

Parkside Center Office Condo

1790 Highway A1A Unit 209, Satellite Beach, FL 32937

FOR SALE * 2,955 SF+/- BEACHSIDE OFFICE CONDO * MAKE OFFER!!!



OFFERING SUMMARY

Sale Price: \$265,000

HVAC: 100% Air Conditioned

Facility SF: 2,955 SF

Zoning: Commercial

PROPERTY OVERVIEW

Priced for Quick Sale
 Own this Office Space for LESS than You Currently Pay to Lease!
 Property is Move-In-Ready, Just Install Your Carpet or Tile!
 City Water, Sewer, Electric, Telephone
 Ample Parking
 6 Private Offices with Bright Open Work Space
 Large Windows Provide Plenty of Natural Lighting
 Private Kitchen/Breakroom, Large Conference Room, Mens & Womens Restrooms, & Outdoor Balcony Front and Back of Space

LOCATION OVERVIEW

Located on west side of Highway A1A just south of Trinity Fitness and Across street from Pappagallo's Pizza. Very centralized beachside location with easy access to Eau Gallie & Pineda Causeways. Building and Sign have great exposure on A1A and are visible to over 25,000 vehicles per day.



Individual Members
 Michael S. Ullian
 Adam Rathbun

Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
 Cell: 321.258.7556
 mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
 Cell: 321.750.3439
 zach@ullianrealty.com



SIOR
 Individual Member
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Additional Photos



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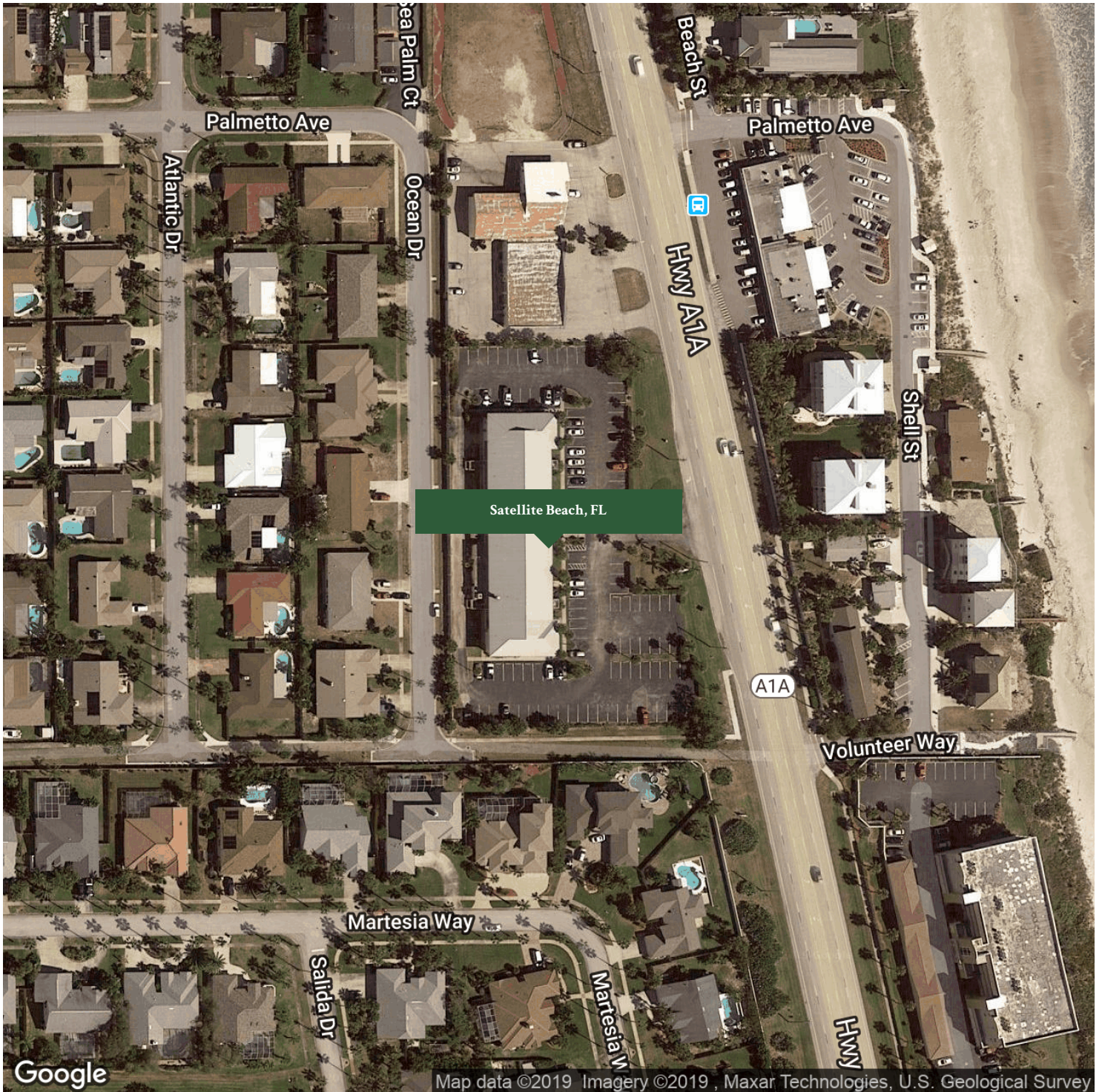


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Regional Map



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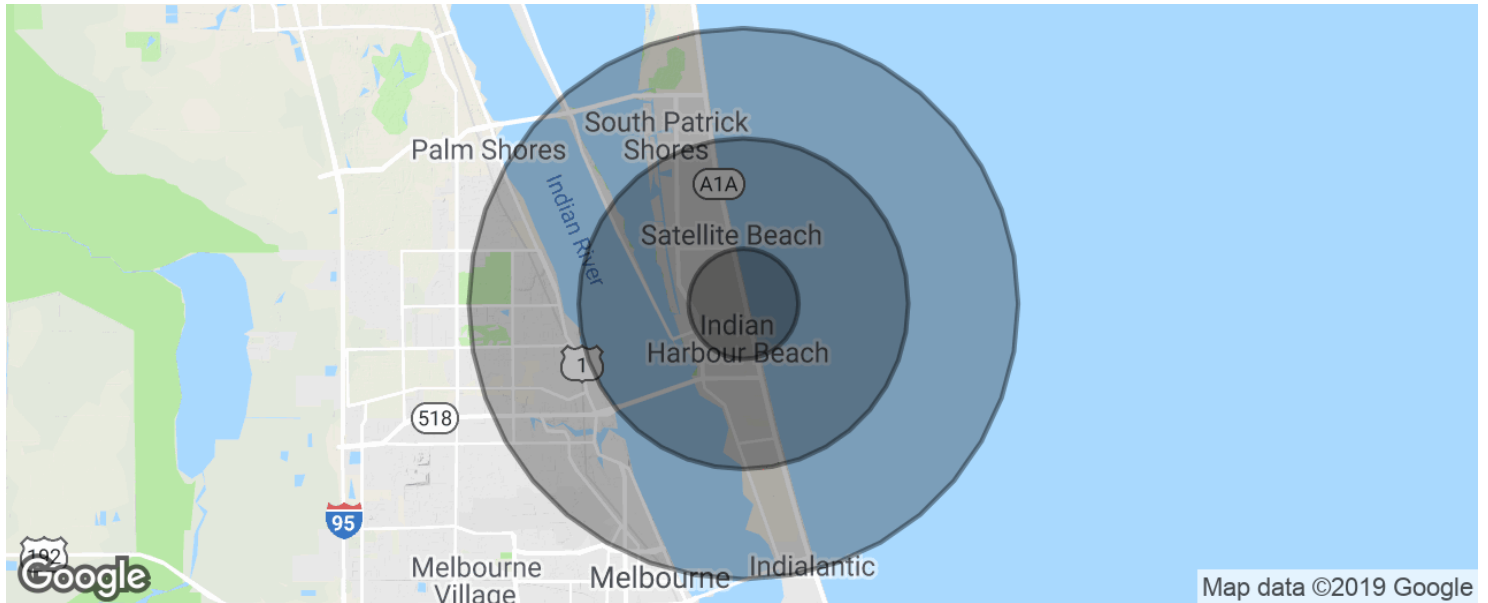
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,032	26,880	64,945
Median age	49.4	46.4	45.7
Median age (Male)	48.6	45.9	44.6
Median age (Female)	51.3	47.5	47.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,660	11,600	28,548
# of persons per HH	2.3	2.3	2.3
Average HH income	\$79,990	\$83,006	\$72,798
Average house value	\$488,930	\$470,927	\$287,619

** Demographic data derived from 2010 US Census*



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