

Atrium Corporate Center

780 S. Apollo Blvd, Melbourne, FL 32901

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,495,000
Acreage:	1.66 Acres
Year Built:	1985
Facility SF:	24,343 SF
Renovated:	2019
Zoning:	C-P

PROPERTY OVERVIEW

Upside, Upside, Upside. Opportunity to purchase a high quality professional office building with tremendous upside and a location that should increase in value once Nasa Blvd is connected to I-95 in 2020. The property's common areas and exterior have been refurbished within the past year.

LOCATION OVERVIEW

Located on Apollo Blvd between Nasa Blvd and Babcock Street. Close proximity to the Orlando-Melbourne International Airport, Downtown Melbourne and Health First Regional Hospital. New I-95 & Nasa Blvd exit set to open in mid 2020.

PROPERTY HIGHLIGHTS

- \$114,000 current Net Income at 51% occupancy
- \$259,000 pro-forma Net Income at full occupancy
- Viasat 7,330 sf; Johnson & Johnson 2,349 sf; DNK Legal 1,938 sf
- Signed CNDA required for review of leases and financials



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Additional Photos



Individual Members
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Adam Rathbun

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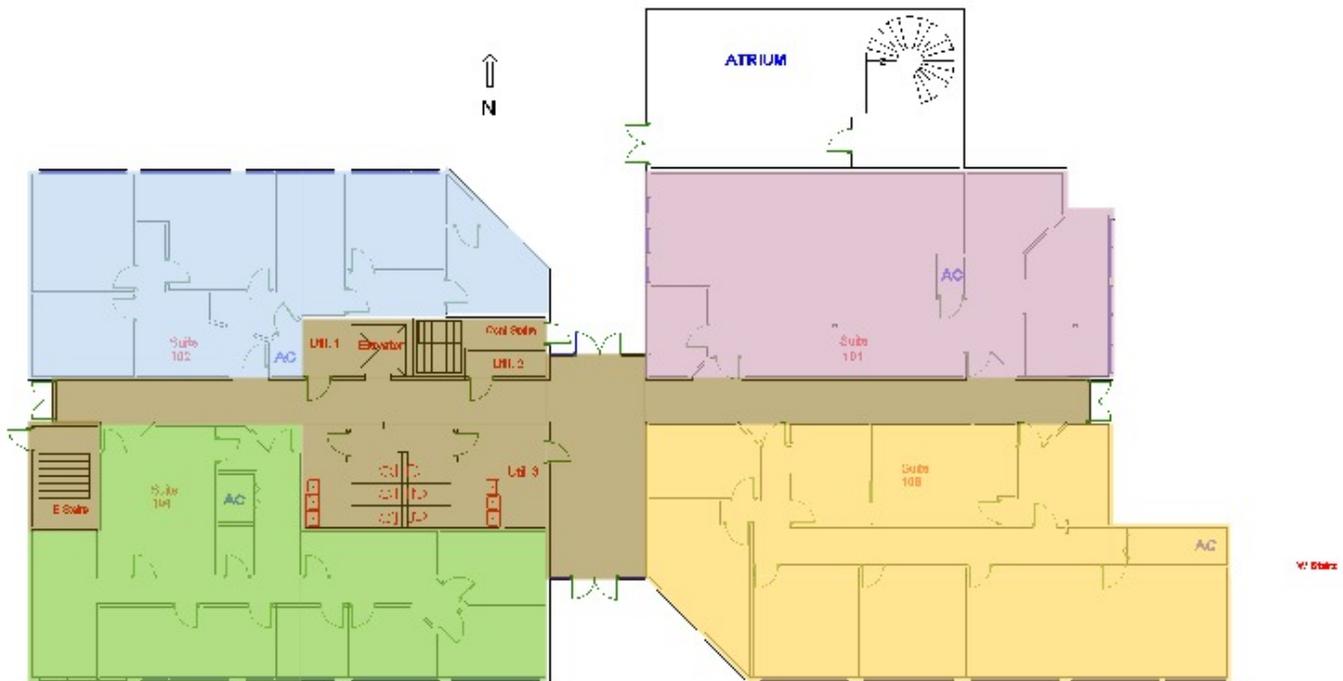


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Floor Plans



 Brown Indicates Common Areas

The ATRIUM
780 S Apollo Ave.
1st Floor



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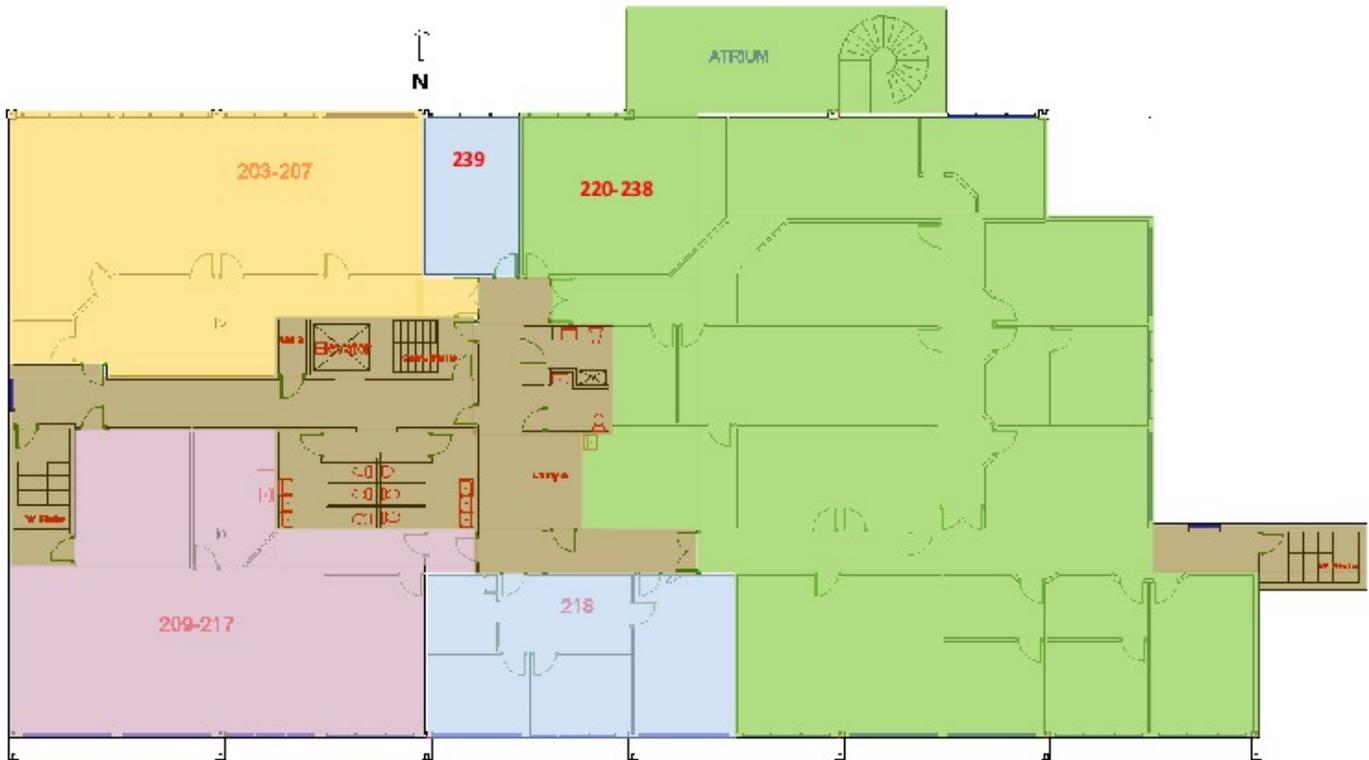
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Floor Plans



The ATRIUM
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2nd Floor



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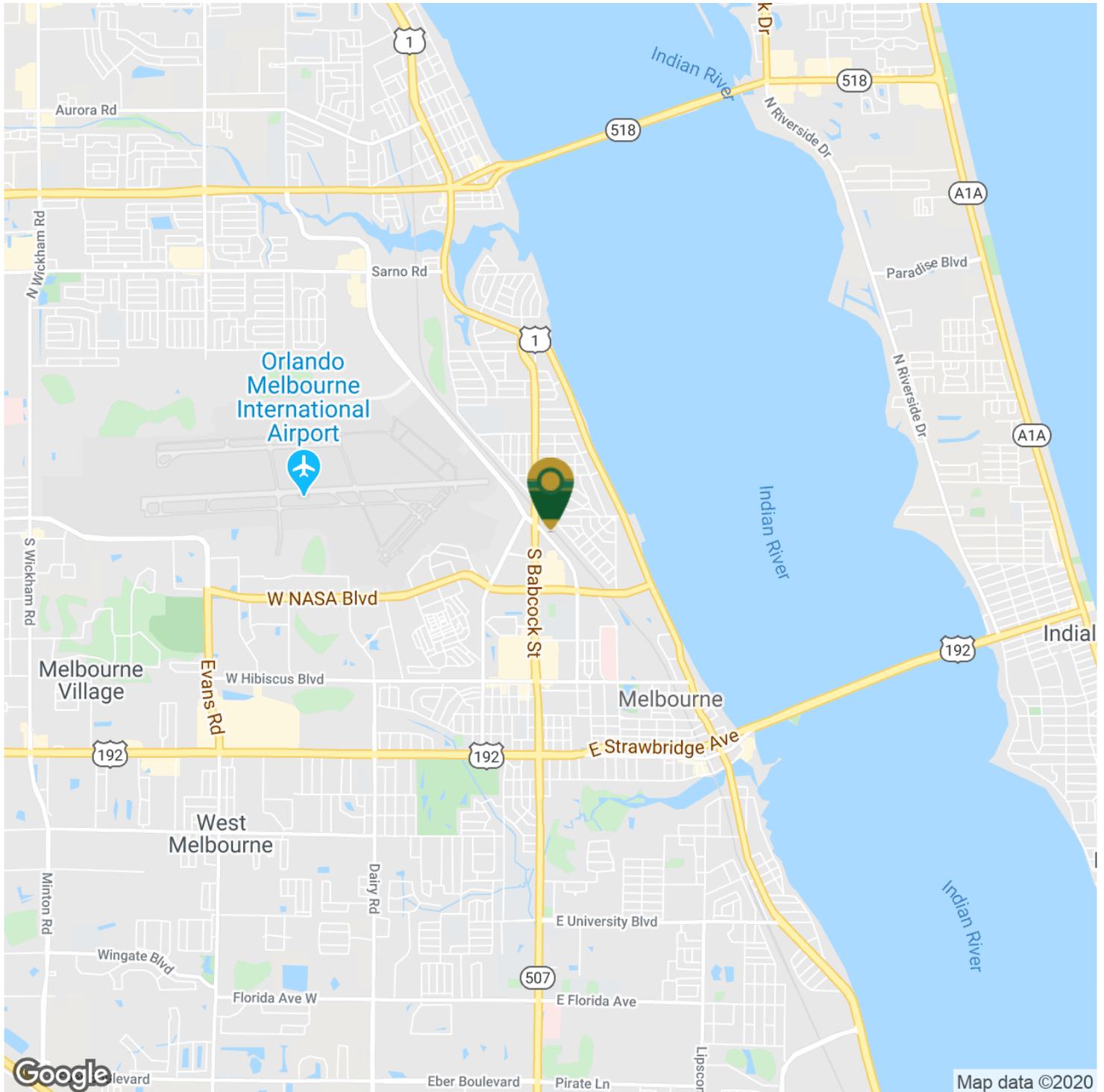


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Location Maps



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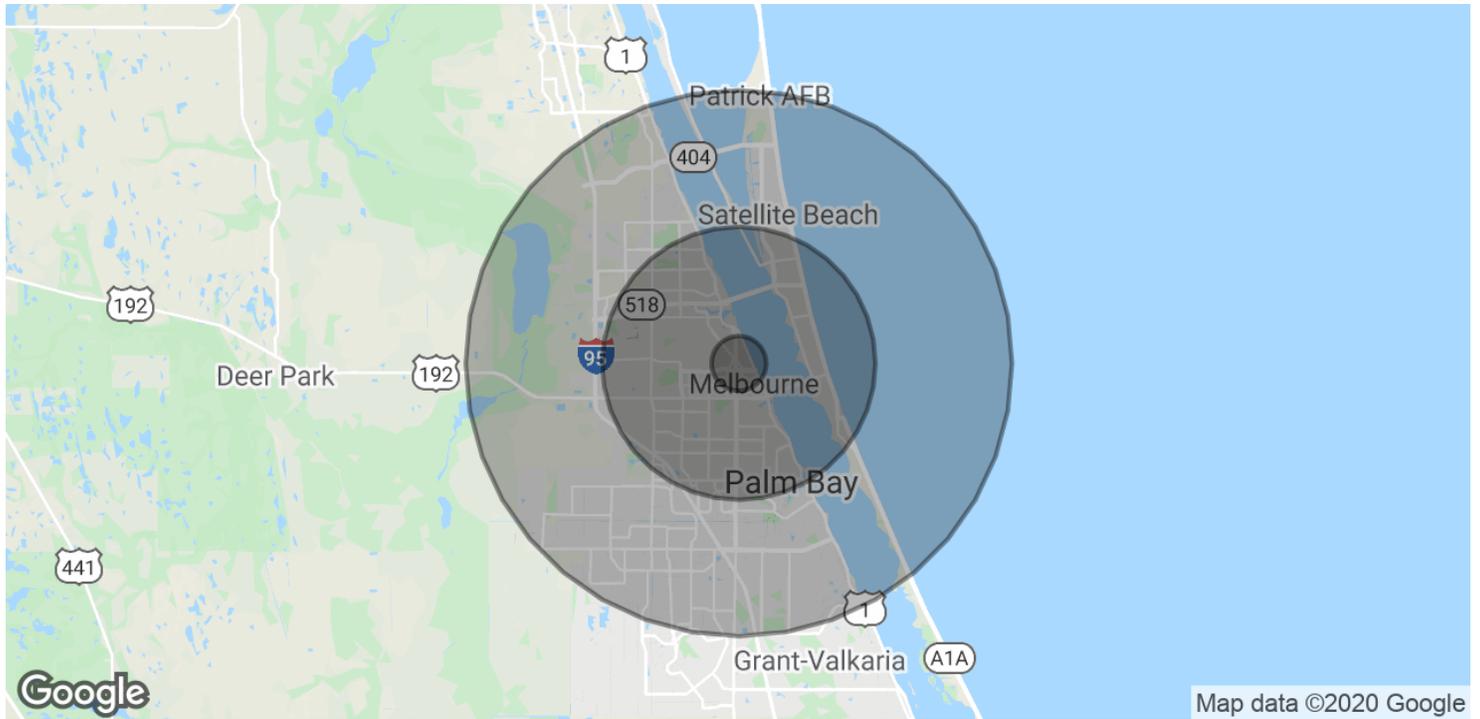


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,478	128,650	275,574
Median age	49.0	44.6	43.9
Median age (Male)	43.5	42.1	42.1
Median age (Female)	52.5	46.7	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,186	56,009	112,495
# of persons per HH	2.1	2.3	2.4
Average HH income	\$38,842	\$59,561	\$65,040
Average house value	\$205,969	\$208,850	\$233,326

* Demographic data derived from 2010 US Census



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