

# 612 Ballard Drive

Melbourne, FL 32935

**FOR SALE: Stand Alone Office Building with Land for Expansion!**



## OFFERING SUMMARY

**Asking Price:** \$229,000

**Facility SF:** 1,869 SF +/-

**Acreage:** 0.41 Acres +/-

**Zoning:** R1A  
Office Use  
Grandfathered

## PROPERTY OVERVIEW

Painted Concrete Block & Stucco.  
Standing Seam Metal Roof (Highest Wind Rating). HVAC Replaced in 2017.  
Reception/Lobby, 2 Offices, 2 Restrooms with Showers, Conference Room,  
Kitchen/Break Area, Garage & Enclosed Porch.  
Plenty of Windows which Provide Lots of Natural Lighting  
Situated on 0.41 Acres; Room for Future Expansion  
Office Use has been Grandfathered. Building Also Zoned for Residential.  
5 Paved Parking Spaces

## LOCATION OVERVIEW

Conveniently located halfway between the Eau Gallie & Melbourne Causeways.  
This stand-alone building has easy access to Melbourne, Viera, Palm Bay &  
Beaches via nearby US1, Babcock Street, and I-95. Building is surrounded by  
various Office, Medical, Retail, Restaurant, and Residential. Make this the future  
home for your business!!



Individual Members  
Michael S. Ullian  
Adam Rathbun

**Michael S. Ullian, President, CCIM, SIOR**

Licensed Real Estate Broker  
Cell: 321.258.7556  
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**Zachary Ullian**

Licensed Real Estate Sales Associate  
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**SIOR**  
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## Interior Lobby & Office



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## Conference Room & Extra Land



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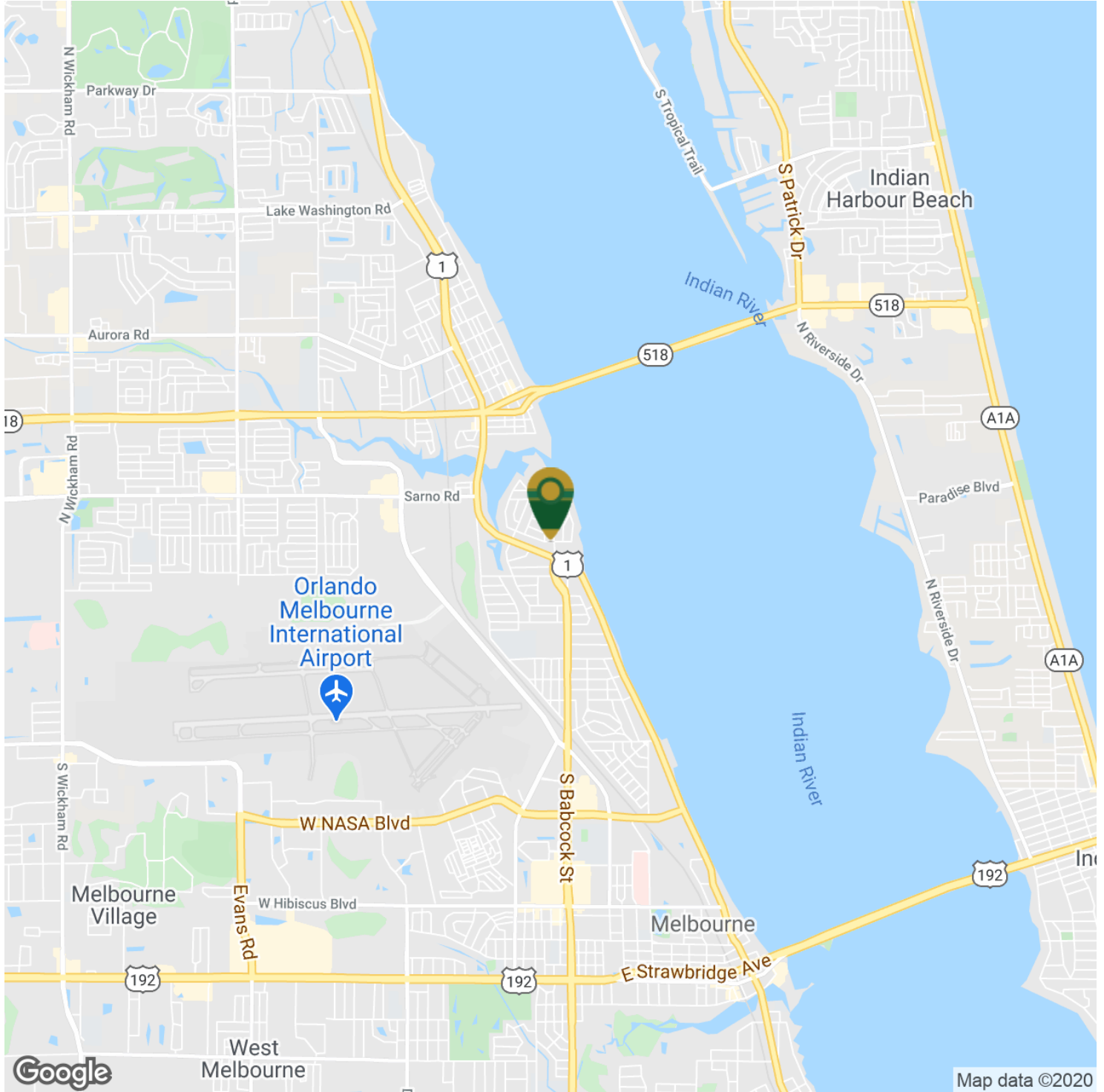
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## Location Maps



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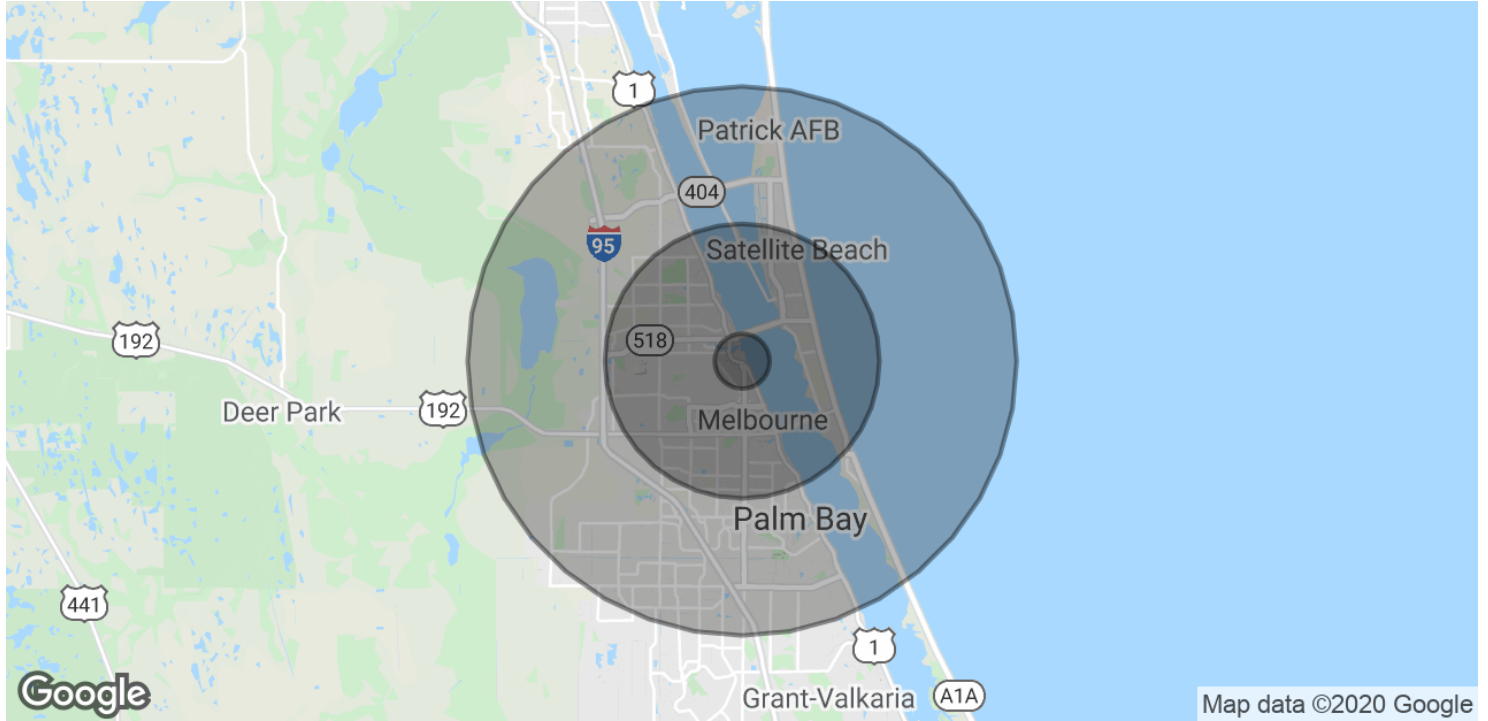
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,119	125,065	270,940
Average age	49.4	45.1	44.2
Average age (Male)	47.9	43.0	42.4
Average age (Female)	51.9	46.8	45.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,532	54,174	111,442
# of persons per HH	2.0	2.3	2.4
Average HH income	\$48,320	\$61,886	\$66,107
Average house value	\$185,168	\$213,710	\$237,921

\* Demographic data derived from 2010 US Census



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