

EXECUTIVE SUMMARY

• 2294 & 2306 Sarno Rd Melbourne, FL 32935



OFFERING SUMMARY

Sale Price: \$125,000

Price / Acre: \$320,513

Lot Size: 0.39 Acres

APN#: 27-37-19-03-N-52 and
27-37-19-03-N-53

PROPERTY OVERVIEW

Great opportunity for vacant land in the heart of Melbourne. Two lots being sold together. The corner lot is zoned general commercial, the second lot is zoned residential. Sarno Road is a well travelled east/west roadway in Melbourne. Traffic count in 2017 was 20,280. Close proximity to the Sarno Business Complex as well as other retailers.

LOCATION OVERVIEW

On the corner of Sarno Rd and Alexia St.

Between Wickham Rd and Croton Rd.

JEFFERY T. ROBISON, CCIM

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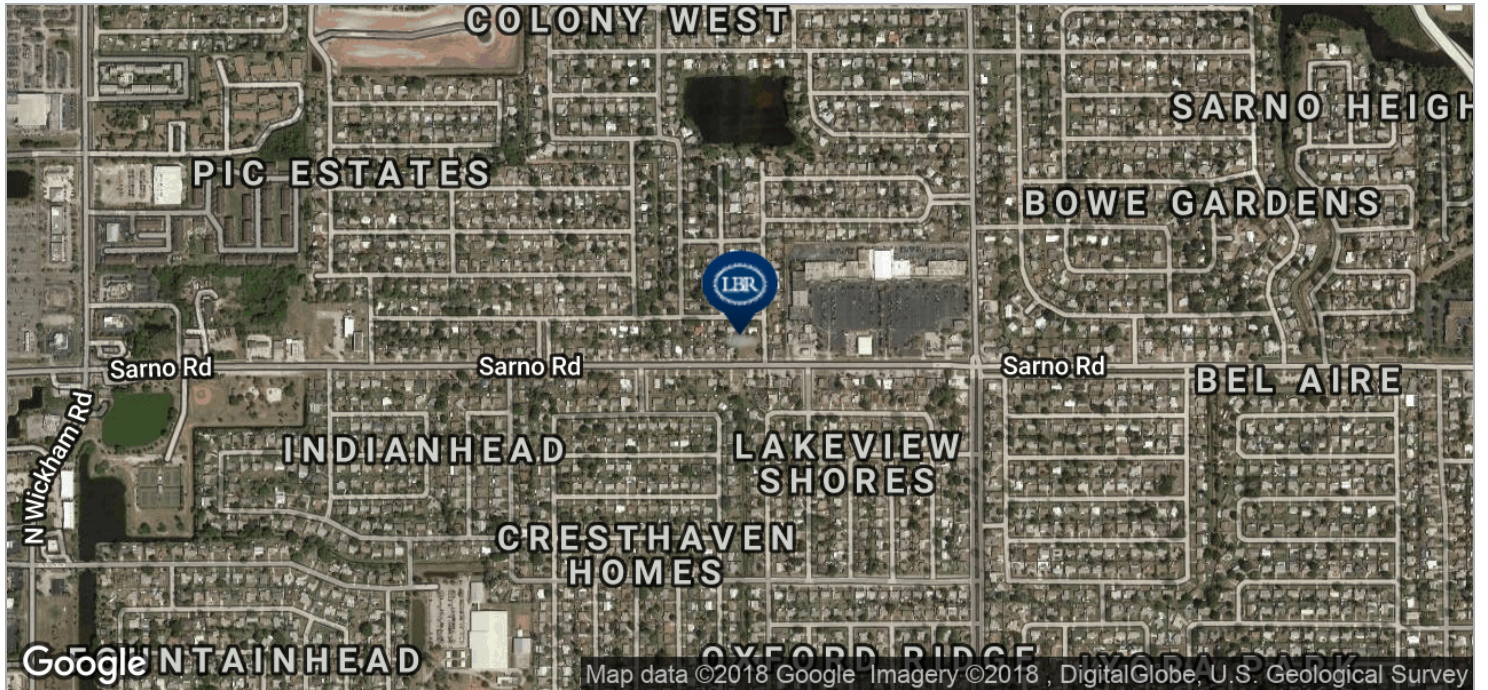
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAPS

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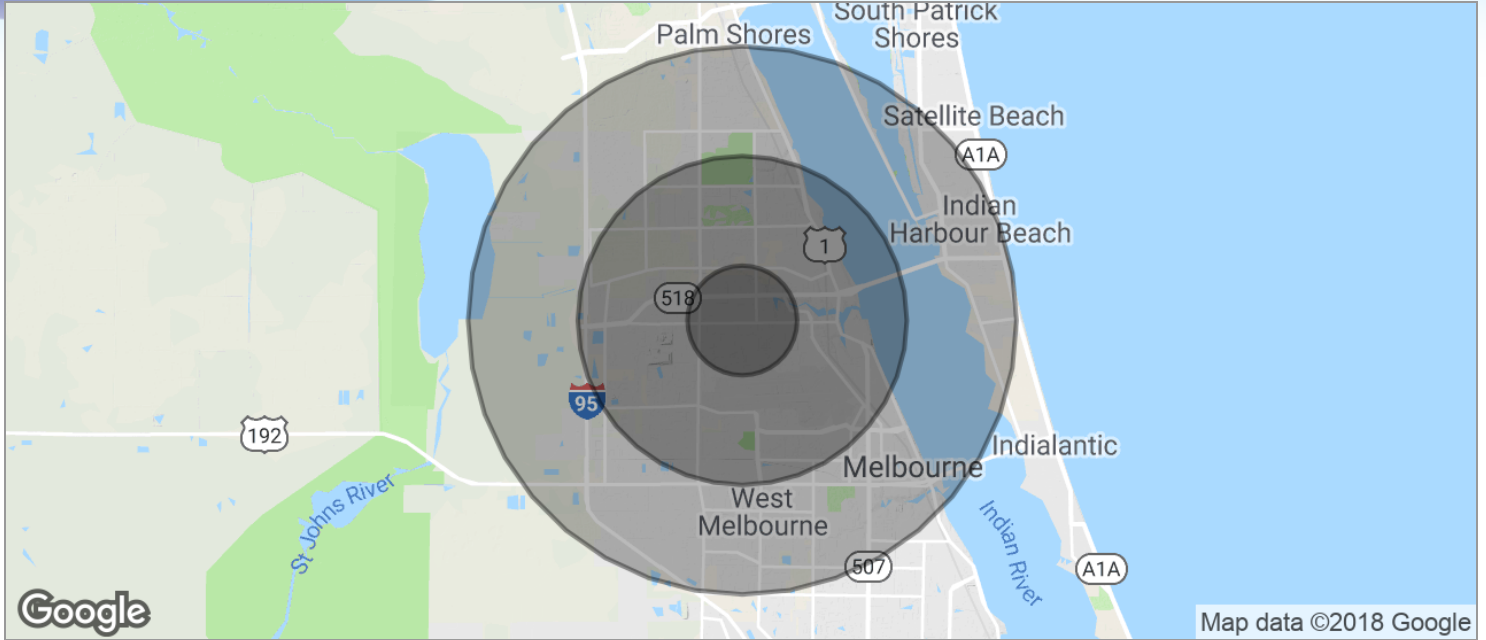
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,973	53,555	115,161
MEDIAN AGE	42.2	44.7	44.7
MEDIAN AGE (MALE)	38.5	42.3	42.8
MEDIAN AGE (FEMALE)	45.8	47.0	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,015	23,479	49,012
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$46,966	\$52,296	\$62,355
AVERAGE HOUSE VALUE	\$140,072	\$160,087	\$226,924

* Demographic data derived from 2010 US Census

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