

# EXECUTIVE SUMMARY

• 2301 W. Eau Gallie Blvd. Melbourne, FL 32935



## OFFERING SUMMARY

**Sale Price:** \$1,600,000

**Price / SF:** \$142.92

**Lot Size:** 0 Acres

**Building Size:** 11,195 SF

**APN#:** 27-37-19-00-6

## PROPERTY OVERVIEW

2301 W. Eau Gallie Boulevard is a beautiful office condominium building. Eau Gallie Boulevard is a major East-West artery and Interstate Interchange linking Melbourne to Interstate 95 and the beaches. This location gives great access west to I-95 (Exit 183), east to the beaches, north to Suntree / Viera and south to Palm Bay via Wickham Road. Plenty of parking available along with monument signage in front.

## LOCATION OVERVIEW

Located on Eau Gallie Blvd. Close to I95 and US1.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison

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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

• 2301 W. Eau Gallie Blvd. Melbourne, FL 32935



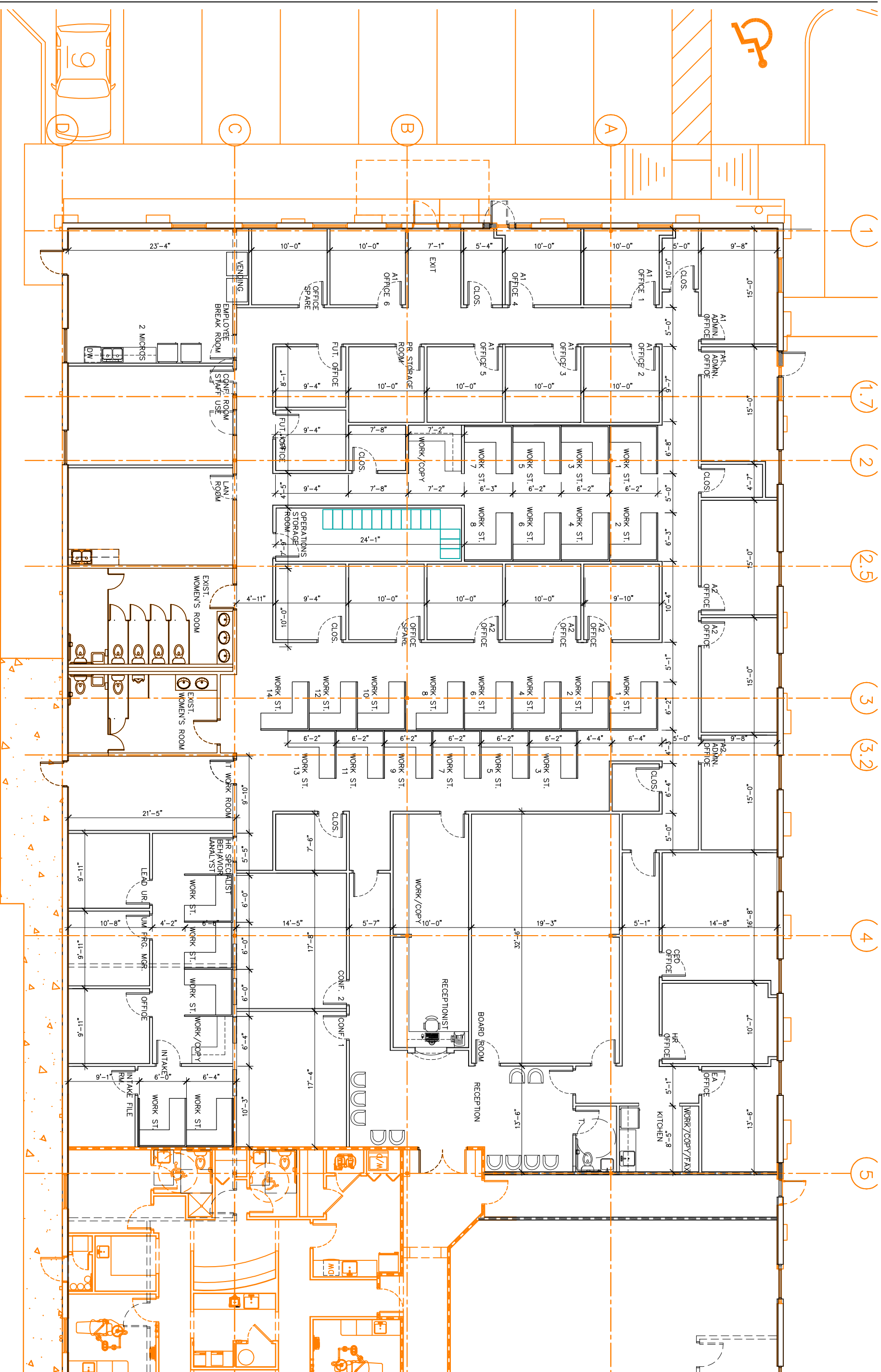
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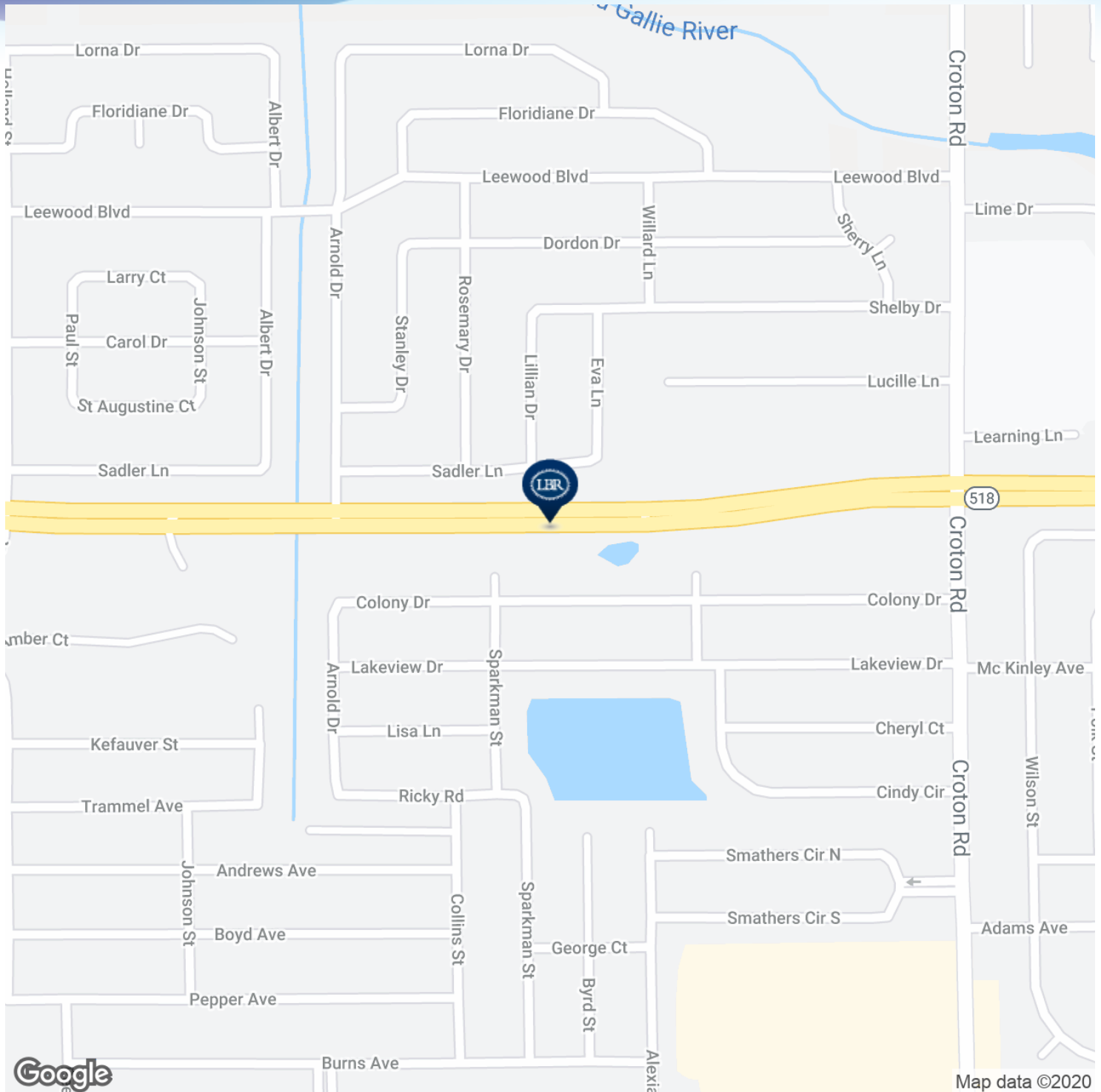
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# LOCATION MAPS

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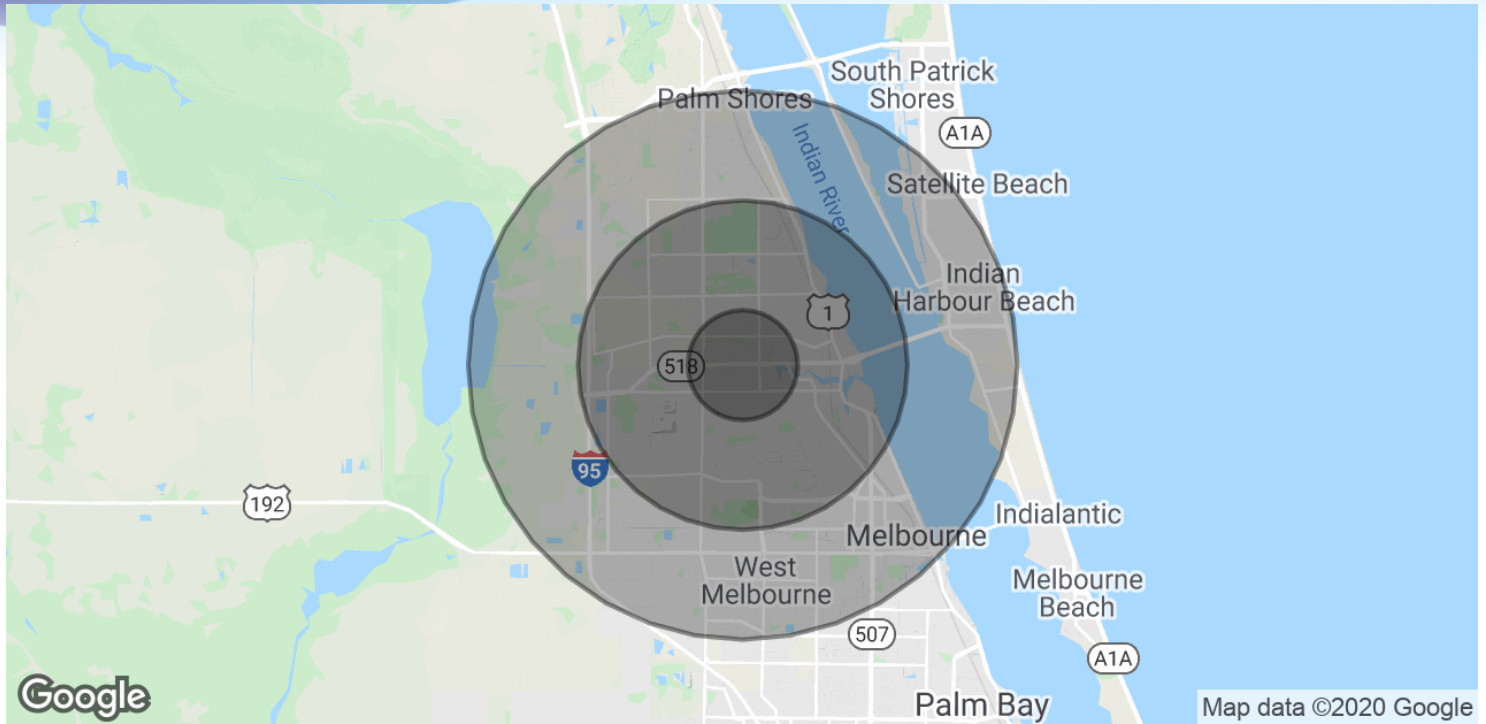
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,133	54,475	113,094
Average age	40.4	44.6	45.0
Average age (Male)	37.5	42.2	43.1
Average age (Female)	43.4	46.8	46.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,450	23,848	48,206
# of persons per HH	2.4	2.3	2.3
Average HH income	\$48,125	\$53,342	\$63,556
Average house value	\$139,481	\$170,605	\$232,682

\* Demographic data derived from 2010 US Census

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