

Office Building For Sale Or For Lease

101 W. Brevard Dr., Melbourne, FL 32901

Stand Alone Professional Office Building



OFFERING SUMMARY

Sale Price:	\$350,000
Available SF:	3,152 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Acreage:	0.26 Acres
Year Built:	1987
Facility SF:	2,564 SF
Zoning:	C-1A

PROPERTY OVERVIEW

Nice Stand Alone office building.

LOCATION OVERVIEW

Just off N Babcock, across the street from DRS.
Nearby to Brevard County Courthouse in Melbourne
Easy Access to US1, close to Melbourne Regional Airport
Centrally located in Melbourne

PROPERTY HIGHLIGHTS

- Fenced yard and parking
- Perfect for a professional office
- Move-in ready

Robert Solito

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Additional Photos



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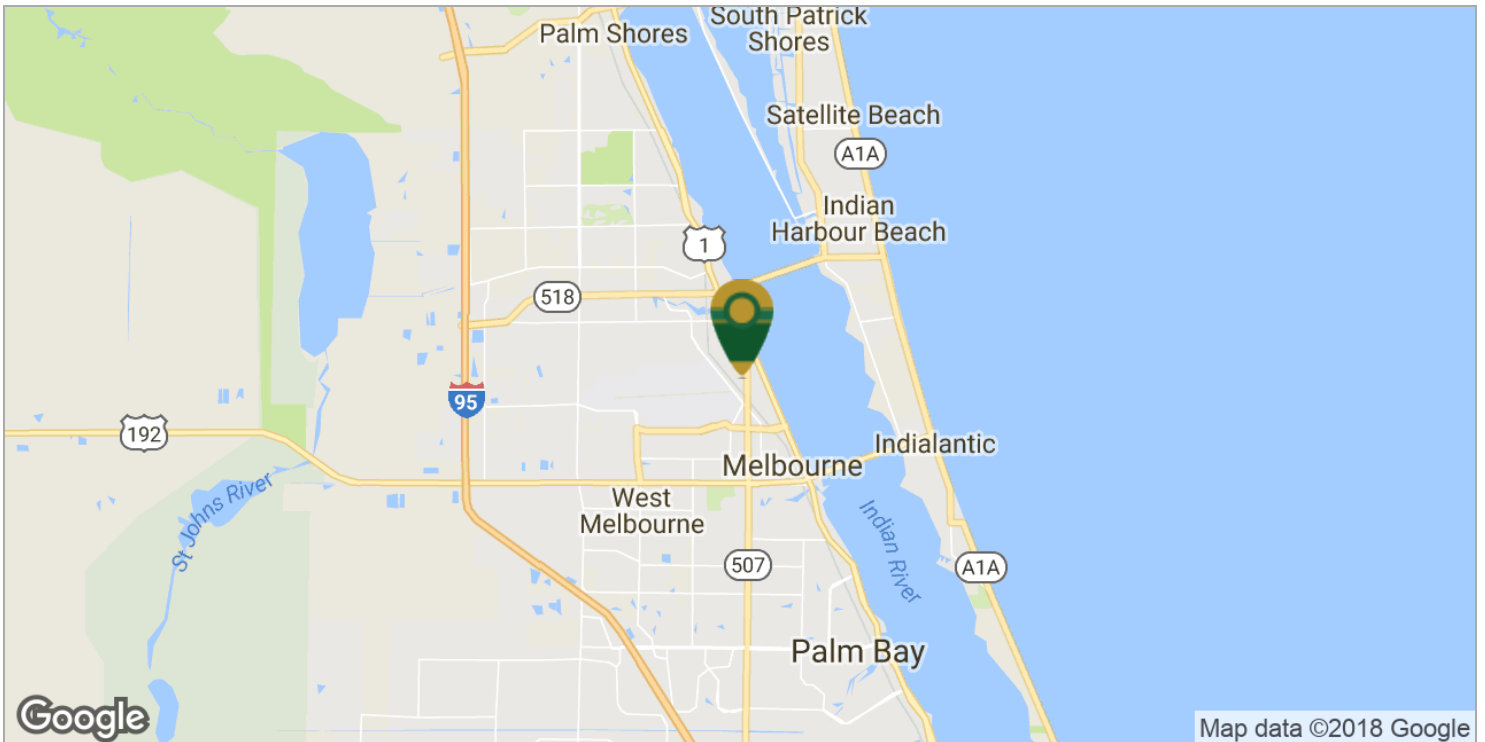
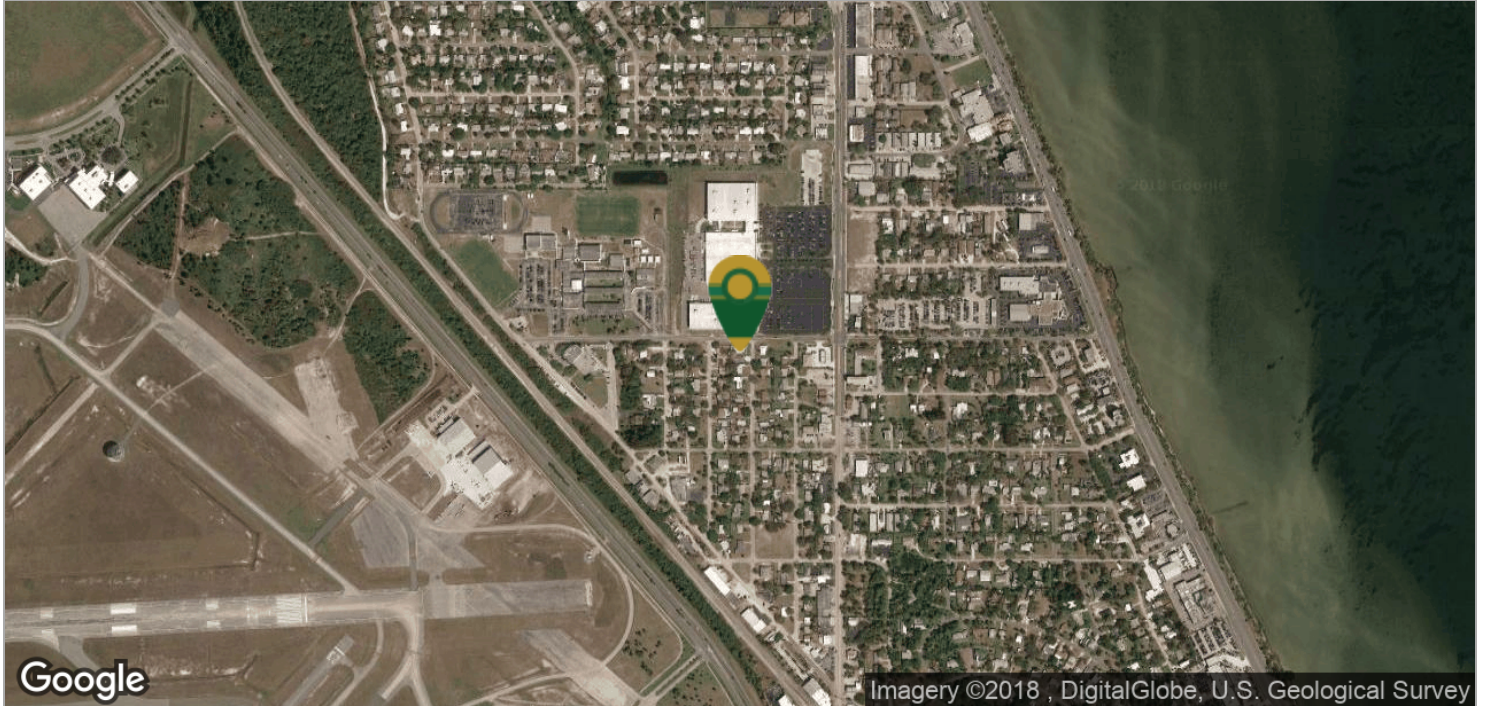
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Location Maps



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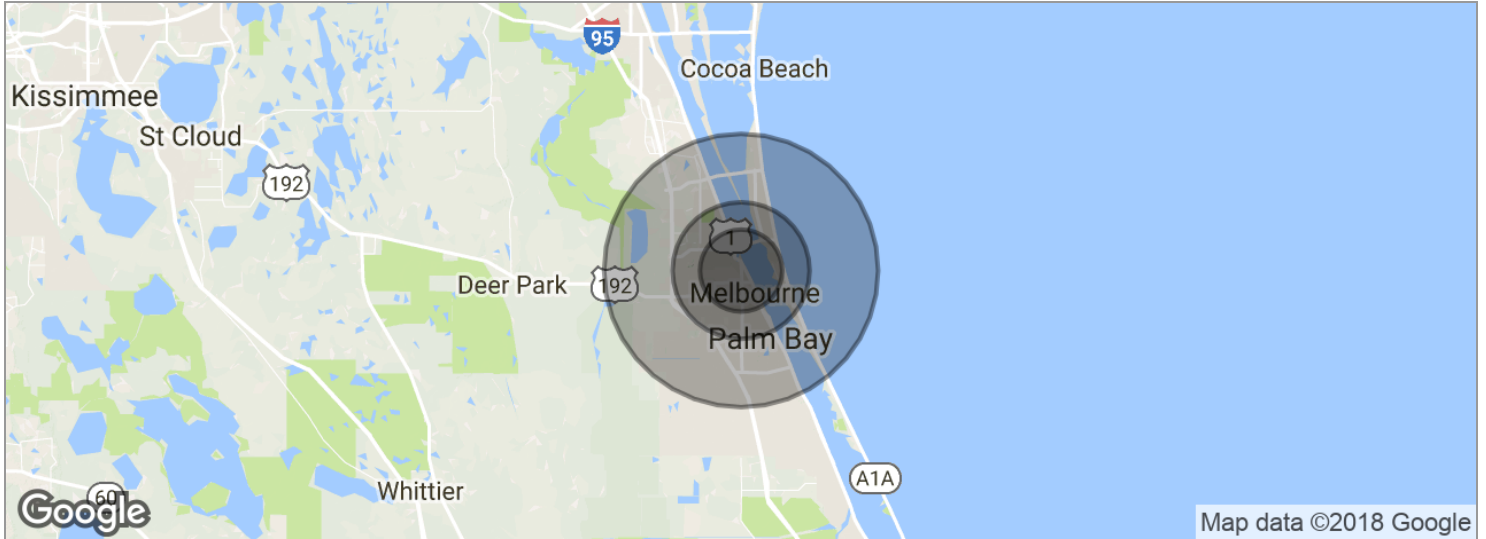
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Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	44,509	129,332	272,850
Median age	44.3	45.0	44.0
Median age (Male)	41.8	42.7	42.1
Median age (Female)	46.0	46.7	45.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	19,213	56,330	111,879
# of persons per HH	2.3	2.3	2.4
Average HH income	\$57,149	\$60,614	\$65,465
Average house value	\$184,310	\$212,331	\$235,092

* Demographic data derived from 2010 US Census

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