



LIGHTLE
BECKNER
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

FORMER BANK BRANCH Stand Alone Retail / Office Building For Sale

2833 Palm Bay Rd NE Palm Bay, FL 32905

FOR SALE | \$175,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker
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EXECUTIVE SUMMARY

FORMER BANK BRANCH FOR SALE • 2833 Palm Bay Rd NE Palm Bay, FL 32905



OFFERING SUMMARY

Sale Price:	\$175,000
Price / SF:	\$33.72
Lot Size:	1.19 Acres
Year Built:	1978
Building Size:	5,190 SF
Zoning:	Highway Commercial
APN#:	28-37-24-25-23-2

PROPERTY OVERVIEW

Former Bank Branch Facility
Zoned Highway Commercial -City of Palm Bay
Retail, Professional Office, Personal Service Establishments

LOCATION OVERVIEW

Former Bank Branch Facility / Palm Bay East
DRIVE THRU ON NORTH SIDE
Visibility and Signage
Ample Parking

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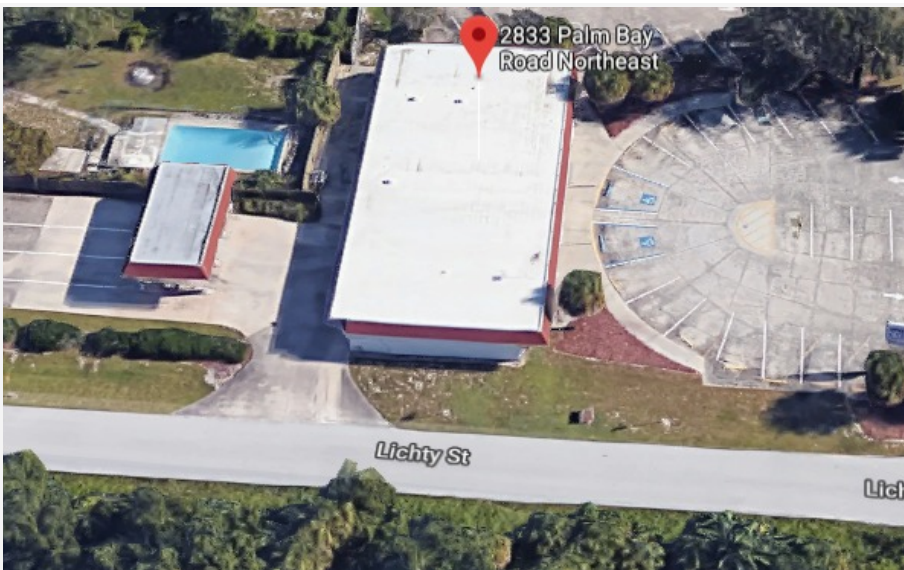
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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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

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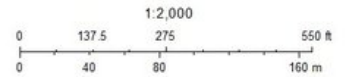
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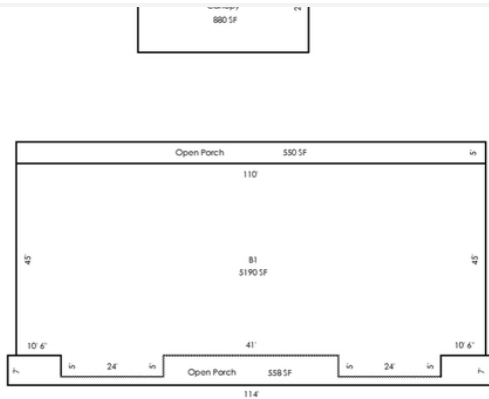
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January 20, 2018



IMPROVEMENTS SKETCH



Scale: 1" = 12'

AREA CALCULATIONS SUMMARY					Comment Table 1
Code	Description	Factor	Net Size	Perimeter	
B1	B1	1.00	5190	330	
OP	Open Porch	1.00	550	230	
	Open Porch	1.00	550	230	
CANFY	Canopy	1.00	880	124	
			Net Totals		



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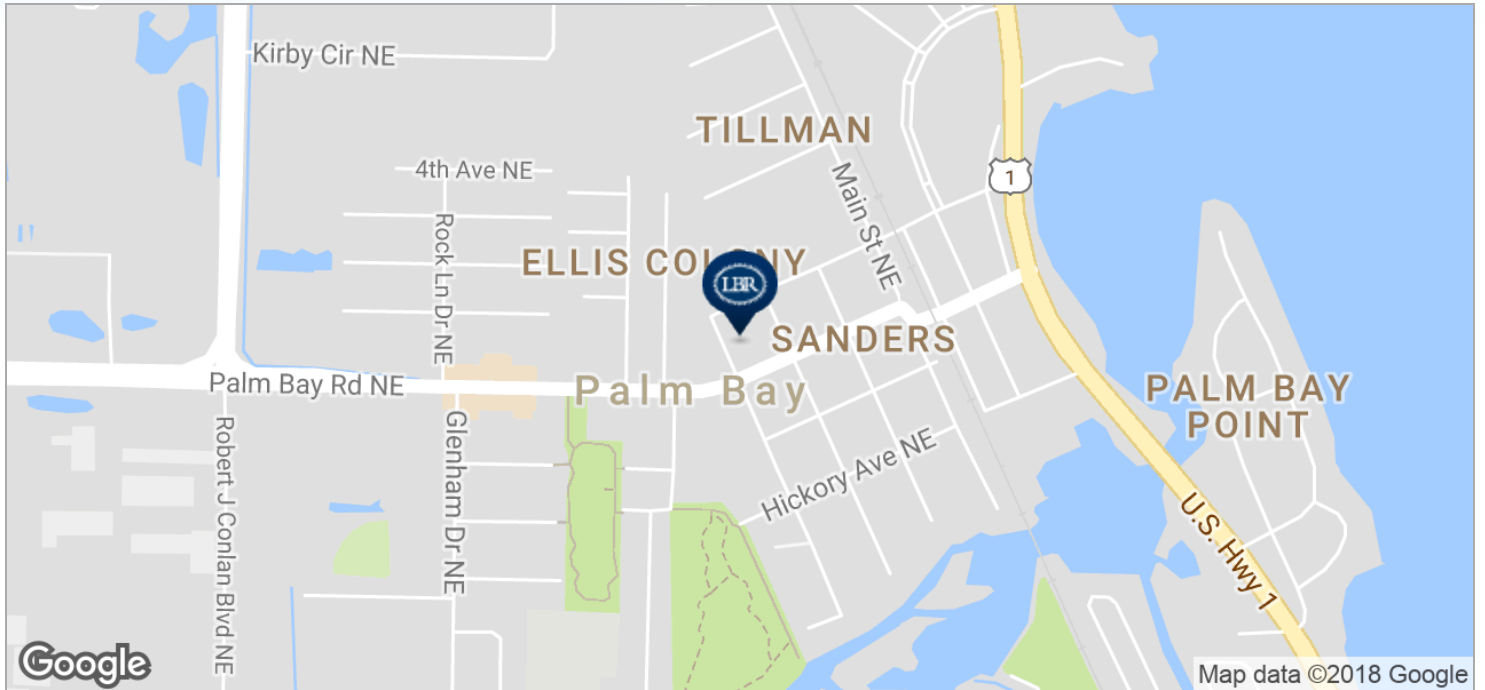
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LOCATION MAPS

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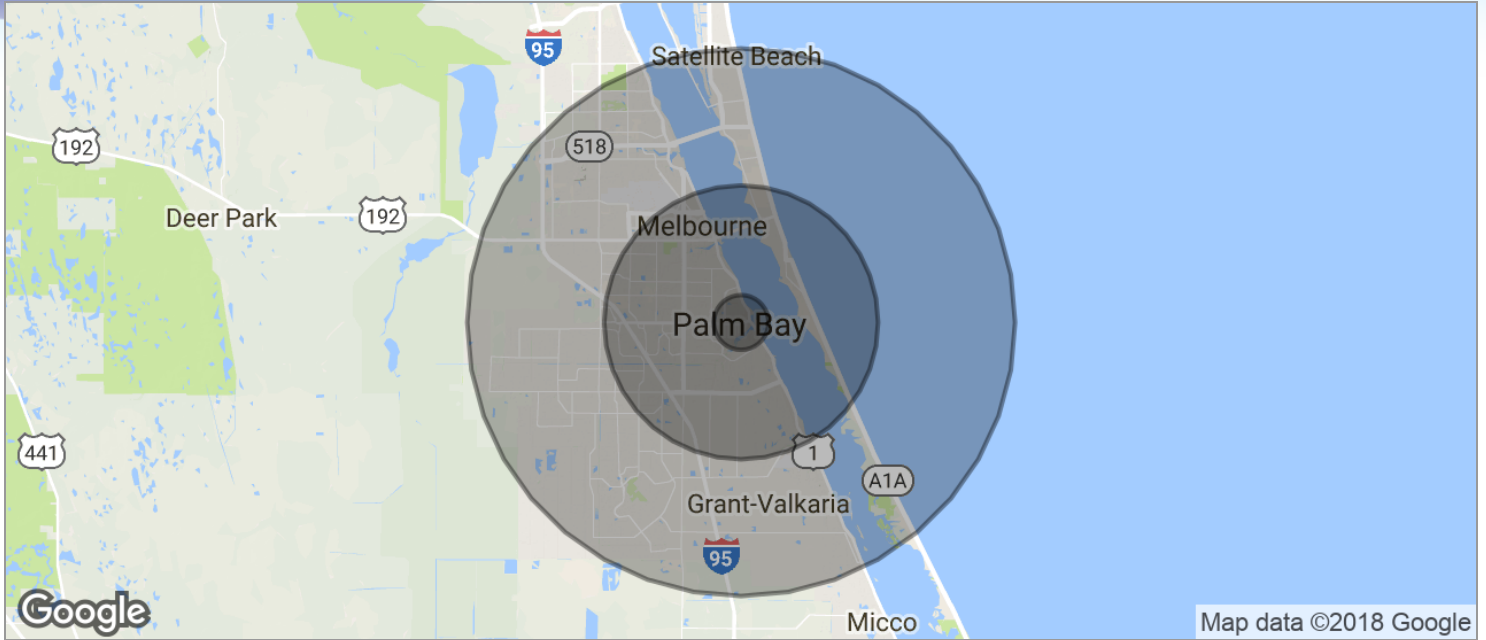
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,360	89,197	251,336
MEDIAN AGE	50.2	44.1	43.1
MEDIAN AGE (MALE)	49.6	41.1	41.2
MEDIAN AGE (FEMALE)	52.3	46.8	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,480	37,435	101,771
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$58,439	\$59,421	\$60,802
AVERAGE HOUSE VALUE		\$216,261	\$217,835

* Demographic data derived from 2010 US Census

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