

PRICE REDUCED! OFFICE BLDG. SALE

Upscale Freestanding Office Bldg. • 1885 W Hibiscus Blvd Melbourne, FL 32901



OFFERING SUMMARY

Sale Price:	\$625,000
Price / SF:	\$137.30
Lot Size:	0.29 Acres
Year Built:	2003
Building Size:	4,552 SF
Zoning:	CIA
Market:	Brevard
Submarket:	Melbourne

PROPERTY OVERVIEW

PRICE REDUCED!

This property is situated on an oak tree shaded lot directly facing W. Hibiscus Blvd. just west of Gateway Drive. The building features upscale interior appointments throughout. This is a great property for discriminating tastes. Located on the south side of W Hibiscus Blvd. across from The Oaks. Property abuts Melbourne Square Mall and within close proximity to Melbourne International Airport. Very well situated with convenience to major roadways.

PROPERTY HIGHLIGHTS

- Upscale Interior
- Waiting area
- Receptionist room
- Executive office
- Five large offices
- Conference room
- Break room
- Ample storage/closet areas
- Server room with split A/C



ADDITIONAL PHOTOS

Upscale Freestanding Office Bldg. • 1885 W Hibiscus Blvd Melbourne, FL 32901



ADDITIONAL PHOTOS

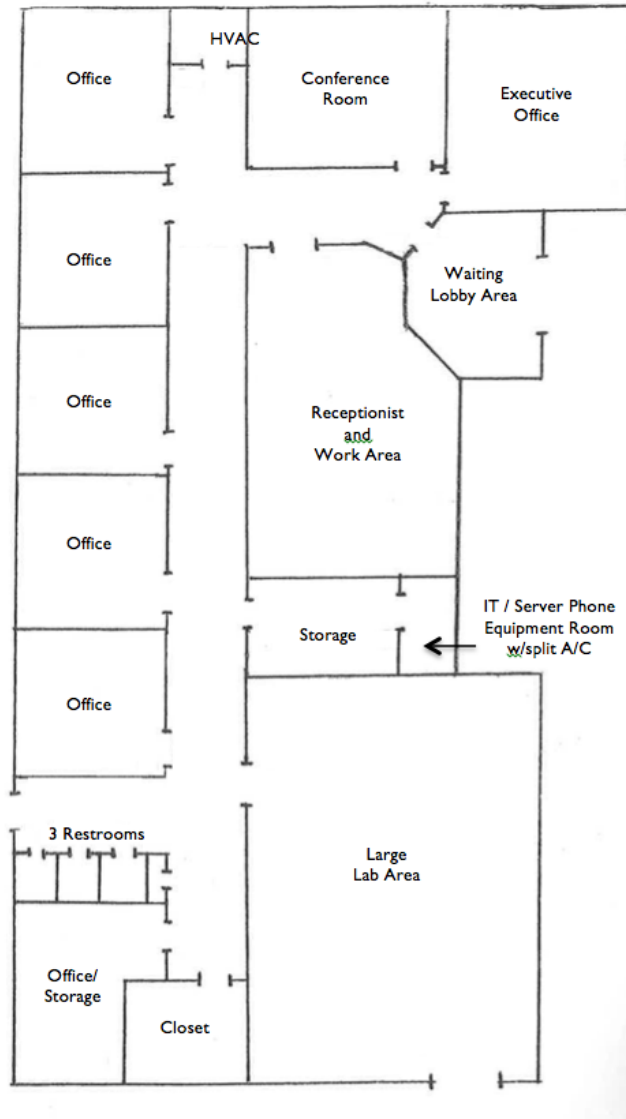
Upscale Freestanding Office Bldg. • 1885 W Hibiscus Blvd Melbourne, FL 32901



FLOOR PLAN

Upscale Freestanding Office Bldg. • 1885 W Hibiscus Blvd Melbourne, FL 32901

1885 W Hibiscus Blvd.
Melbourne, FL 32901



W. Hibiscus Blvd.



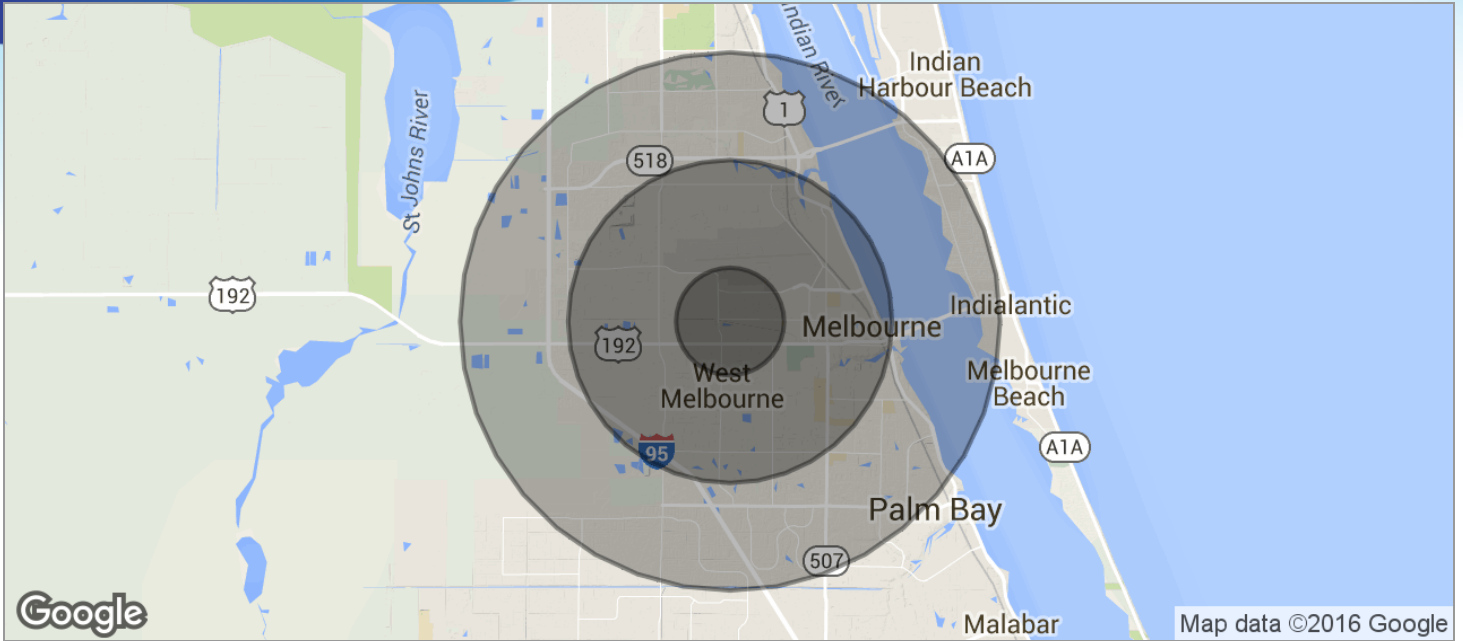
LOCATION MAPS

Upscale Freestanding Office Bldg. • 1885 W Hibiscus Blvd Melbourne, FL 32901



DEMOGRAPHICS MAP

Upscale Freestanding Office Bldg. • 1885 W Hibiscus Blvd Melbourne, FL 32901



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,294	49,973	129,777
MEDIAN AGE	46.4	43.9	43.7
MEDIAN AGE (MALE)	44.4	41.4	41.0
MEDIAN AGE (FEMALE)	47.9	45.8	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,761	20,844	55,356
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$56,471	\$53,421	\$55,820
AVERAGE HOUSE VALUE	\$194,423	\$179,119	\$175,122

* Demographic data derived from 2010 US Census

