



LIGHTLE  
BECKNER  
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

---

RETAIL PROPERTY FOR SALE

---

**Freestanding Retail / Office  
Prominently  
On East Eau Gallie Boulevard**

560-562 E Eau Gallie Blvd Melbourne, FL 32937

FOR SALE | \$300,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR**

President | Broker

321.722.0707 X14

brian@teamlbr.com

# EXECUTIVE SUMMARY

Freestanding Commercial Building / Eau Gallie Boulevard Prominence • 560-562 E Eau Gallie Blvd Melbourne, FL 32937



## OFFERING SUMMARY

<b>Sale Price:</b>	\$300,000
<b>Price / SF:</b>	\$171.43
<b>Lot Size:</b>	0.15 Acres
<b>Year Built:</b>	1966
<b>Building Size:</b>	1,750 SF
<b>Zoning:</b>	BU I
<b>APN#:</b>	27-37-14-03-*-G.01

## PROPERTY OVERVIEW

Two Unit +/- 1,750 SF Freestanding Building Offered for Sale  
Owner Can Occupy Vacant Half +/- 875 sf  
+/- 50 feet of Direct Frontage on Eau Gallie Blvd  
+/- 130 feet Deep Lot  
Small Fenced Yard in Rear of Building  
10 Parking Spaces in Front of Building

## LOCATION OVERVIEW

Situated Directly on East Eau Gallie Boulevard  
Major East West Access from the Beachside to the Mainland  
Eau Gallie Boulevard Supports Significant Retail Businesses Including Publix, Walmart, Texas Roadhouse, Auto Zone, Starbucks, Financial Institutions and More

2018 AADT Historical Traffic Count at Site 21,500 Vehicles  
BU I Zoning is General Retail Commercial With Many Allowable Uses

## BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker  
321.722.0707 X14  
brian@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.

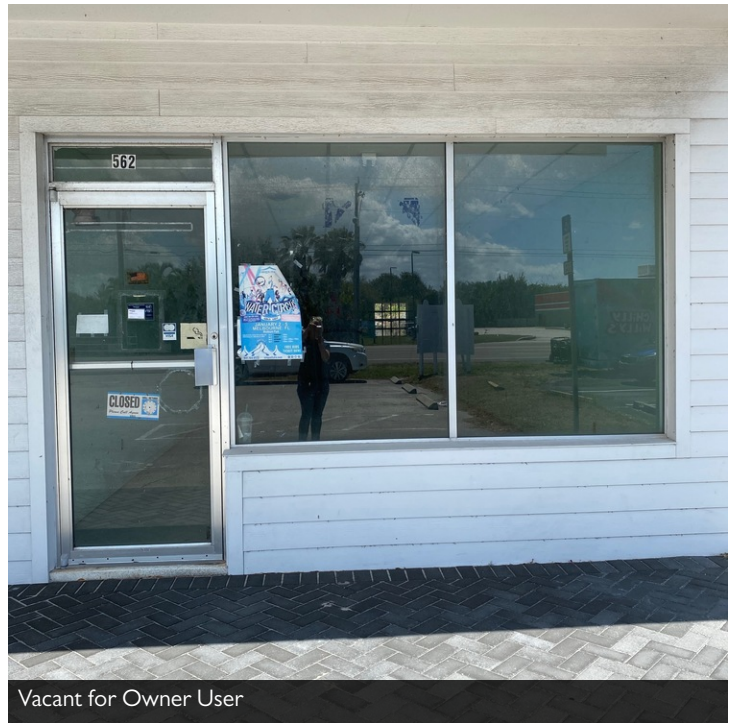
Freestanding Commercial Building / Eau Gallie Boulevard Prominence • 560-562 E Eau Gallie Blvd Melbourne, FL 32937



Directly on Eau Gallie Blvd.



Large Parking Lot in Front of Property



Vacant for Owner User

**BRIAN L. LIGHTLE, CCIM, SIOR**

President | Broker  
321.722.0707 X14  
brian@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.

# VACANT UNIT

Freestanding Commercial Building / Eau Gallie Boulevard Prominence • 560-562 E Eau Gallie Blvd Melbourne, FL 32937



## BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker  
321.722.0707 X14  
brian@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.

# 560 E Eau Gallie Blvd

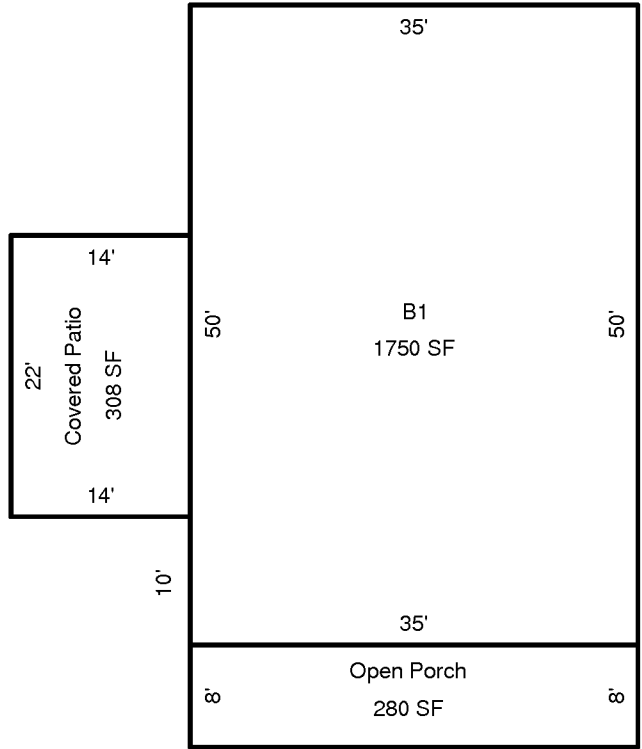


© All Pictometry

# SKETCH/AREA TABLE ADDENDUM

SUBJECT	PARCEL ID 2716568		
	CITY	STATE	ZIP
	PERMIT # 12/14/2011		
	MARKET AREA		
	APPRAISER NAME JCT		

IMPROVEMENTS SKETCH



Scale: 1" = 12'

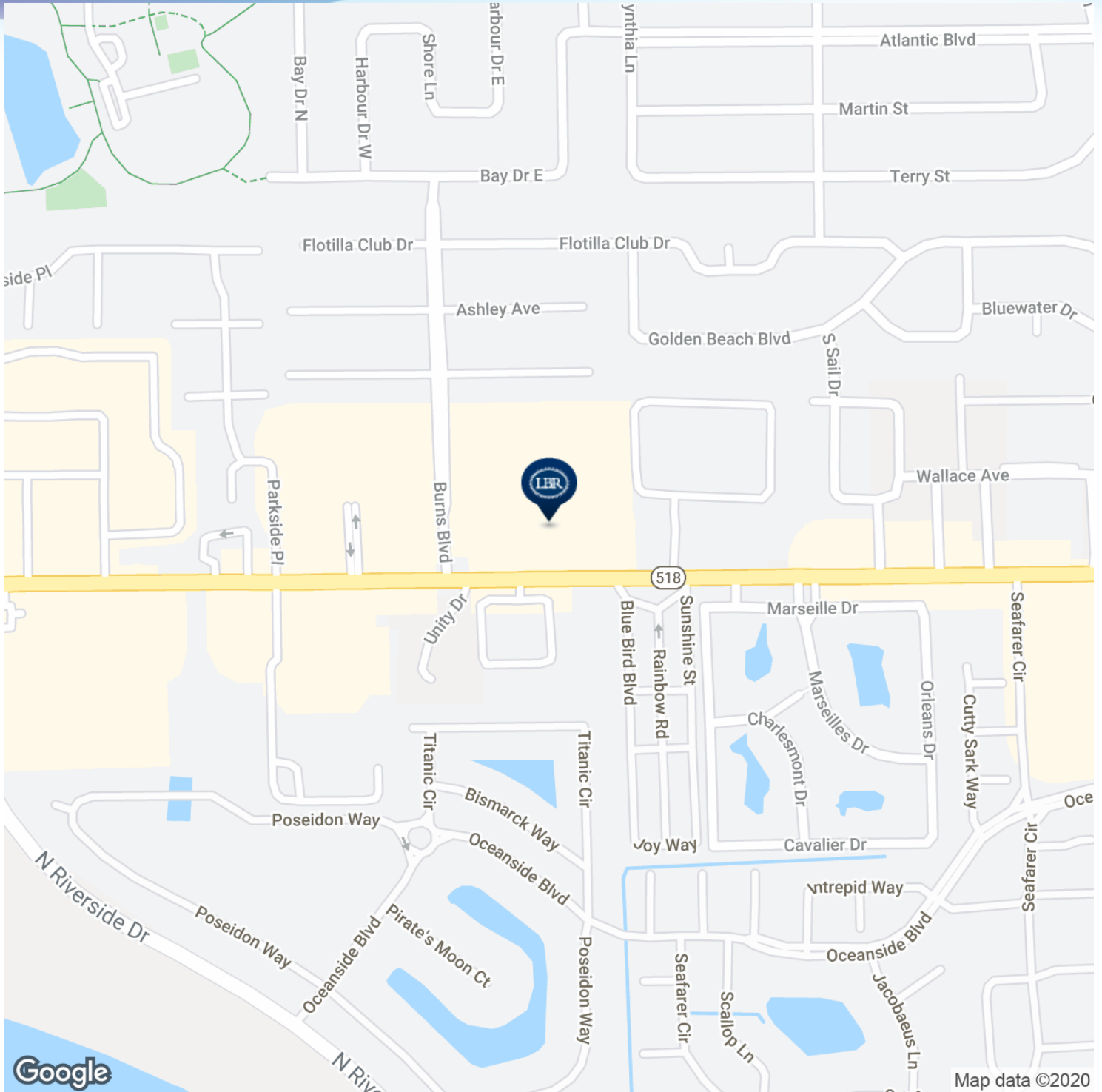
AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B1	B1	1.00	1750	170	1750
OP	Open Porch	1.00	280	86	280
CVPRT	Covered Patio	1.00	308	72	308


# LOCATION MAPS

Freestanding Commercial Building / Eau Gallie Boulevard Prominence • 560-562 E Eau Gallie Blvd Melbourne, FL 32937



## BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker  
321.722.0707 X14  
brian@teamlbr.com

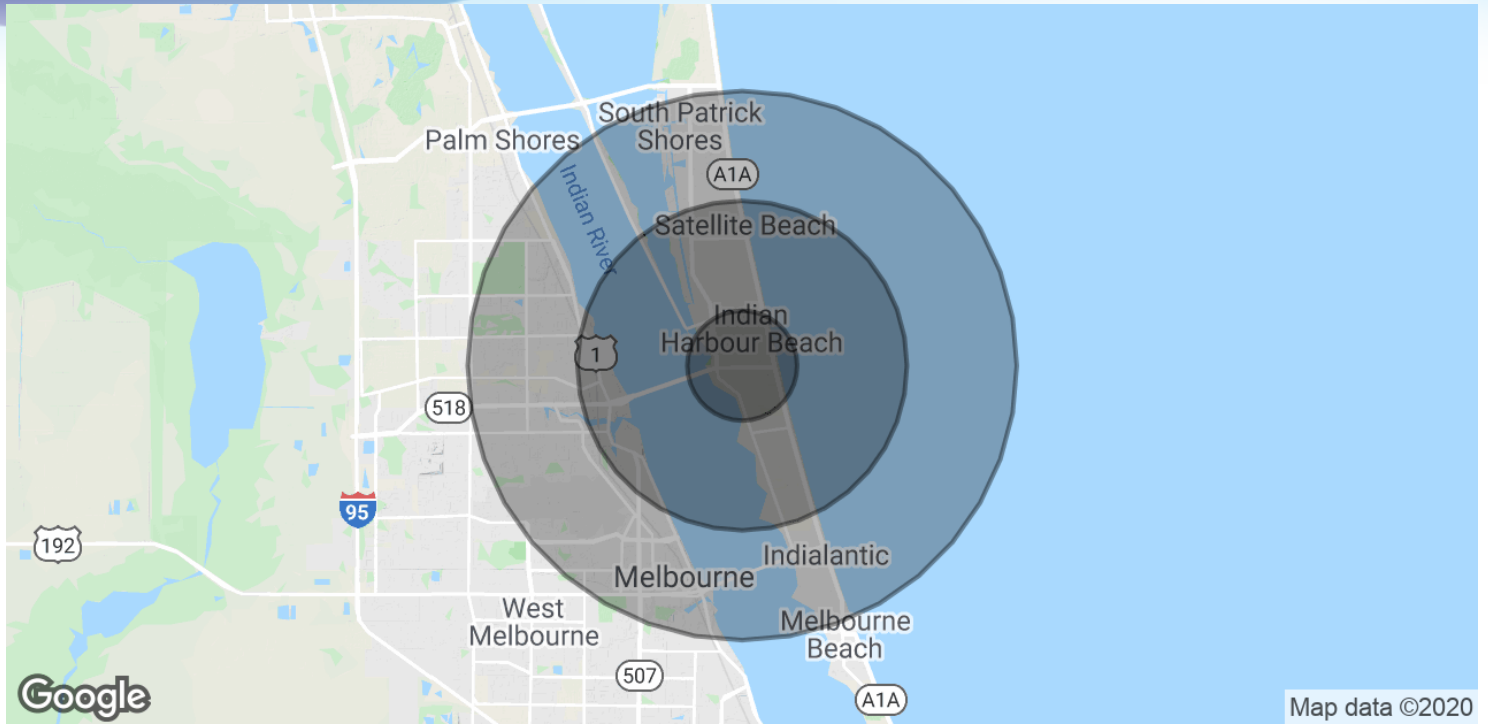
## Lightle Beckner Robison

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.

# DEMOGRAPHICS MAP & REPORT

Freestanding Commercial Building / Eau Gallie Boulevard Prominence • 560-562 E Eau Gallie Blvd Melbourne, FL 32937



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,718	30,842	79,011
Average age	48.2	47.3	45.6
Average age (Male)	47.2	46.4	44.2
Average age (Female)	50.4	48.8	46.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,168	13,599	34,757
# of persons per HH	2.1	2.3	2.3
Average HH income	\$77,823	\$82,669	\$67,709
Average house value	\$500,275	\$390,047	\$264,780

\* Demographic data derived from 2010 US Census

### BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker  
321.722.0707 X14  
brian@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.