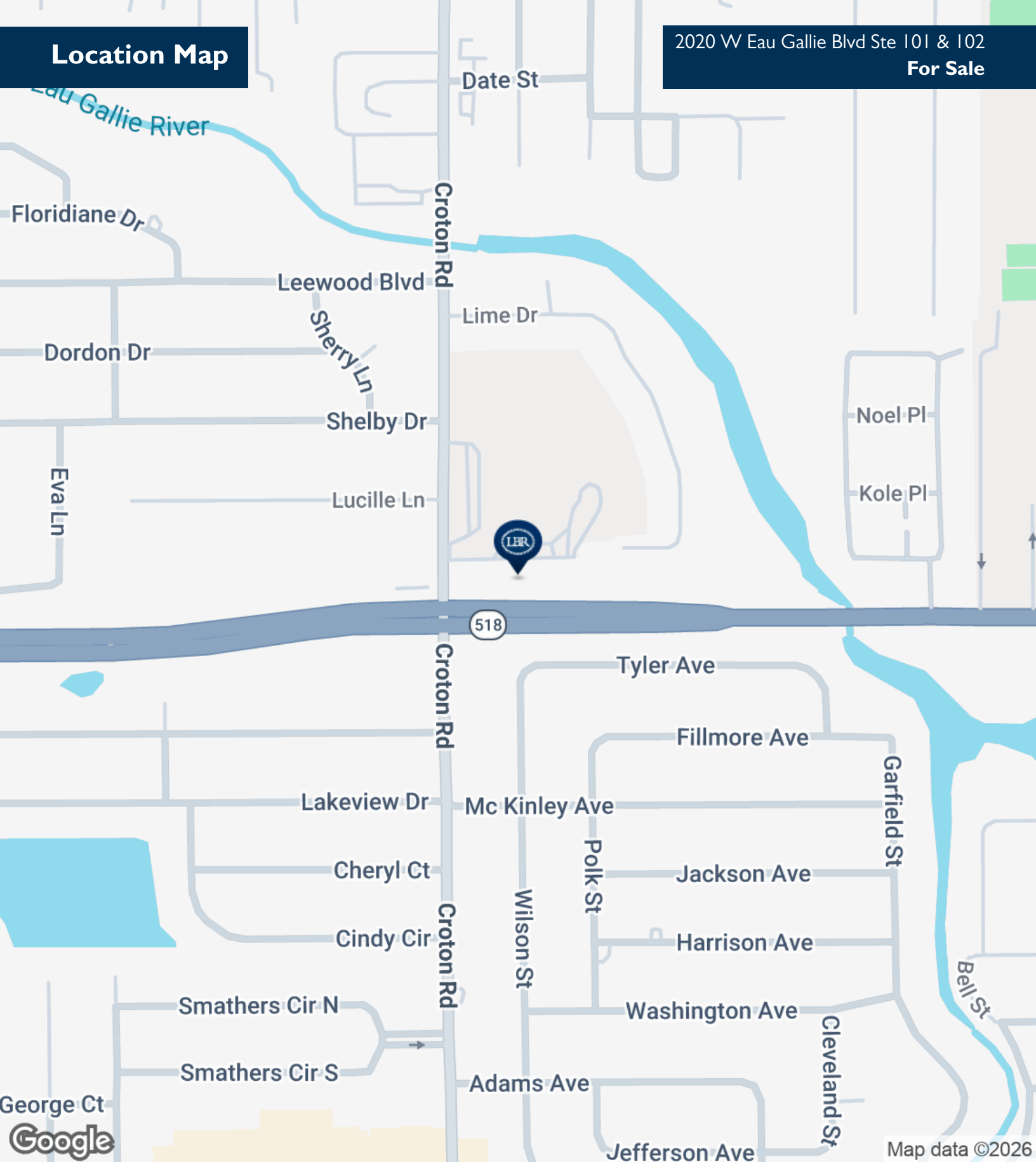
COURTNEY SMITH
Sales Associate
321.722.0707 x26
courtney@teamlbr.com



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

2020 W Eau Gallie Blvd Ste 101 & 102
For Sale



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

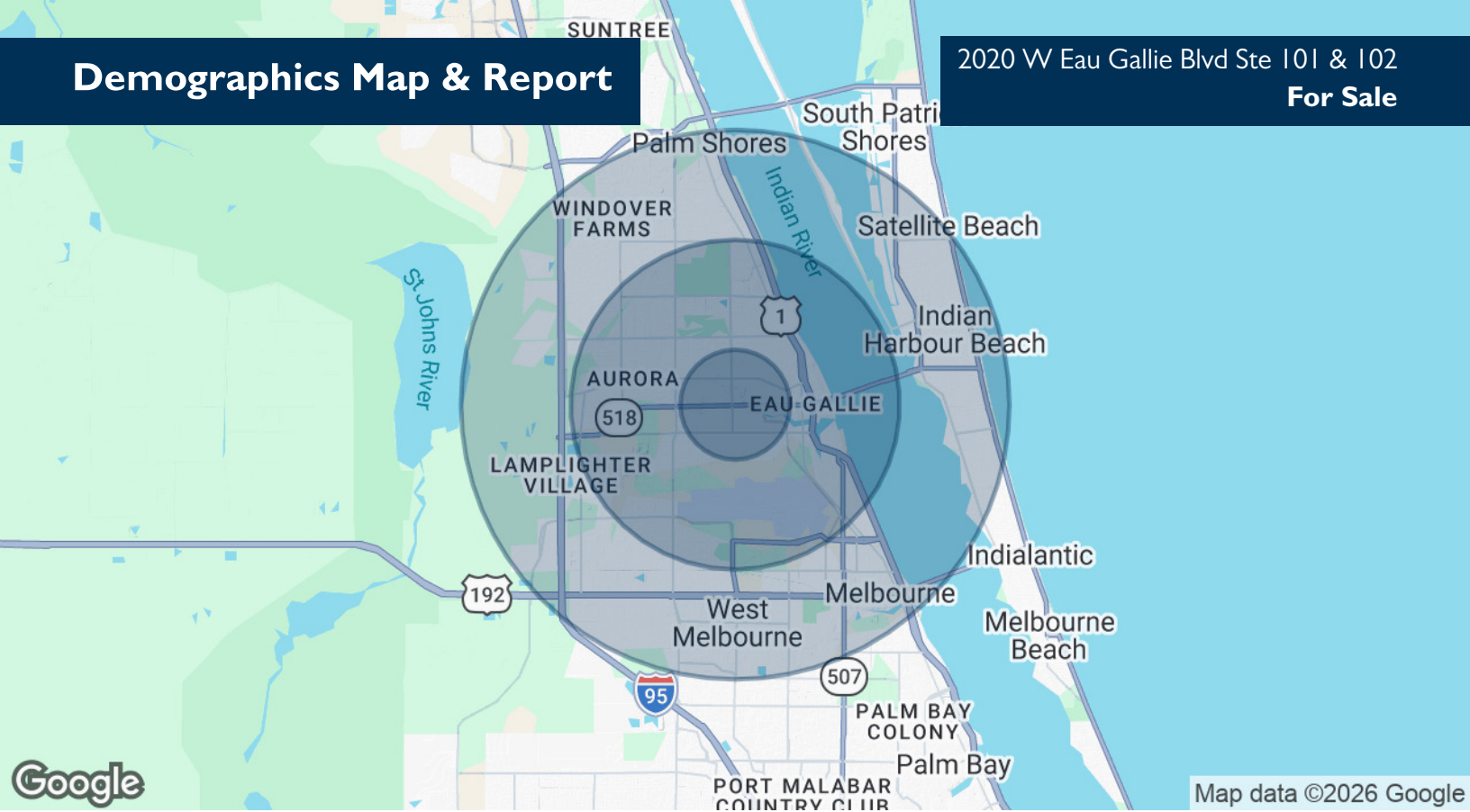
COURTNEY SMITH
Sales Associate
321.722.0707 x26
courtney@teamlbr.com



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.

Demographics Map & Report

2020 W Eau Gallie Blvd Ste 101 & 102
For Sale



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,199	50,313	128,033
Average Age	40.8	44.4	44.1
Average Age (Male)	37.5	42.5	42.1
Average Age (Female)	43.9	45.7	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,988	21,432	51,992
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$70,580	\$84,653	\$100,439
Average House Value	\$236,240	\$352,587	\$382,969

2023 American Community Survey (ACS)

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

COURTNEY SMITH
Sales Associate
321.722.0707 x26
courtney@teamlbr.com



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.