

# EXECUTIVE SUMMARY

• 7332 Office Park Place #101 Melbourne, FL 32940



## OFFERING SUMMARY

**Sale Price:** \$275,000

**Price / SF:** \$224.49

**Year Built:** 2002

**Building Size:** 1,225 SF

**Zoning:** BU-1

**APN#:** 26-36-10-75-\*5.11

## PROPERTY OVERVIEW

Office condo 101 available for sale on beautifully kept grounds. Perfect for an executive office or medical office. Great location off of Murrell Road and Wickham.

## LOCATION OVERVIEW

Located on corner of Wickham Rd and Murrell Rd  
Close Proximity to Viera Courthouse, I-95, Hospital & Avenues Viera

### ROB BECKNER, SIOR

Principal  
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### Lightle Beckner Robison

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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# LOCATION MAP

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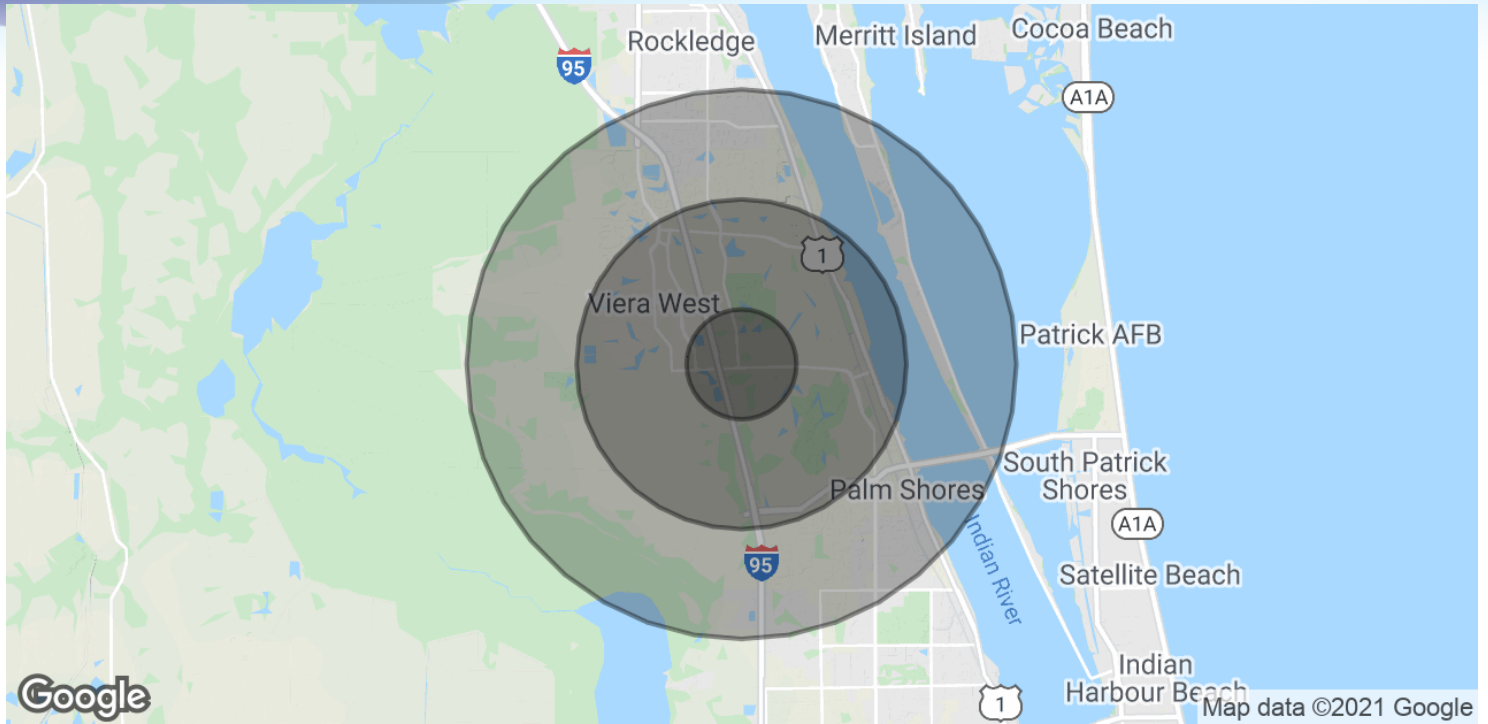
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,554	31,290	60,160
Average age	45.0	46.1	45.5
Average age (Male)	44.9	45.8	45.1
Average age (Female)	45.1	46.3	45.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,253	12,887	23,991
# of persons per HH	2.5	2.4	2.5
Average HH income	\$82,958	\$84,070	\$88,153
Average house value	\$235,571	\$244,258	\$288,961

\* Demographic data derived from 2010 US Census

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