EXECUTIVE SUMMARY

Former Cake Shop • 1431 Highland Ave Melbourne, FL 32935

OFFERING SUMMARY

Sale Price:	$275,000
Price / SF:	$233.05
Lot Size:	0.3 Acres
Year Built:	1924
Building Size:	1,180 SF
Zoning:	C3
APN#:	27-37-16-25-1-7.02

PROPERTY OVERVIEW

For Sale is the longstanding pervious Mather's Cake Shop.
Building is 1180 SF and will soon be adjacent to the incoming FM Pizza.
EGAD Commercial Space is coveted, and this property is an excellent opportunity for another bakery, café, or small restaurant. (there are many equipment items that can also be purchased from the seller, along with other amenities due to the previous food related use).

LOCATION OVERVIEW

Prime location in the growing Eau Gallie Arts District.
Eau Gallie Arts District (EGAD) is an accredited, award-winning Florida Main Street community, along the western border of the Indian River Lagoon. This team is dedicated to the preservation and promotion of the neighborhood by working towards its redevelopment and economic revitalization while preserving the neighborhood's unique style and character.

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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.

ADDITIONAL PHOTOS

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LOCATION MAPS

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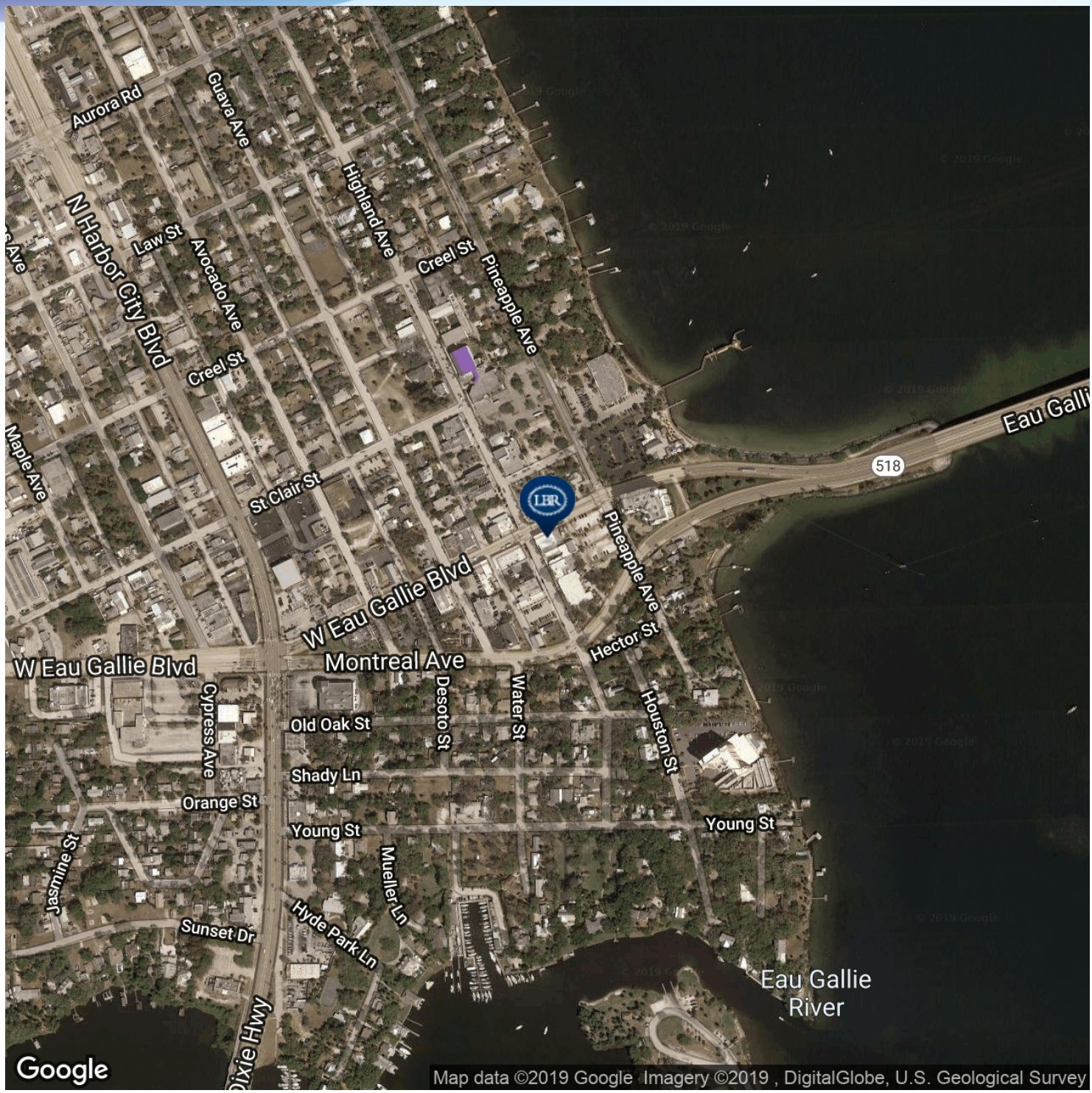

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DEMOGRAPHICS MAP & REPORT

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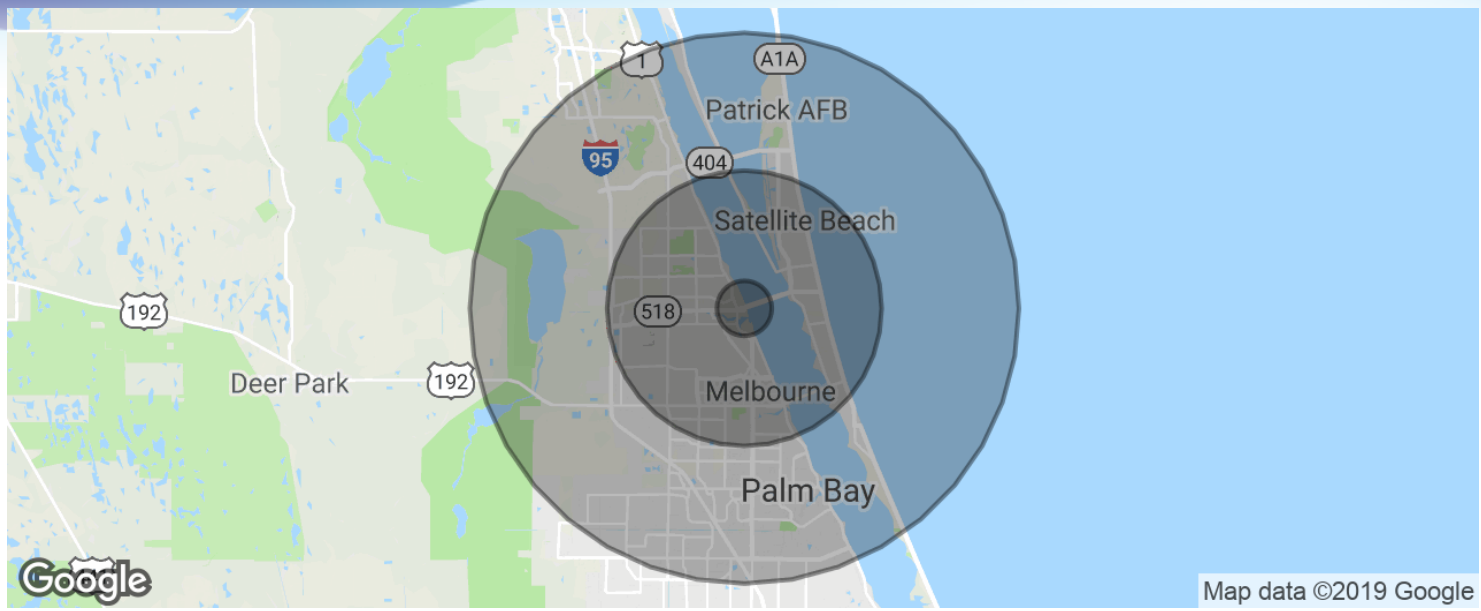

POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,374	120,805	266,940
Median age	45.5	45.2	44.5
Median age (Male)	44.7	43.3	42.6
Median age (Female)	47.0	46.6	46.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,068	51,914	110,604
# of persons per HH	2.1	2.3	2.4
Average HH income	$47,426	$64,810	$66,617
Average house value	$202,011	$228,260	$238,732

** Demographic data derived from 2010 US Census*

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