

600 Jackson Court

Satellite Beach, FL 32937

For Sale: Stand-Alone Office Building in Heart of Satellite Beach



OFFERING SUMMARY

Sale Price: \$995,000

Acreage: 0.69 Acres

Facility SF: 4,895 SF

Zoning: City of Satellite Beach
Commercial (C)

Utilities: City Water/Sewer; FPL

PROPERTY OVERVIEW

4,895 SF Stand Alone CBS Building with Metal Roof. Interior Consists of Reception/Lobby, 14 Private Offices, Large Conference Room, Open Space for Cubes, 3 Restrooms & Kitchen/Break Room. Carpet & Wood Flooring Throughout. Acoustic Ceiling Tiles, 100% HVAC. 29 Paved & Striped Parking Spaces. Zoning Allows: Office, Retail, Financial, Clinics, Laboratories & More! Building & Signage Visible to Over 17,000 VPD!! Currently Occupied (Call for Details). DO NOT DISTURB TENANT.

LOCATION OVERVIEW

Located at the lighted intersection of South Patrick Drive & Jackson Court approximately halfway between the Eau Gallie & Pineda Causeways. Close proximity to Patrick Space Force Base, Kiwi Tennis Club, Historic Downtown Eau Gallie Arts District and all of the surrounding dining, schools & beaches that Satellite Beach has to offer. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

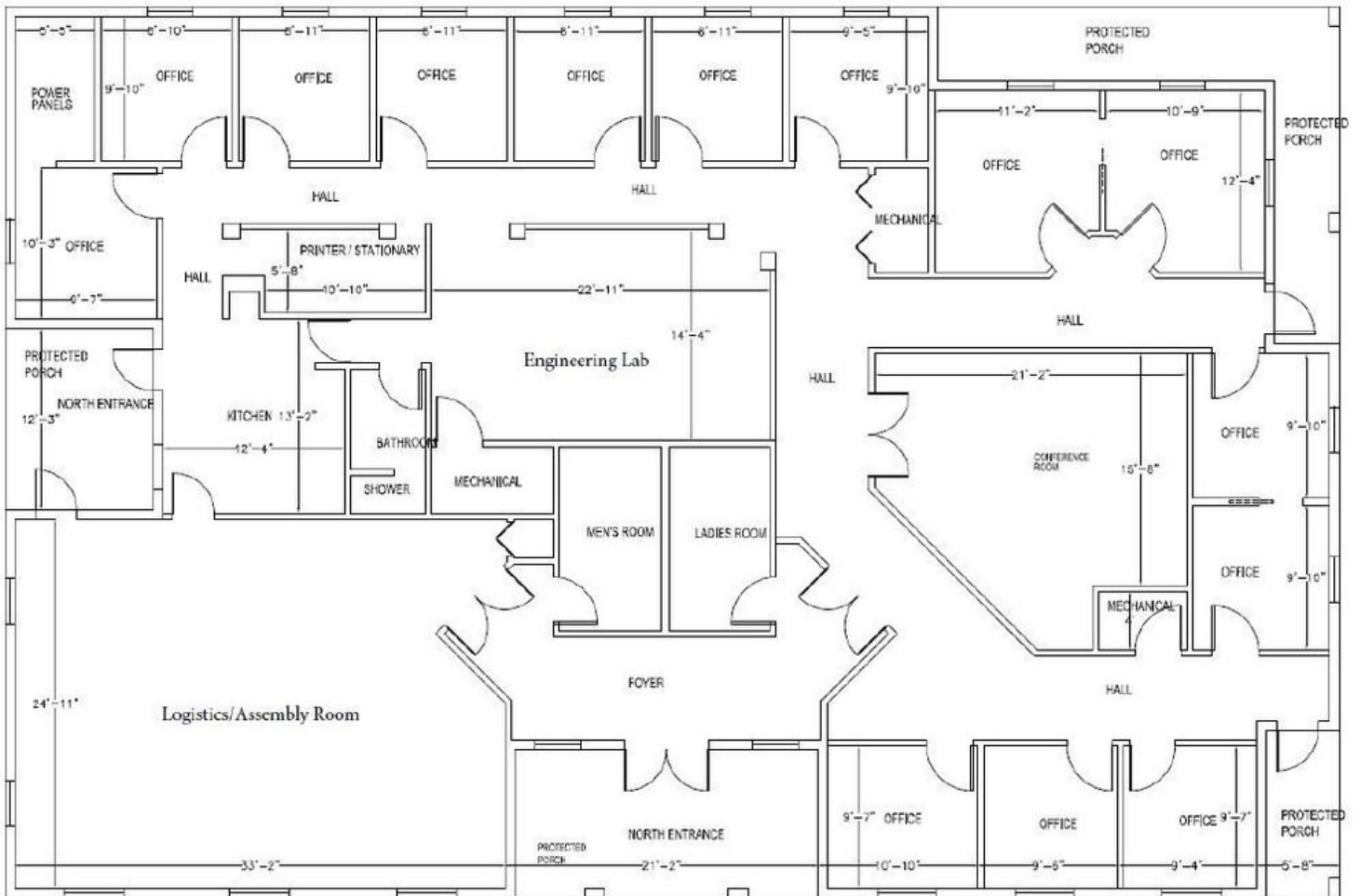
Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com



600 Jackson Court

Satellite Beach, FL 32937

Floor Plan



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

600 Jackson Court

Satellite Beach, FL 32937

Interior Photos



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com

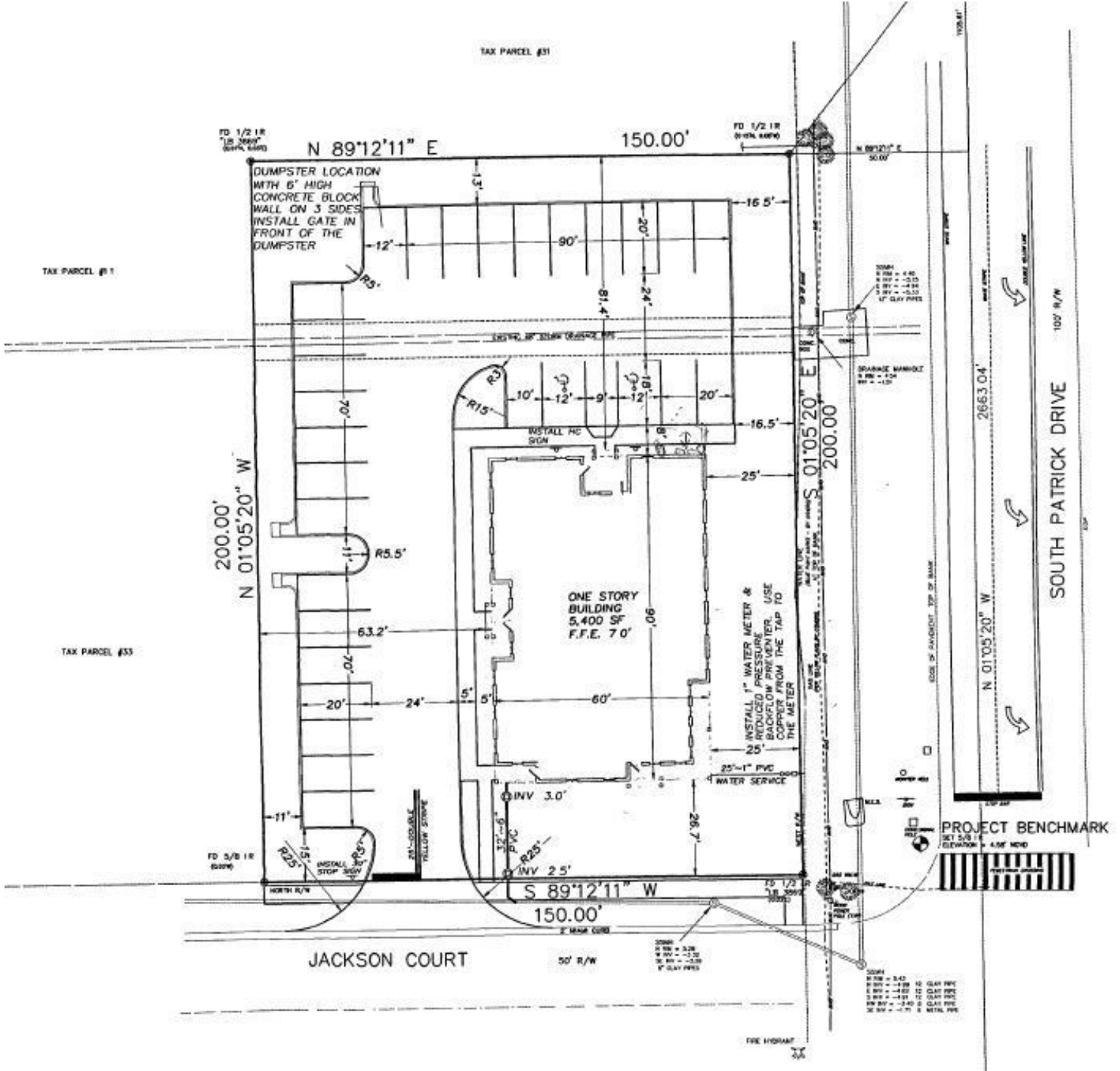


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

600 Jackson Court

Satellite Beach, FL 32937

Site Plan



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com

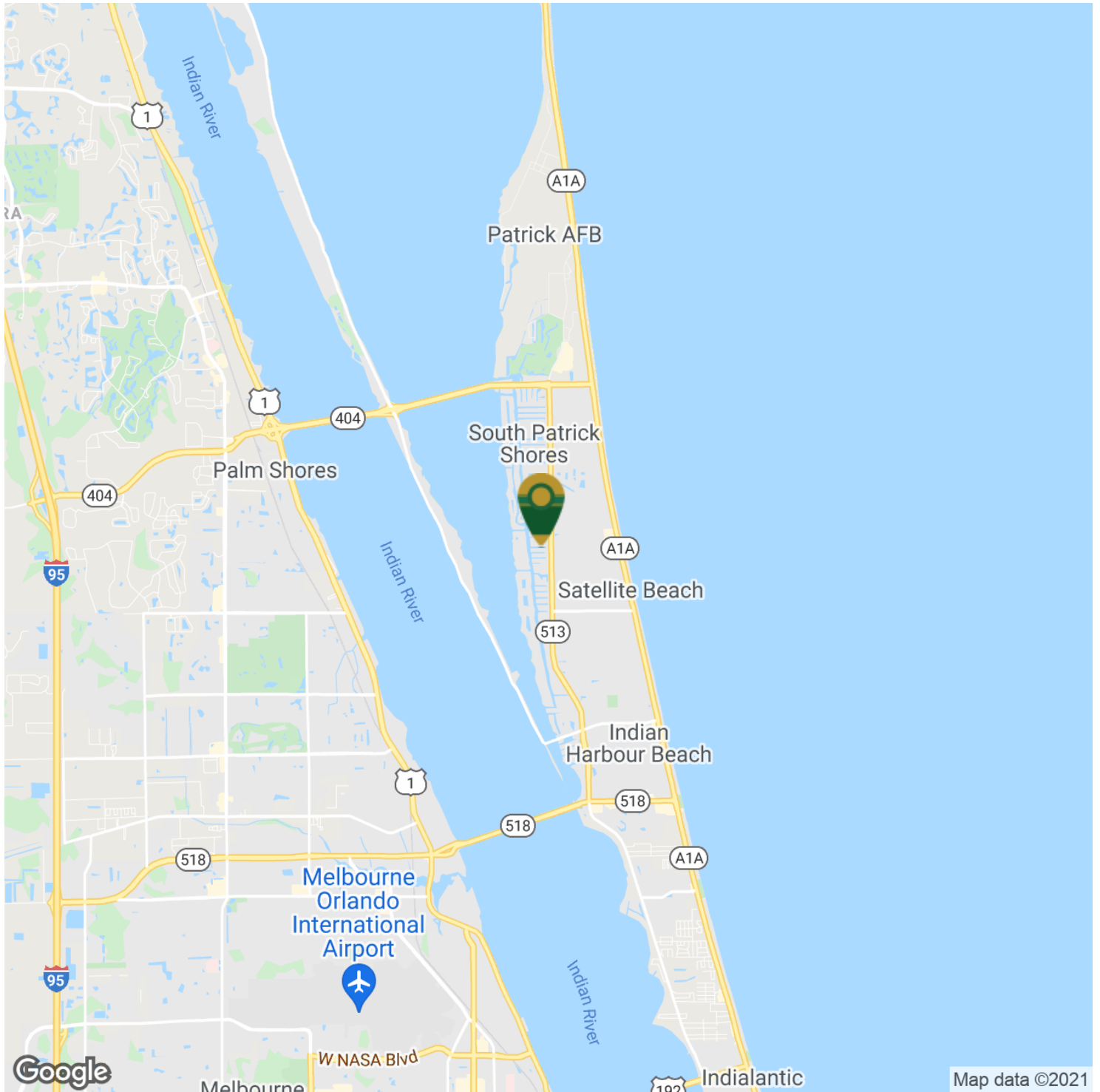


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

600 Jackson Court

Satellite Beach, FL 32937

Location Map



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com

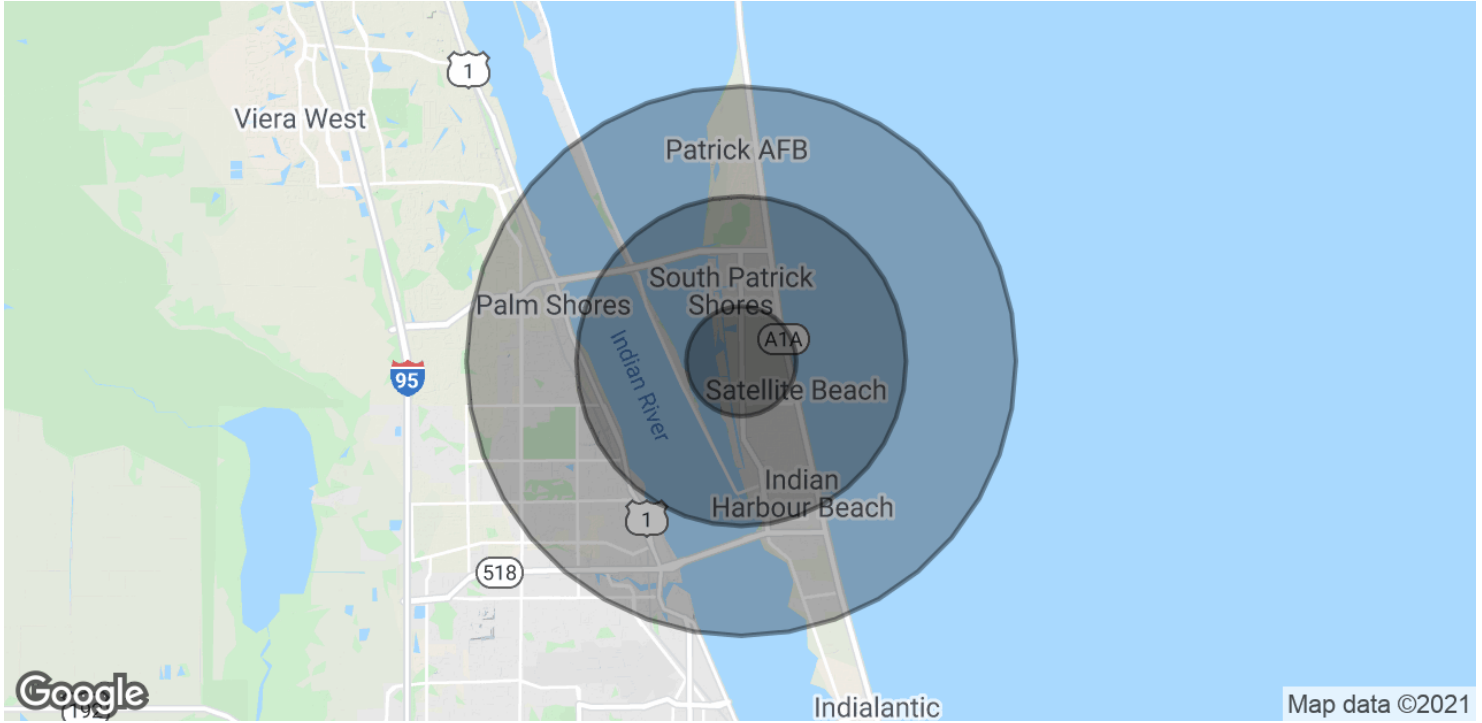


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

600 Jackson Court

Satellite Beach, FL 32937

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,524	27,782	71,293
Average age	43.8	47.4	45.4
Average age (Male)	44.0	47.4	44.5
Average age (Female)	43.7	47.9	46.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,692	11,933	31,032
# of persons per HH	2.4	2.3	2.3
Average HH income	\$76,445	\$83,122	\$72,727
Average house value	\$428,549	\$465,041	\$288,097

* Demographic data derived from 2010 US Census



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
 Cell: 321.258.7556
 mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
 Cell: 321.750.3439
 zach@ullianrealty.com

