



LIGHTLE
BECKNER
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES



OFFICE BUILDING FOR SALE

Elizabeth St Office Building

FOR SALE | \$2,285,000

presented by:

JEFFERY T. ROBISON, CCIM

Principal | Broker
D. 321.722.0707 x 13
Jeff@TeamLBR.com

EXECUTIVE SUMMARY

Elizabeth St Offices • 1515 Elizabeth St. Melbourne, FL 32901



OFFERING SUMMARY

| | |
|-----------------------|---------------|
| Sale Price: | \$2,285,000 |
| Price / SF: | \$111.19 |
| Lot Size: | 1.24 Acres |
| Year Built: | 1985 |
| Building Size: | 20,550 SF |
| Zoning: | C2 & RP |
| Market: | South Brevard |
| Submarket: | Melbourne |

PROPERTY OVERVIEW

Multi-tenant office building minutes from Melbourne International Airport and Holmes Regional Medical Center. Conveniently located amidst other businesses, retailers and many major employers.

Parcel ID: 28-37-04-01-0000C.0-0008.00

LOCATION OVERVIEW

Located one block south of Hibiscus Blvd. Just minutes from Melbourne International Airport and Holmes Regional Medical Center.

for more information contact:

Jeffery T. Robison, CCIM
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70 W. Hibiscus Blvd., Melbourne, FL 32901



ADDITIONAL PHOTOS

Elizabeth St Offices • 1515 Elizabeth St. Melbourne, FL 32901



for more information contact:

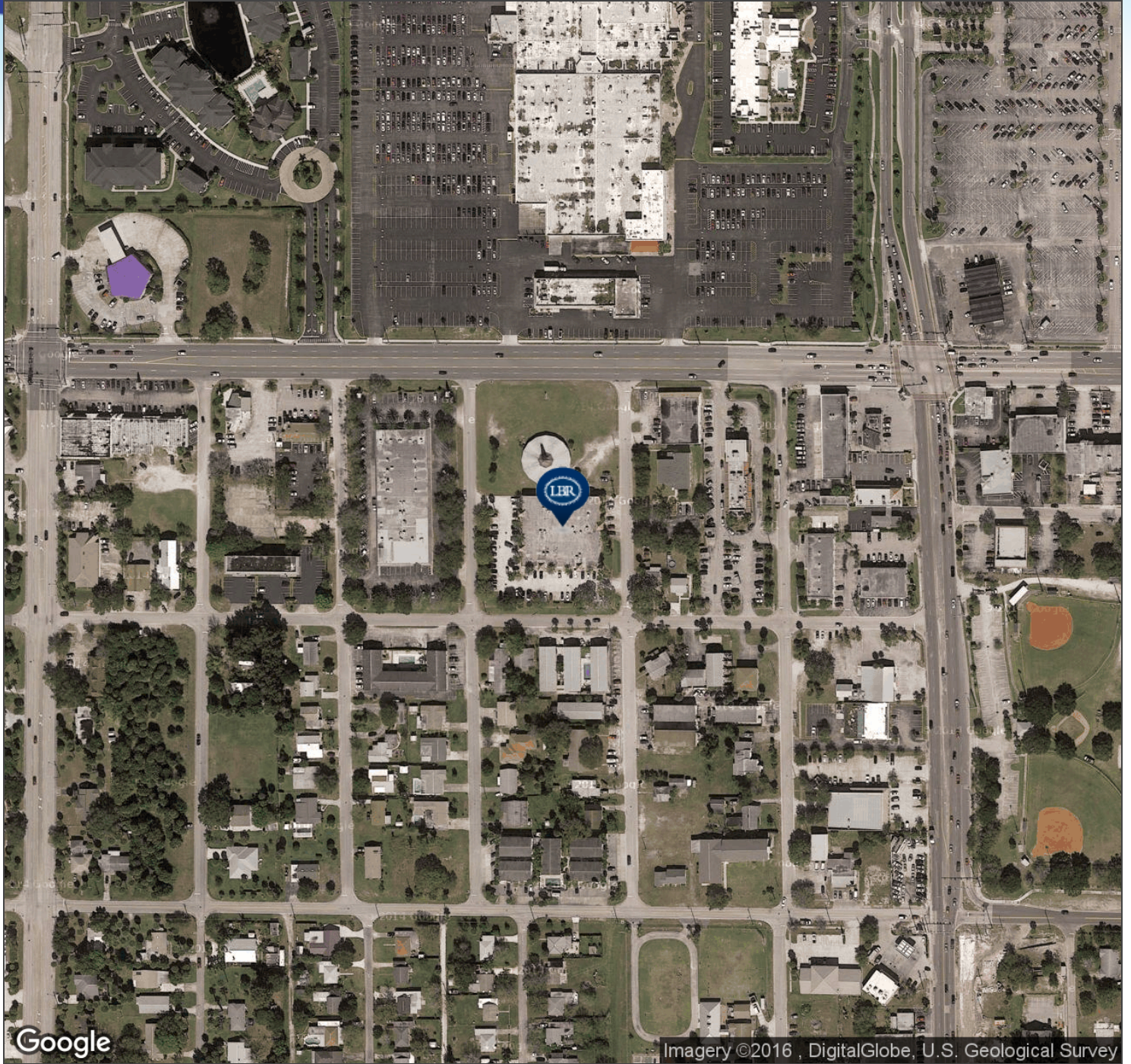
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AERIAL MAP

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Google

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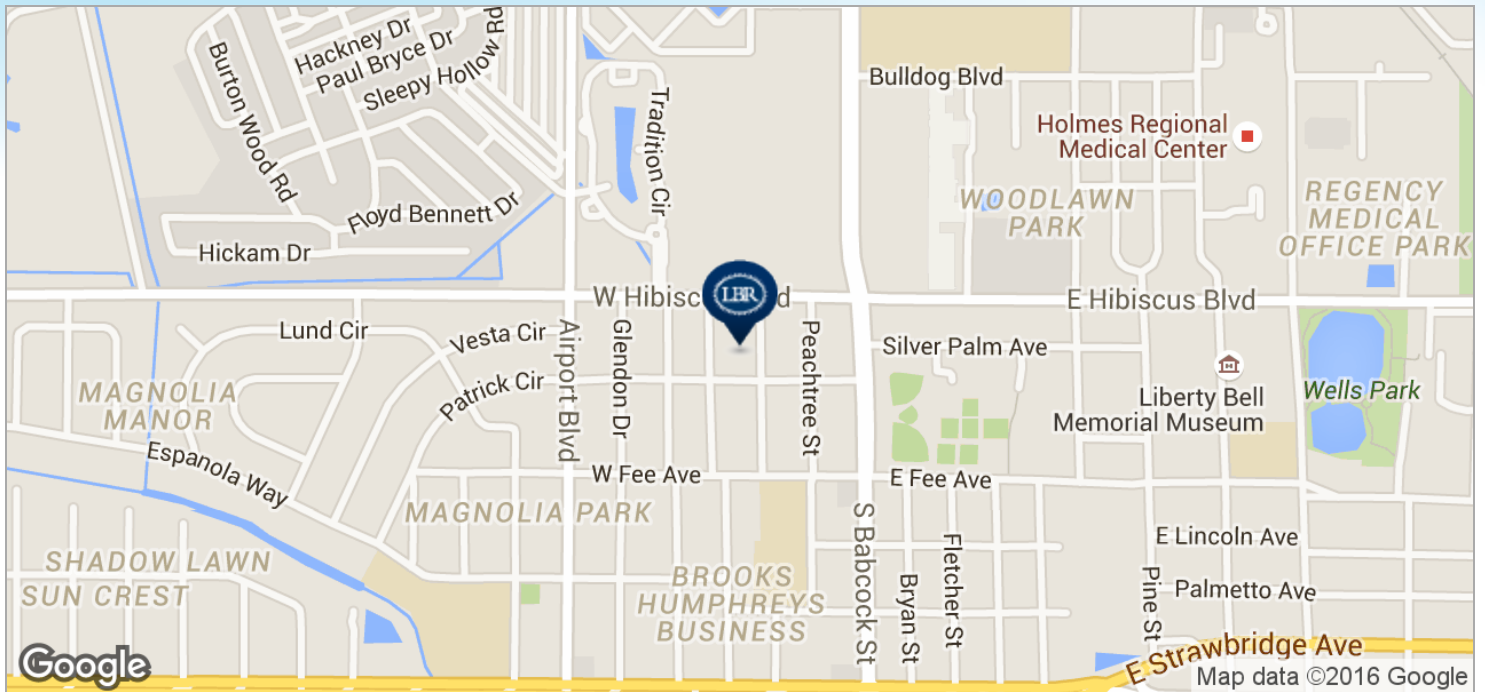
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LOCATION MAPS

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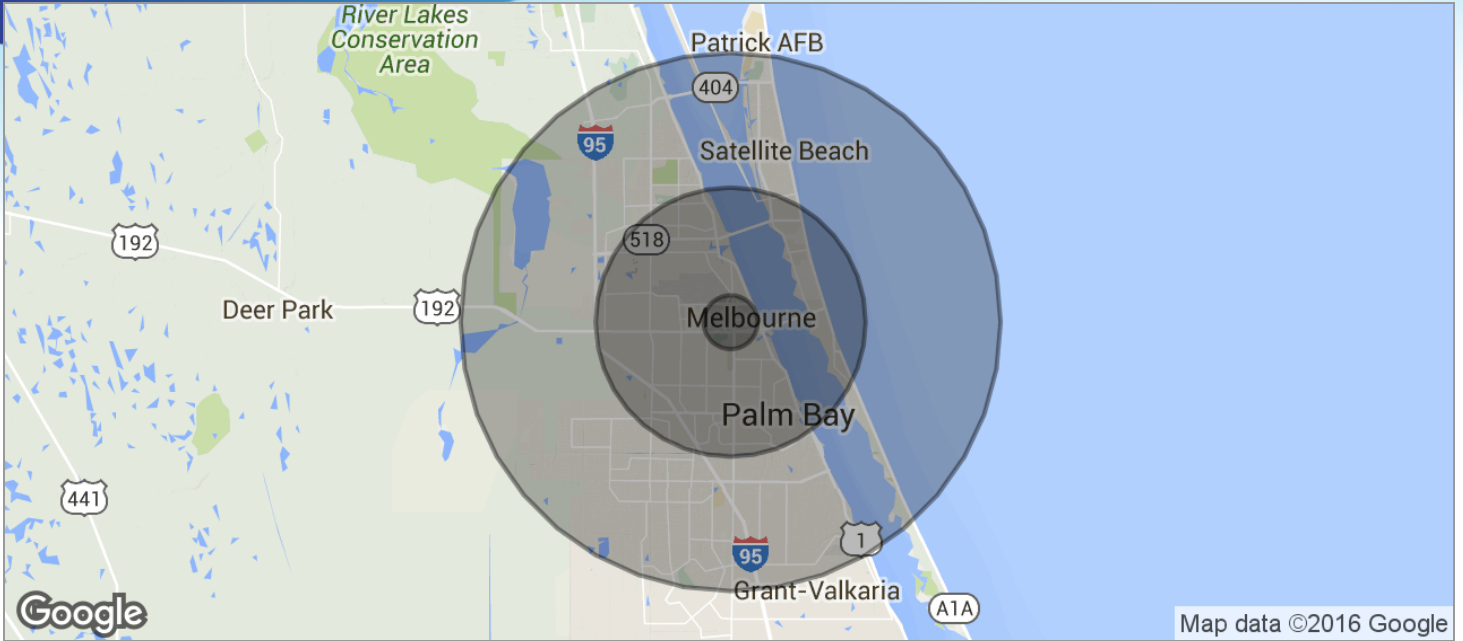
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DEMOGRAPHICS MAP

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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| TOTAL POPULATION | 3,909 | 130,774 | 278,883 |
| MEDIAN AGE | 43.4 | 44.1 | 43.6 |
| MEDIAN AGE (MALE) | 39.6 | 41.2 | 41.8 |
| MEDIAN AGE (FEMALE) | 45.1 | 46.5 | 45.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 1,616 | 56,457 | 113,391 |
| # OF PERSONS PER HH | 2.4 | 2.3 | 2.5 |
| AVERAGE HH INCOME | \$45,757 | \$57,863 | \$64,376 |
| AVERAGE HOUSE VALUE | \$191,035 | \$192,586 | \$232,674 |

* Demographic data derived from 2010 US Census

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