

FOR SALE - MEDICAL OFFICE CONDO

Murrell Professional Park • 840 Executive Lane, Suite 120 Rockledge, FL 32955



OFFERING SUMMARY

Sale Price:	\$500,000
Price / SF:	\$149.61
Lot Size:	0.41 Acres
Year Built:	2006
Building Size:	3,342 SF
Zoning:	PI
Market:	Palm Bay - Melbourne - Titusville
Submarket:	Rockledge

PROPERTY OVERVIEW

Class A Medical Office condo, Half of a contemporary office duplex building in Murrell Professional Park. Ideal for an oncologist or hematologist and most medical specialty fields.

PROPERTY HIGHLIGHTS

- Five (5) exam rooms with sinks
- Large chemotherapy room
- Two (2) doctor's offices
- Employee lounge
- Large waiting room
- Six (6) restrooms
- Reception
- File storage
- Drug prep room

for more information contact:

Rob Beckner
321.722.0707 x 11
Rob@TeamLBR.com

Brian Fernandez
321.722.0707 x 21
BrianFernandez@TeamLBR.com

Rob Beckner, Principal
Lightle Beckner Robison
321.722.0707 • teamlbr.com

70 W. Hibiscus Blvd., Melbourne, FL 32901

EXTERIOR PHOTOS

Murrell Professional Park • 840 Executive Lane, Suite 120 Rockledge, FL 32955



for more information contact:

Rob Beckner
321.722.0707 x 11
Rob@TeamLBR.com

Brian Fernandez
321.722.0707 x 21
BrianFernandez@TeamLBR.c

Rob Beckner, Principal
Lightle Beckner Robison
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd., Melbourne, FL 32901

INTERIOR PHOTOS

Murrell Professional Park • 840 Executive Lane, Suite 120 Rockledge, FL 32955



for more information contact:

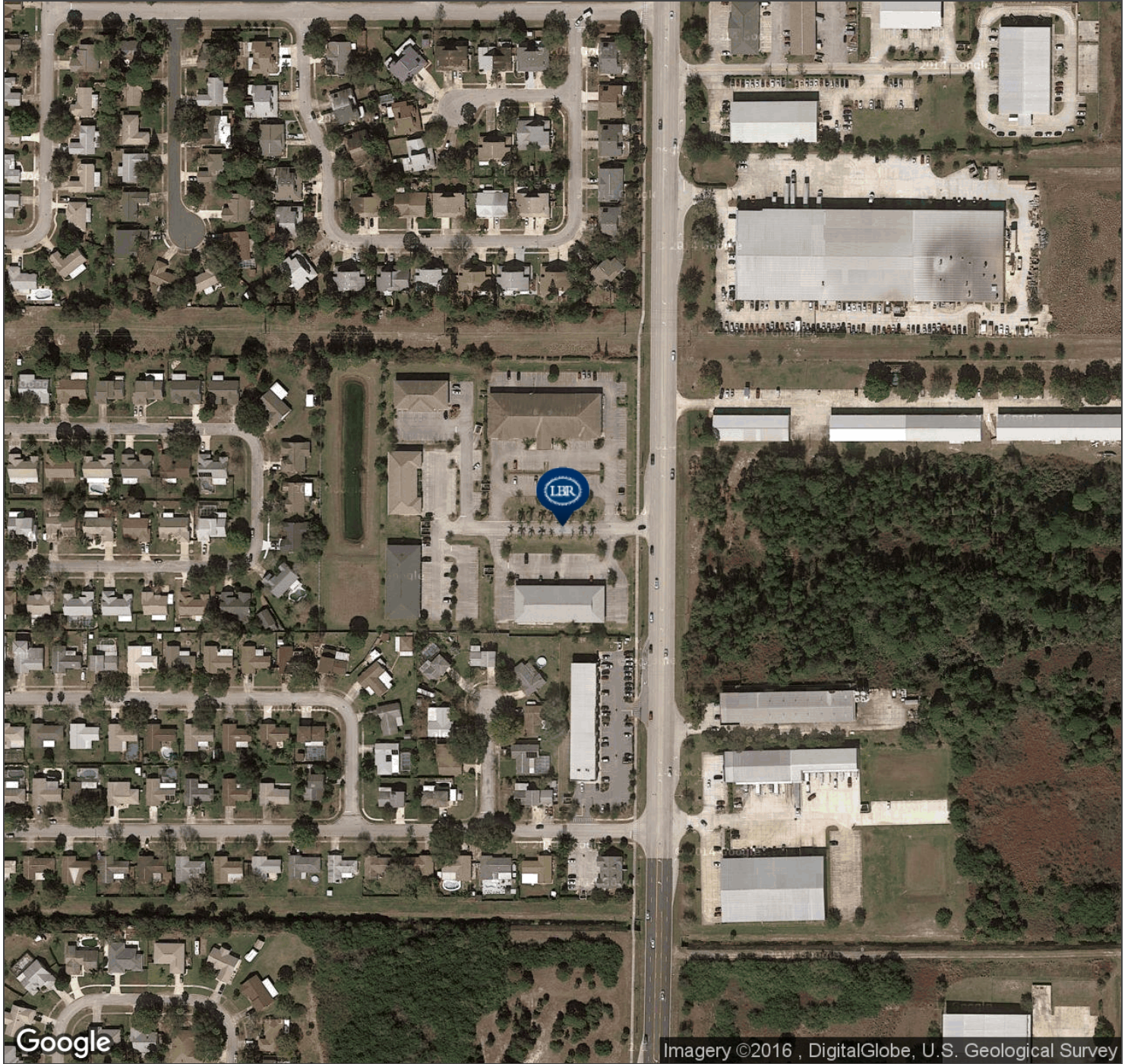
Rob Beckner
321.722.0707 x 11
Rob@TeamLBR.com

Brian Fernandez
321.722.0707 x 21
BrianFernandez@TeamLBR.c

Rob Beckner, Principal
Lightle Beckner Robison
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd., Melbourne, FL 32901

AERIAL MAP

Murrell Professional Park • 840 Executive Lane, Suite 120 Rockledge, FL 32955



for more information contact:

Rob Beckner
321.722.0707 x 11
Rob@TeamLBR.com

Brian Fernandez
321.722.0707 x 21
BrianFernandez@TeamLBR.c

Rob Beckner, Principal
Lighte Beckner Robison
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd., Melbourne, FL 32901

LOCATION MAPS

Murrell Professional Park • 840 Executive Lane, Suite 120 Rockledge, FL 32955



for more information contact:

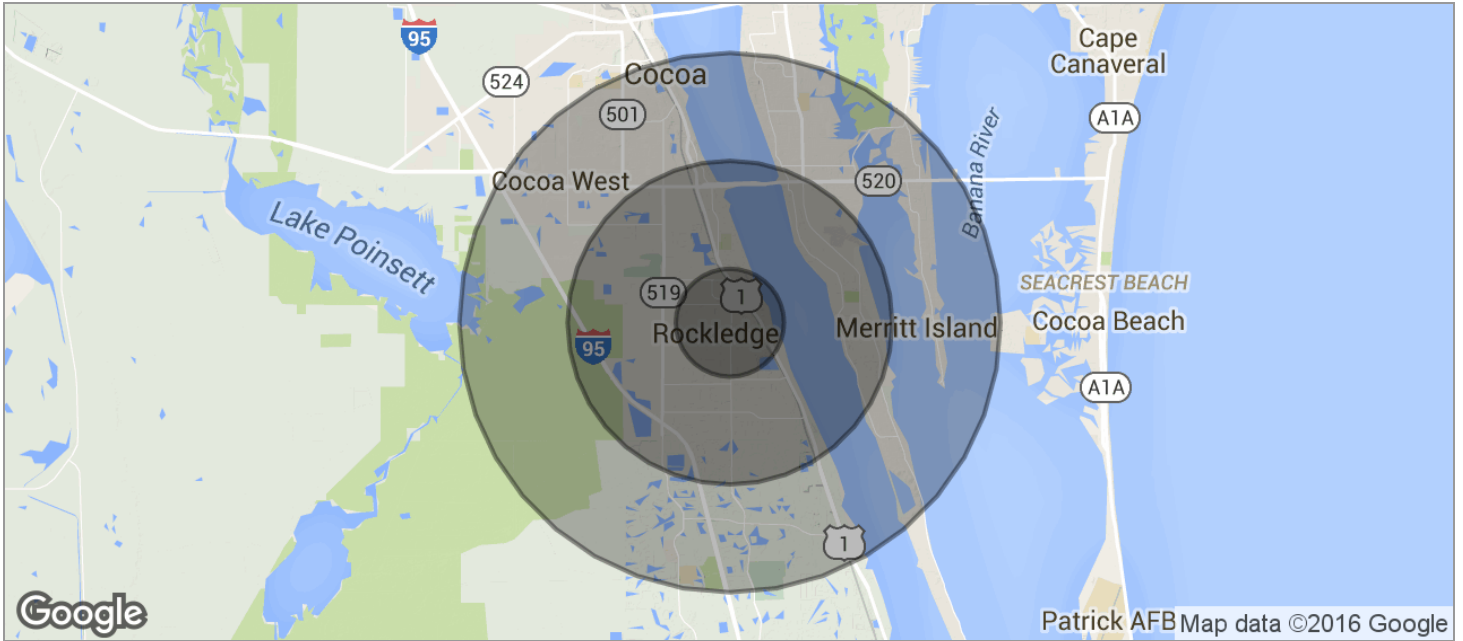
Rob Beckner
321.722.0707 x 11
Rob@TeamLBR.com

Brian Fernandez
321.722.0707 x 21
BrianFernandez@TeamLBR.c

Rob Beckner, Principal
Lighte Beckner Robison
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd., Melbourne, FL 32901

DEMOGRAPHICS MAP

Murrell Professional Park • 840 Executive Lane, Suite 120 Rockledge, FL 32955



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,129	35,830	82,896
MEDIAN AGE	43.8	43.8	42.9
MEDIAN AGE (MALE)	44.1	43.7	42.3
MEDIAN AGE (FEMALE)	43.4	43.8	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,577	14,050	33,775
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$75,532	\$72,167	\$66,159
AVERAGE HOUSE VALUE	\$215,057	\$229,581	\$250,390

* Demographic data derived from 2010 US Census

for more information contact:

Rob Beckner
321.722.0707 x 11
Rob@TeamLBR.com

Brian Fernandez
321.722.0707 x 21
BrianFernandez@TeamLBR.c

Rob Beckner, Principal
Lightle Beckner Robison
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd., Melbourne, FL 32901