

# SALE RETAIL/OFFICE

FREESTANDING BUILDING

2711 W. Eau Gallie Blvd.  
Melbourne, FL 32935

## REDUCED SALE PRICE

**\$600,000.00**

## PROPERTY

**3,564± sf • .28± Acre**

### Freestanding building with four covered drive-thrus

This freestanding building is located on W. Eau Gallie Blvd. (SR 518), a major east/west artery in Melbourne, FL Brevard County

**Parcel ID:** 27-37-19-30-00000.0-0001.03

**Tax Acct.:** 2744821

**Zoned:** CIA, Professional Offices and Services - City of Melbourne



- Easy Access • Ample Parking • Four Drive-thrus • ATM Drive-up
- Highly Visible • Façade Signage • Traffic Count: 20,790 AADT

### 2014 Demographics

	1 mile	3 miles	5 miles
Population	10,128	49,012	103,584
Avg. HH Income	\$49,873	\$55,065	\$62,698
Daytime Employees	4,664	30,456	67,005
Daytime Businesses	1,191	6,371	13,213

Very contemporary, former bank branch was built in 2007. Pineapple Ridge Professional Center is a deed-restricted office/retail development centrally located in South Brevard County.

Located on the corner of W. Eau Gallie Blvd. and Holland St., ¼ mile east of Wickham Rd.

**Jeffery T. Robison**

Broker | Principal

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**LIGHTLE BECKNER ROBISON**

• INCORPORATED •

COMMERCIAL REAL ESTATE SERVICES

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# FORMER BANK BUILDING

2711 W. Eau Gallie Blvd.

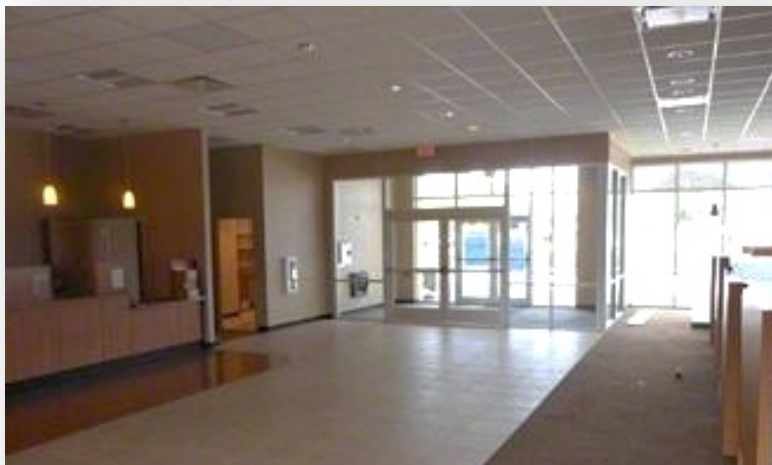
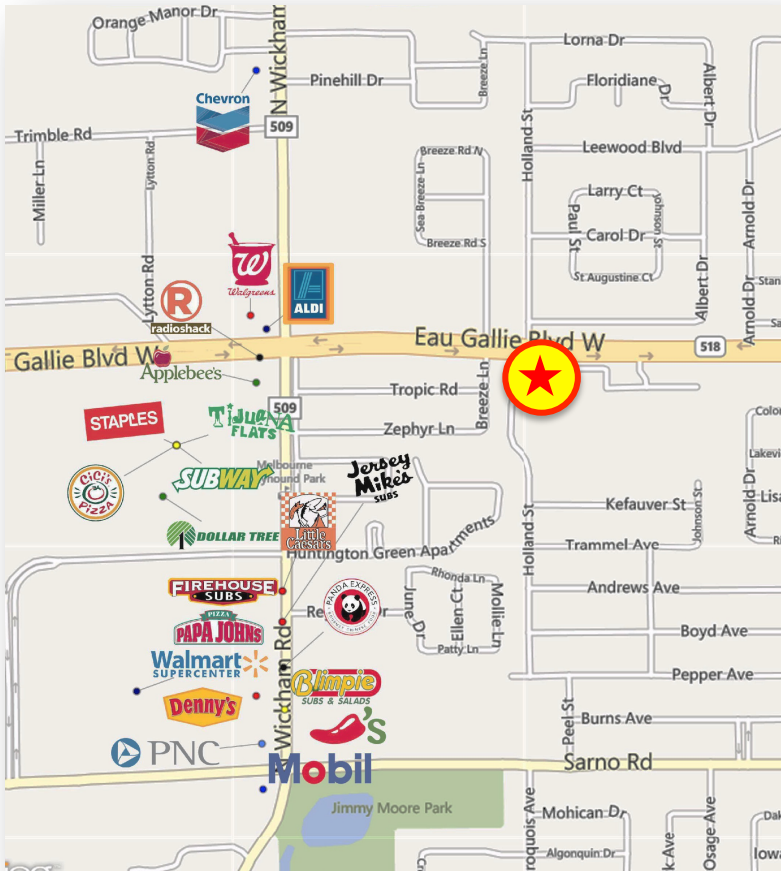
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## LOCATED:

.3 miles west of Wickham Rd.

2.5 miles to I-95

2.3 miles to US 1



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