

EXECUTIVE SUMMARY

• 621 Palmetto Ave Melbourne, FL 32901



OFFERING SUMMARY

Sale Price:	\$160,000
Price / SF:	\$172.41
Lot Size:	0.13 Acres
Year Built:	1947
Building Size:	928 SF
Zoning:	C3
APN#:	28-37-03-01-39-9

PROPERTY OVERVIEW

- Office building located close to downtown Melbourne
- Detached 900sf garage
- Parking available on the property
- Roof replaced in 2016

LOCATION OVERVIEW

- Great location close to downtown Melbourne
- One street north of Strawbridge Ave and west of Livingston St.

JEFFERY T. ROBISON, CCIM

Principal | Broker
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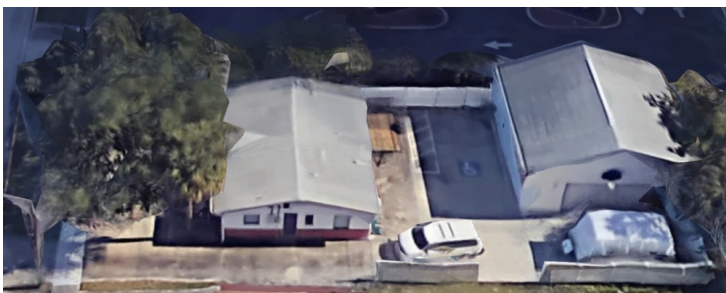
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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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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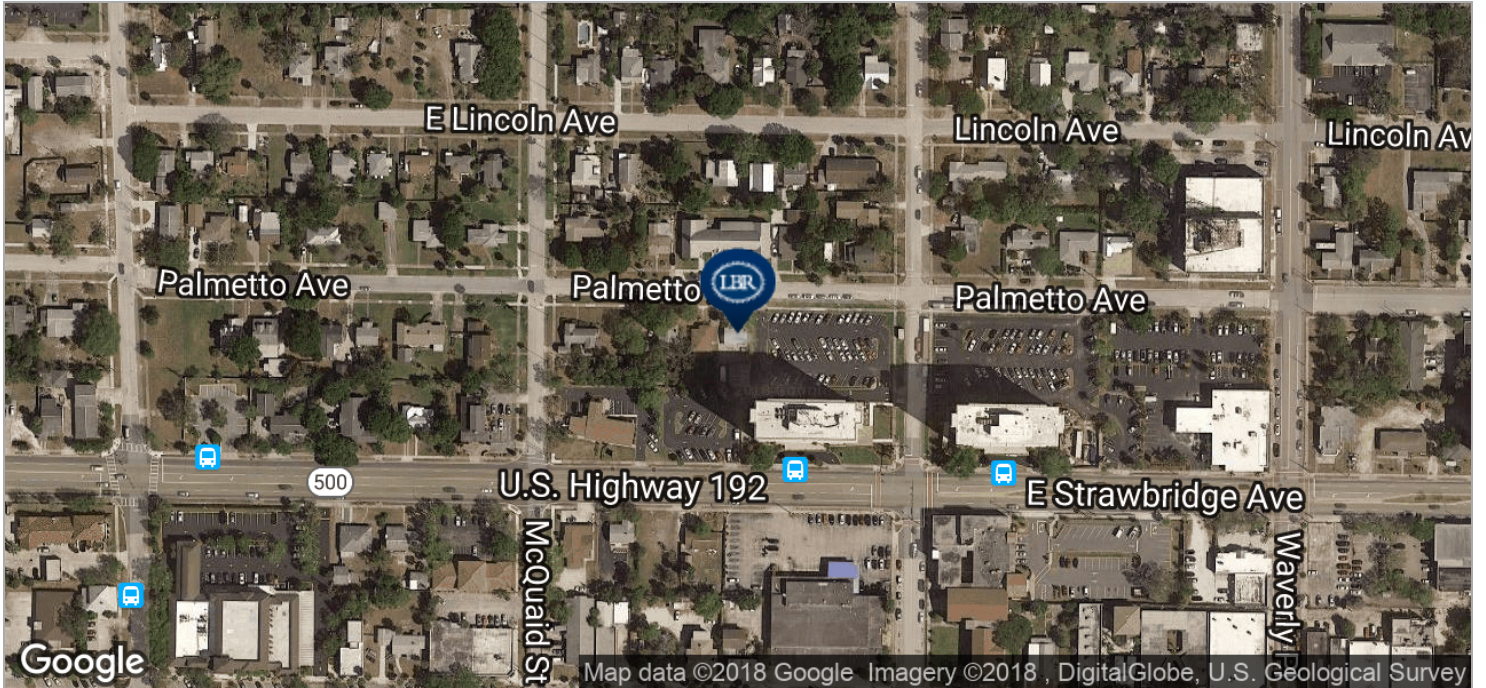
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LOCATION MAPS

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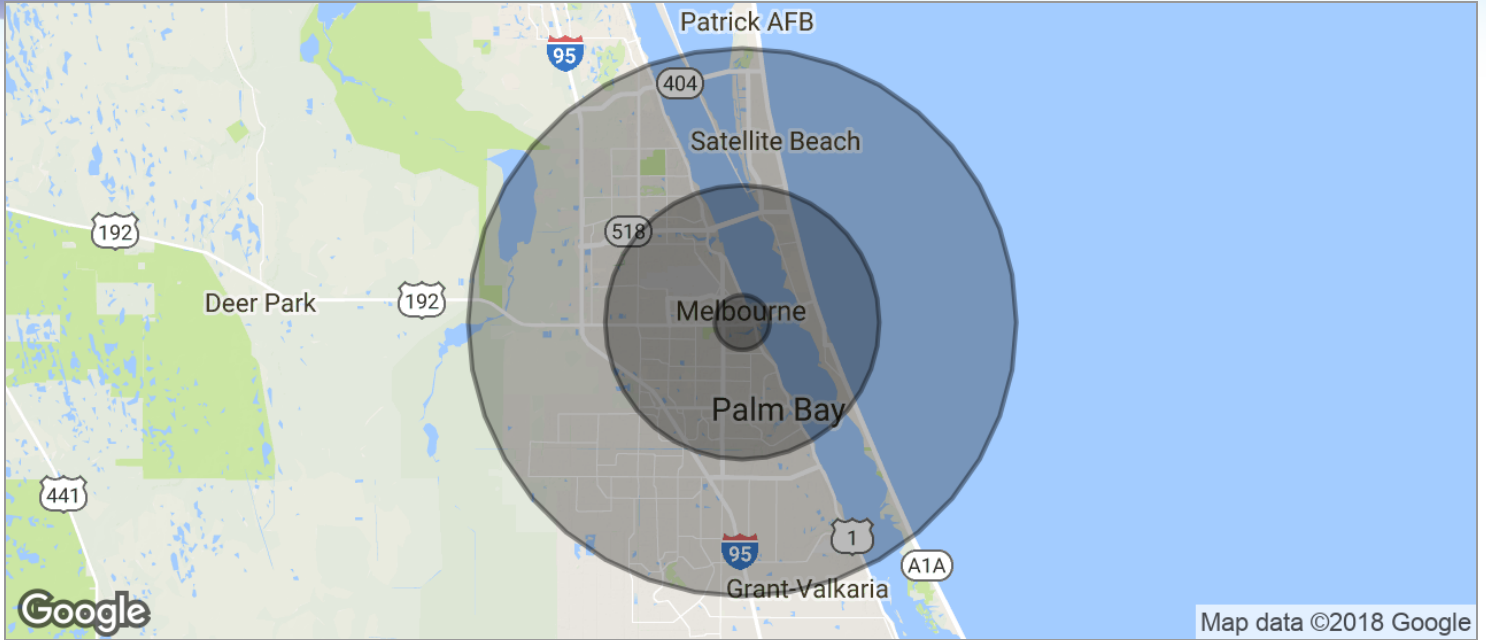
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,077	121,372	275,555
MEDIAN AGE	46.5	44.3	43.6
MEDIAN AGE (MALE)	44.6	41.4	41.7
MEDIAN AGE (FEMALE)	42.3	46.8	45.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,813	52,335	112,128
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$38,121	\$58,746	\$63,896
AVERAGE HOUSE VALUE	\$207,906	\$200,869	\$228,837

* Demographic data derived from 2010 US Census

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