

# Nasa Palms Professional Center

1555 W. Nasa Boulevard, Suite B1, Melbourne, FL 32901

**Motivated Seller / Appraised Above Asking Price / Also Available For Lease**



## OFFERING SUMMARY

**Sale Price:** \$775,000

**Suite B1 SF:** 3,750 SF

**Year Built:** 2005

**Zoning:** City of Melbourne C-2

**BCPA Tax ID#:** 2745410

## PROPERTY OVERVIEW

Motivated Seller. Appraised Above Asking Price.  
 Move-In-Ready, Class A Medical Condo Unit Available For Sale!  
 6 Exam Rooms, 1 Large Procedure Room, 3 Offices, Large Waiting Room/  
 Reception, 4 Restrooms, Plenty of Cabinet & Storage Space.  
 Ample Parking for Medical User.  
 Building & Signage have Frontage on Nasa Blvd. with Exposure to 18,200 VPD!  
 Flexible Zoning Allows: Medical Office/Laboratory, Professional Office & More!  
 Community Association Covers Roof, Building Exterior, Landscaping & More!  
 3,750 SF Also Available for Lease (Call for Details).

## LOCATION OVERVIEW

Subject Property is located on Nasa Boulevard halfway between Holmes Regional Medical Center & Steward Medical Group. Gateway Medical is 0.4 miles to the South. Melbourne International Airport, Northrop Grumman, GE & Extant Aerospace are all within walking distance. New Ellis Road I-95 Interchange & Wickham Road provide easy access to the rest of Brevard County. Make this the future home for your business today!!



Individual Members  
 Michael S. Ullian  
 Adam Rathbun

**Adam Rathbun, CCIM, SIOR**

Licensed Real Estate Broker  
 Cell: 321.266.9200  
 adam@ullianrealty.com

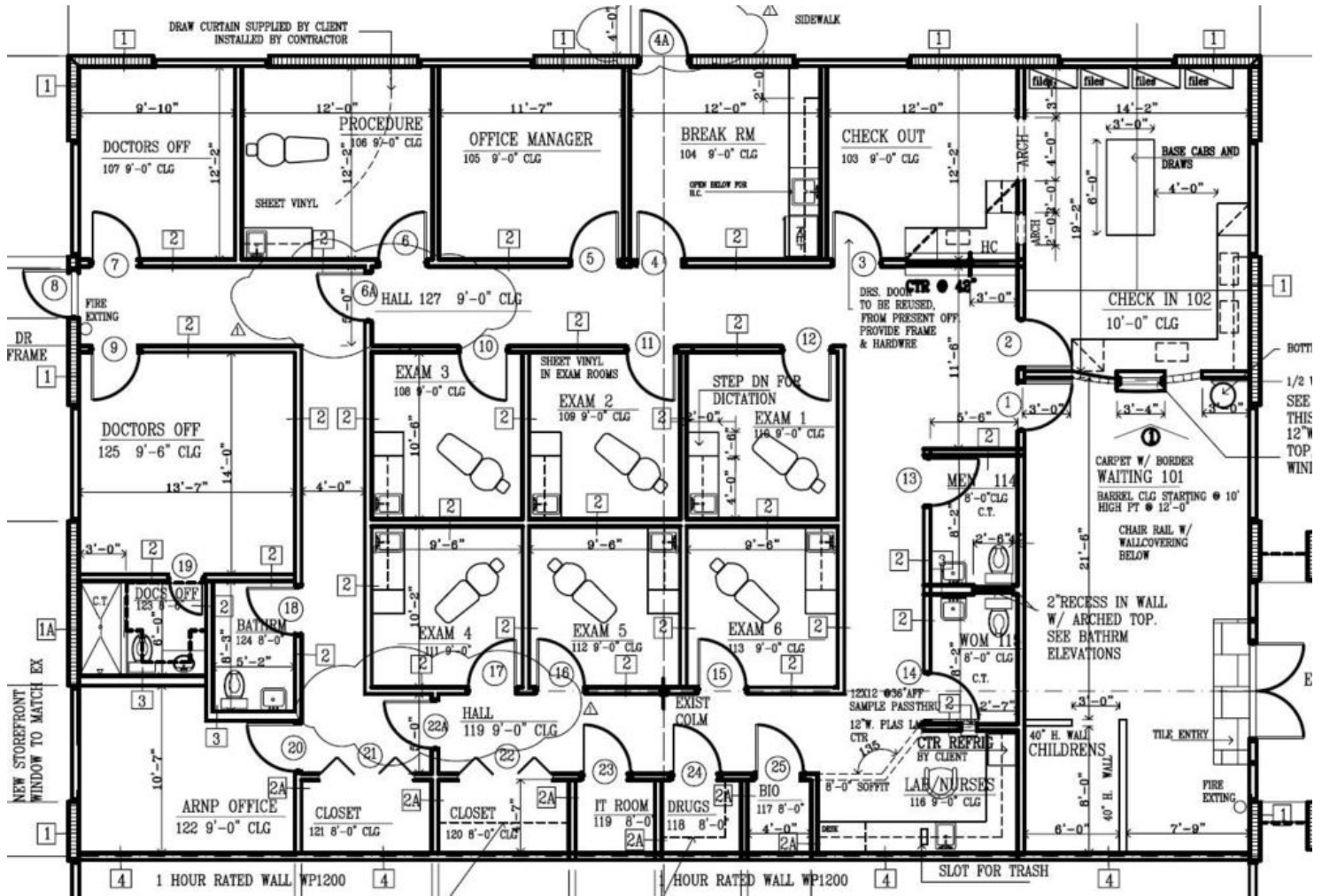
**Zachary Ullian**

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 Cell: 321.750.3439  
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## Floor Plan



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## Interior Photos



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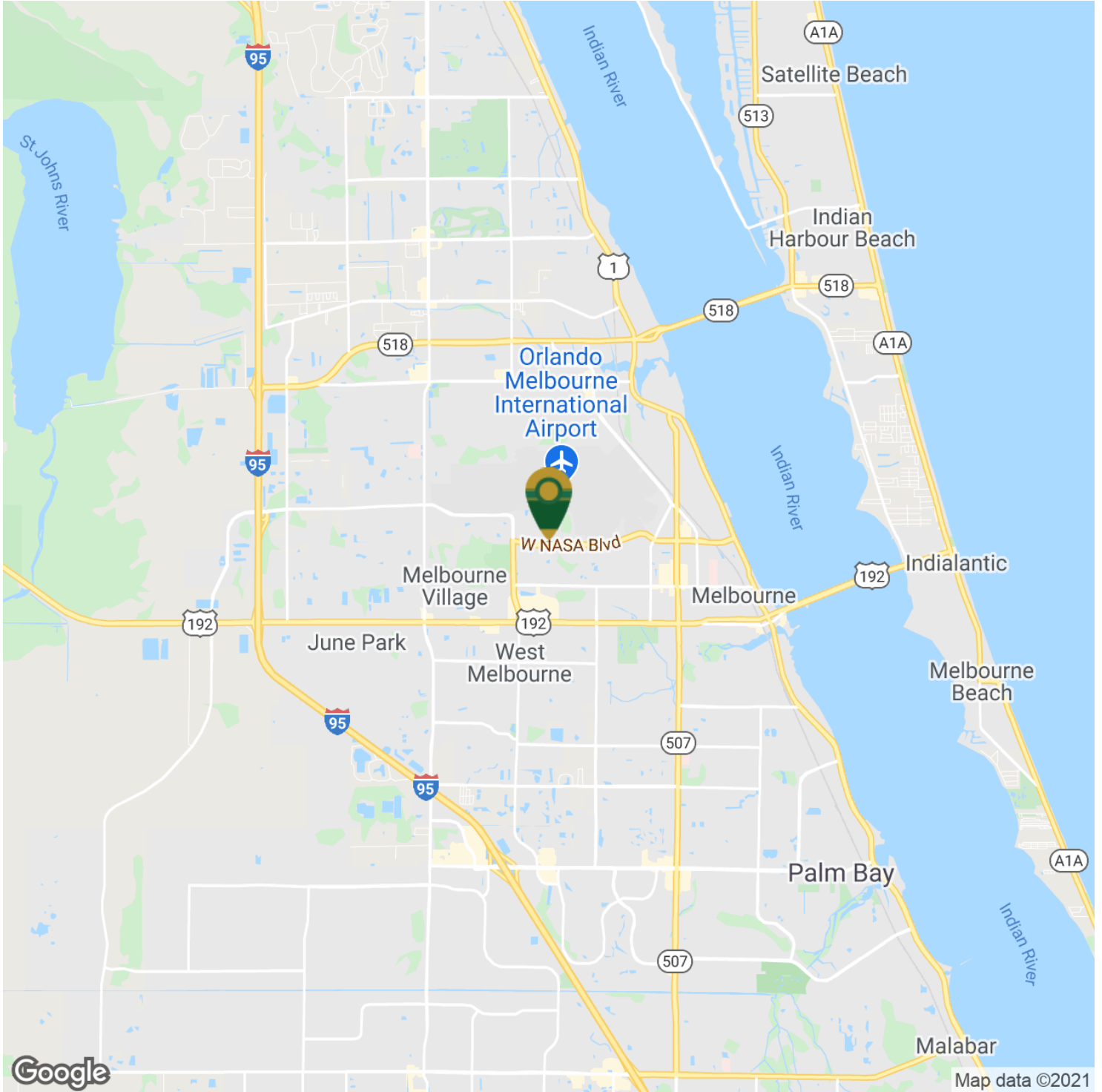
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## Location Maps



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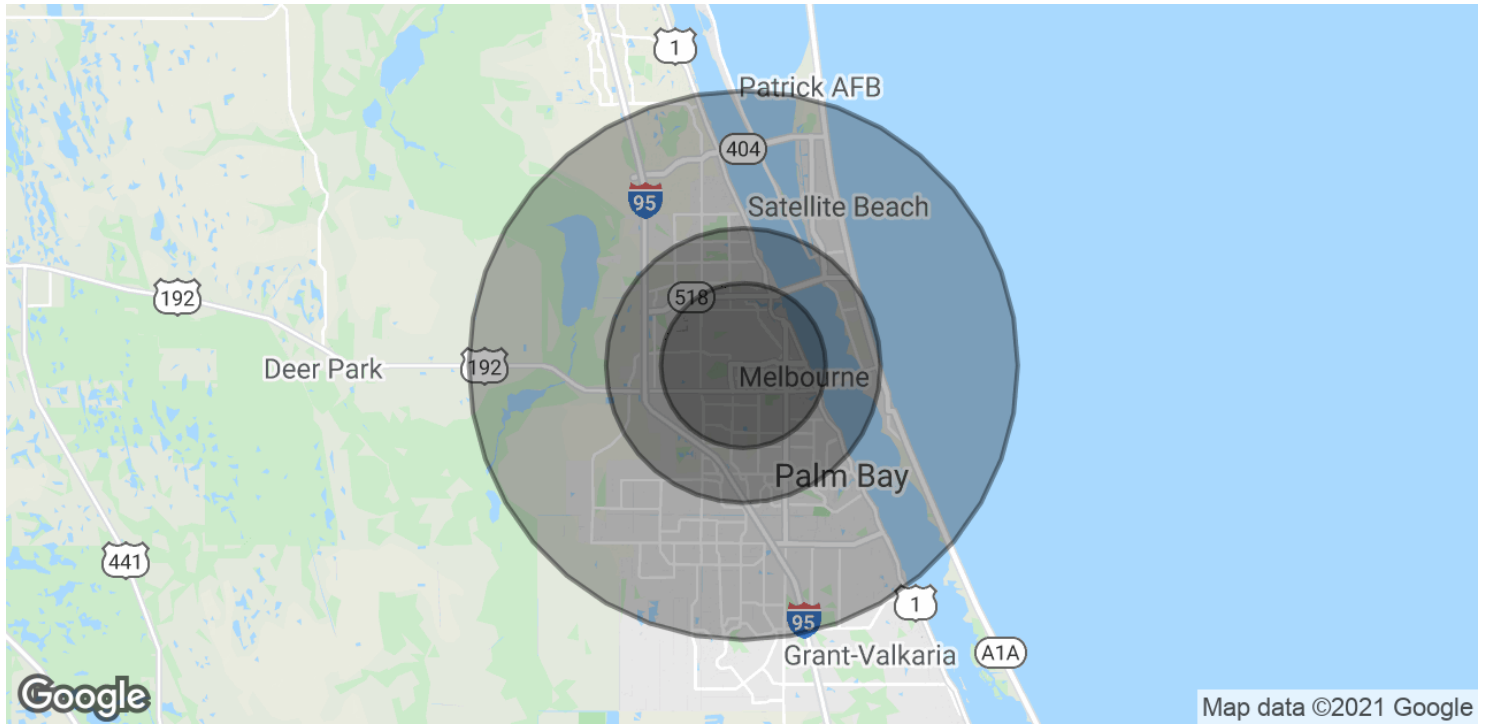
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## Demographics Map & Report



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	50,857	129,191	282,214
Average age	44.0	44.1	43.6
Average age (Male)	41.3	41.5	41.8
Average age (Female)	46.1	46.2	45.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	21,383	55,455	114,671
# of persons per HH	2.4	2.3	2.5
Average HH income	\$51,791	\$56,924	\$64,878
Average house value	\$176,086	\$179,936	\$230,780

\* Demographic data derived from 2010 US Census



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