

EXECUTIVE SUMMARY

• 990 N Harbor City Blvd. Melbourne, FL 32935



OFFERING SUMMARY

Sale Price:	\$485,000
Price / SF:	\$284.62
Lot Size:	0.0 Acres
Year Built:	1967
Building Size:	1,704 SF
Zoning:	C-C2
APN#:	27-37-21-00-269

PROPERTY OVERVIEW

Former Auto Shop on US 1
Property has waterfront access.
Adjacent to new automatic car wash.
Great opportunity for redevelopment or current use.
Future land use designation is General Commercial

LOCATION OVERVIEW

Property located on the corner of US Hwy 1 and Spiller Street
Centrally located between Melbourne and Eau Gallie
Very high traffic area - Traffic count: 47,290(17)

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
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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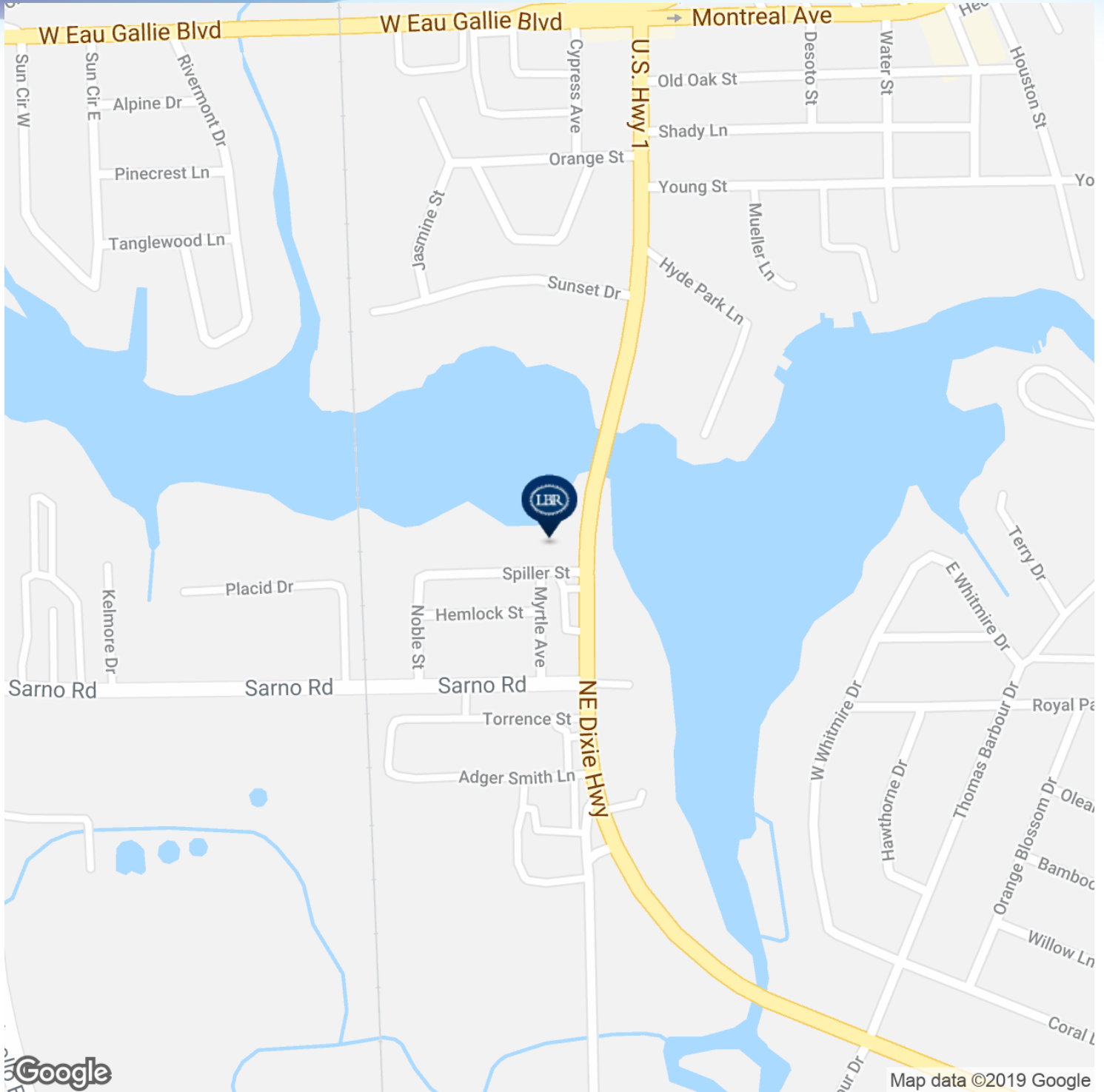
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LOCATION MAPS

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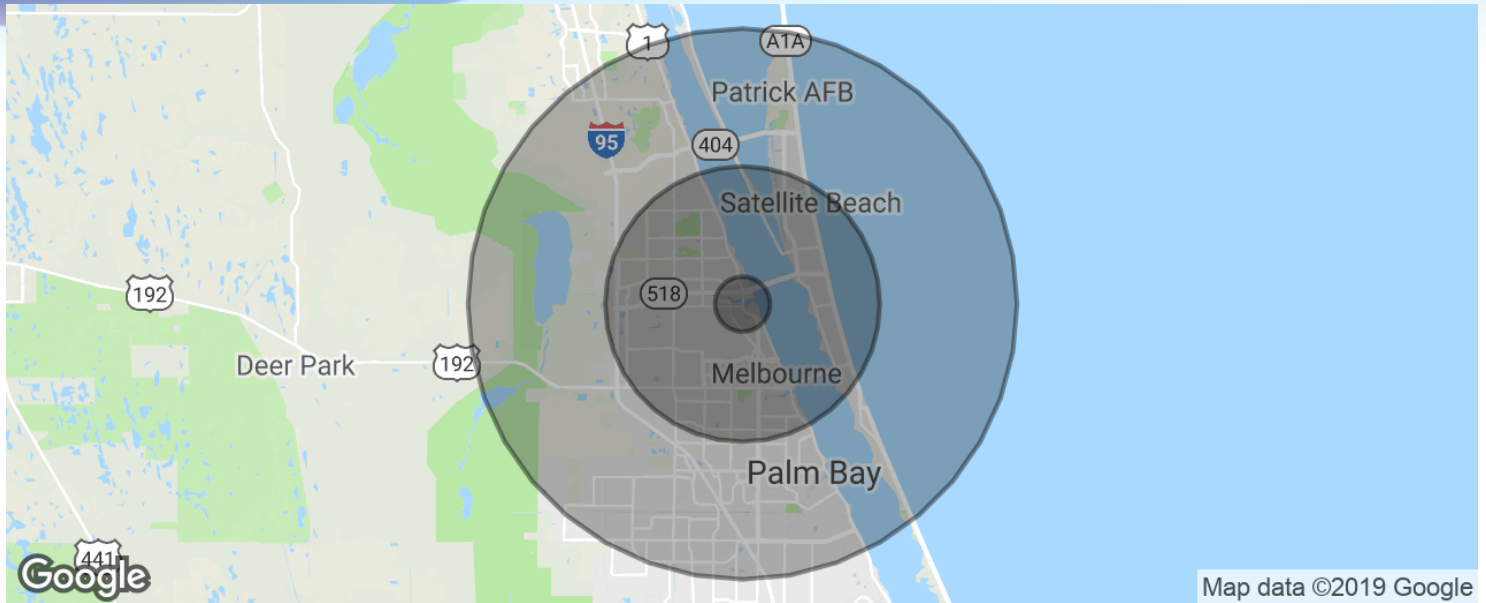
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	5,644	128,016	273,625
Median age	44.7	45.1	44.1
Median age (Male)	43.0	43.1	42.3
Median age (Female)	46.6	46.6	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,559	54,906	112,714
# of persons per HH	2.2	2.3	2.4
Average HH income	\$46,818	\$63,501	\$65,944
Average house value	\$164,149	\$219,960	\$235,362

* Demographic data derived from 2010 US Census

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