

EXECUTIVE SUMMARY

• 8045 Spyglass Hill Rd Melbourne, FL 32940



OFFERING SUMMARY

Sale Price: \$899,000

Price / SF: \$199.78

Building Size: 4,500 SF

APN#: 26-36-10-00-750.4

PROPERTY OVERVIEW

Incredible opportunity to own a medical office in Spyglass Plaza located in the heart of Suntree's medical district!

Minutes to Viera Hospital and two I-95 freeway entrances. Suite 104 is ready for immediate occupancy and configured for a 3235 SF ground floor medical practice including Reception, Nurses' Station, 5 Exam Rooms, Procedure Room, Lab Area, Doctor's Office with private bathroom & shower, 2 Offices and breakroom. The second floor offers private gym, bathroom and shower.

Spyglass Plaza has Mediterranean style architecture and features concrete block construction, impact windows and plenty of parking.

LOCATION OVERVIEW

Highly desirable medical office location on the NE corner of Murrell Rd. and Spyglass Hill Rd. in east Viera. Convenience is key to this location as it is less than 1.5 miles to I-95 and accessible from Spyglass Hill Rd.

Restaurants, shops, and several hotels, are minutes away as well as the Brevard County Courthouse & Government Center, Brevard County School Board, Space Coast Stadium, Brevard Zoo, the Avenue Lifestyle Center and the Viera Hospital.

Centrally located on Murrell Rd, just north of Wickham Rd. and east of I-95.

ROB BECKNER, SIOR

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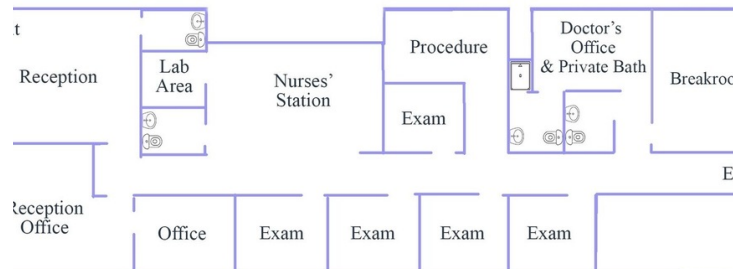
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

• 8045 Spyglass Hill Rd Melbourne, FL 32940



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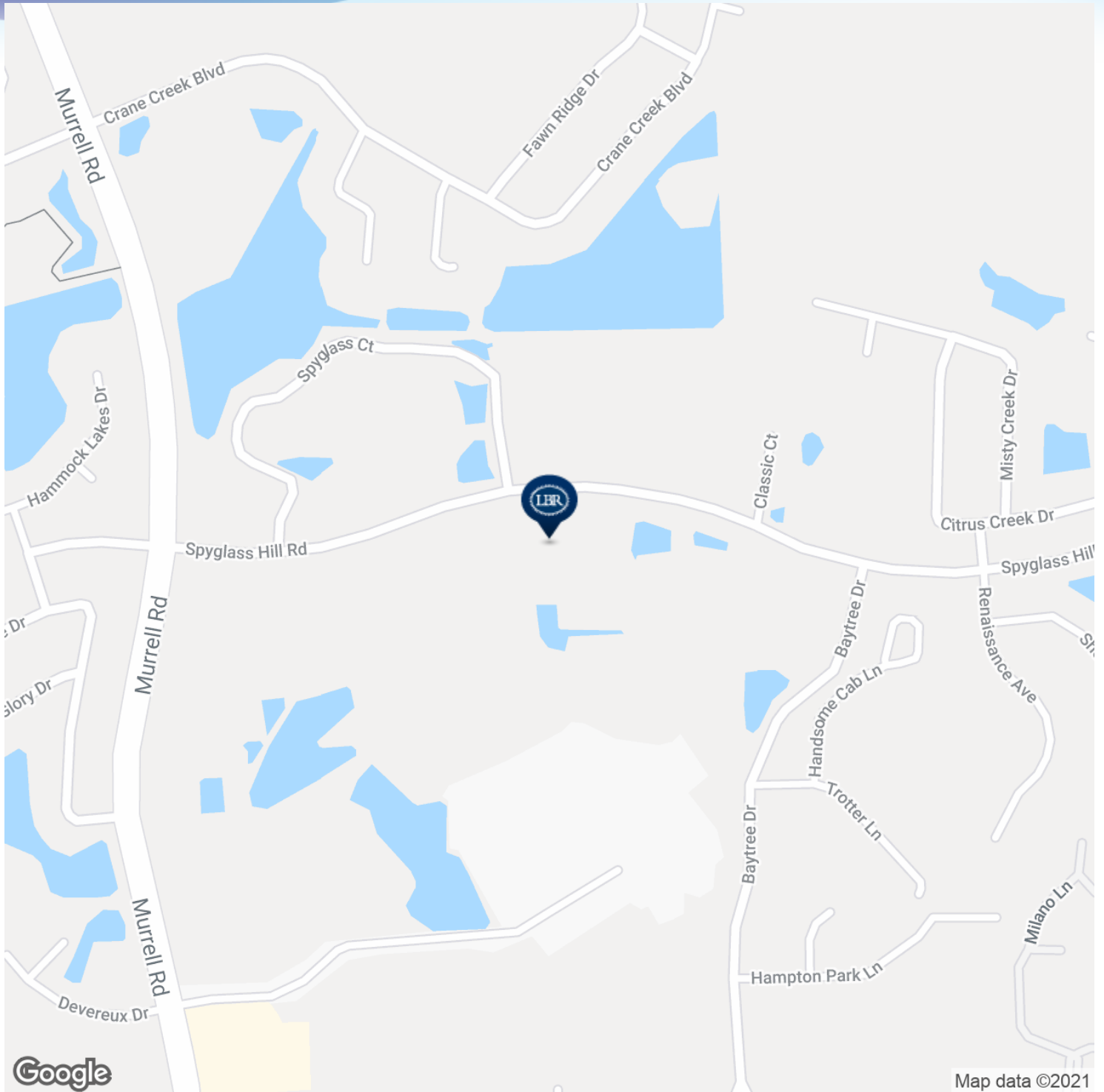
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LOCATION MAP

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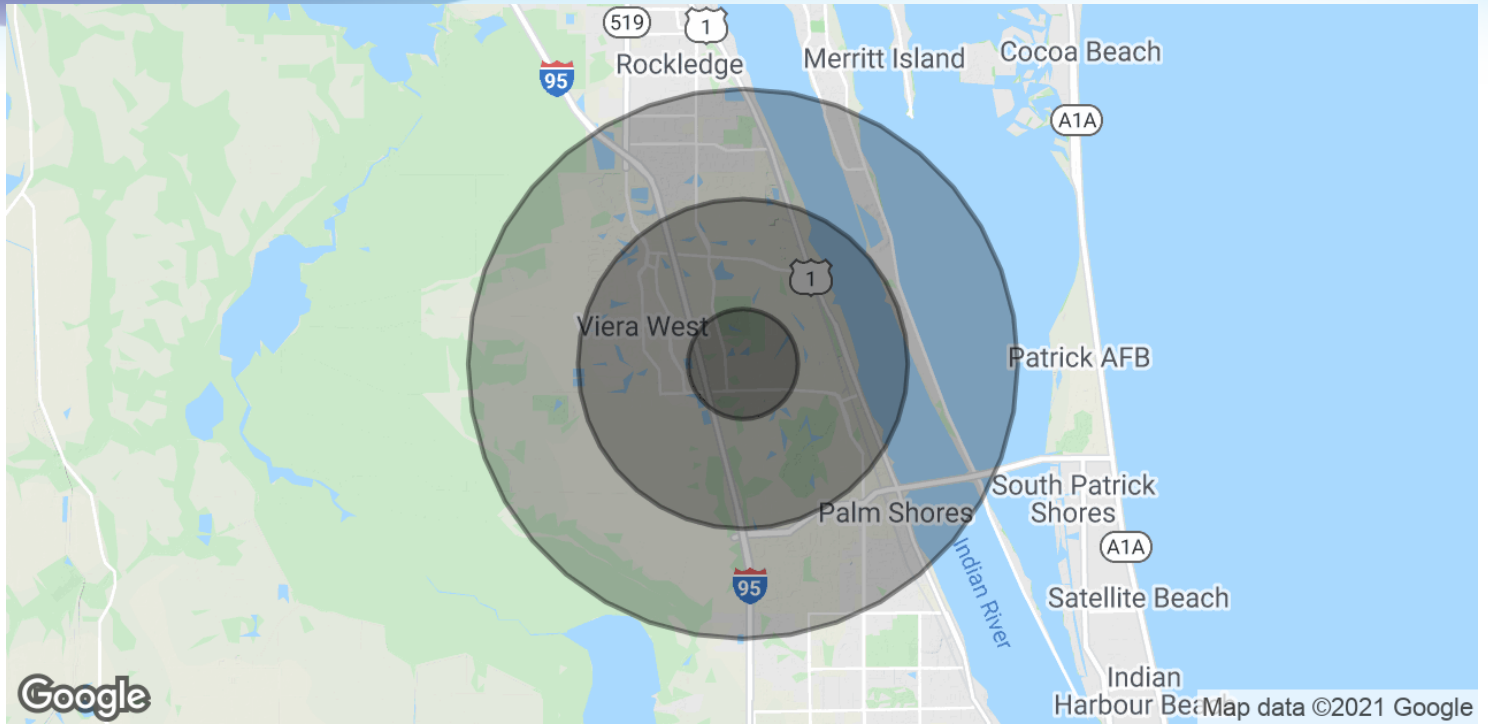
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DEMOGRAPHICS MAP & REPORT

• 8045 Spyglass Hill Rd Melbourne, FL 32940



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,745	32,794	61,071
Average age	46.5	46.0	45.5
Average age (Male)	45.9	45.7	45.2
Average age (Female)	47.0	46.3	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,844	13,537	24,263
# of persons per HH	2.4	2.4	2.5
Average HH income	\$79,067	\$83,963	\$88,259
Average house value	\$234,249	\$246,619	\$290,026

* Demographic data derived from 2010 US Census

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