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OFFICE BUILDING FOR SALE

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# Freestanding Professional One- Story Office Building

924 Garfield Street Melbourne , FL 32935

FOR SALE | \$359,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR**

President | Broker  
321.722.0707 X14  
brian@teamlbr.com

# EXECUTIVE SUMMARY

Freestanding Professional Office Building • 924 Garfield Street Melbourne , FL 32935



## OFFERING SUMMARY

|                       |                         |
|-----------------------|-------------------------|
| <b>Sale Price:</b>    | \$359,000               |
| <b>Price / SF:</b>    | \$149.58                |
| <b>Lot Size:</b>      | 0.28 Acres              |
| <b>Building Size:</b> | 2,400 SF                |
| <b>Zoning:</b>        | RP- Office Professional |
| <b>APN#:</b>          | 27-37-20-26-A-20        |

## PROPERTY OVERVIEW

Situated directly off of Sarno Road  
Key West Style Design with Metal Roof  
Wrap Around Porch- Three Entrances  
Multiple Offices (7 plus Large Conference Area)  
Windows, Natural Light  
Fireplace  
Kitchenette  
Records/Storage Room  
Pylon Signage  
Six Parking Spaces

## LOCATION OVERVIEW

Situated immediately off of Sarno Road  
+/- 1 Mile to North Wickham Road  
+/- 1 Miles to US Highway 1  
+/- 4 Miles to Interstate 95 at Eau Gallie Blvd

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# INTERIOR PHOTOS

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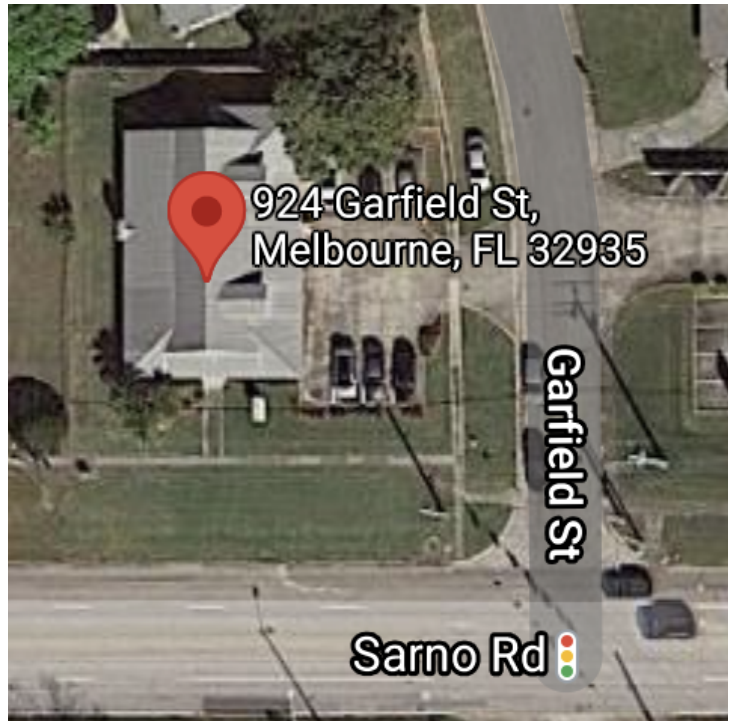
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# EXTERIOR PHOTOS

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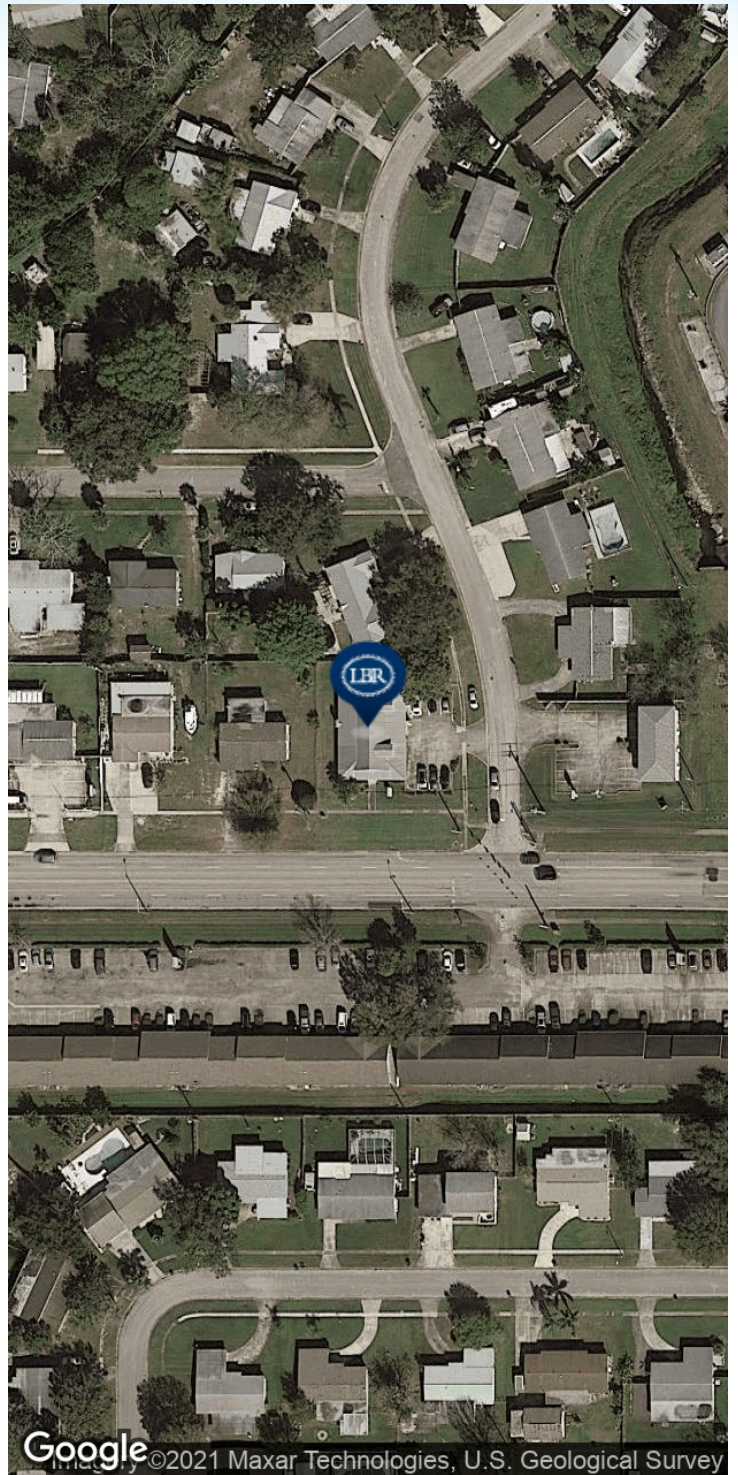
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# LOCATION MAP

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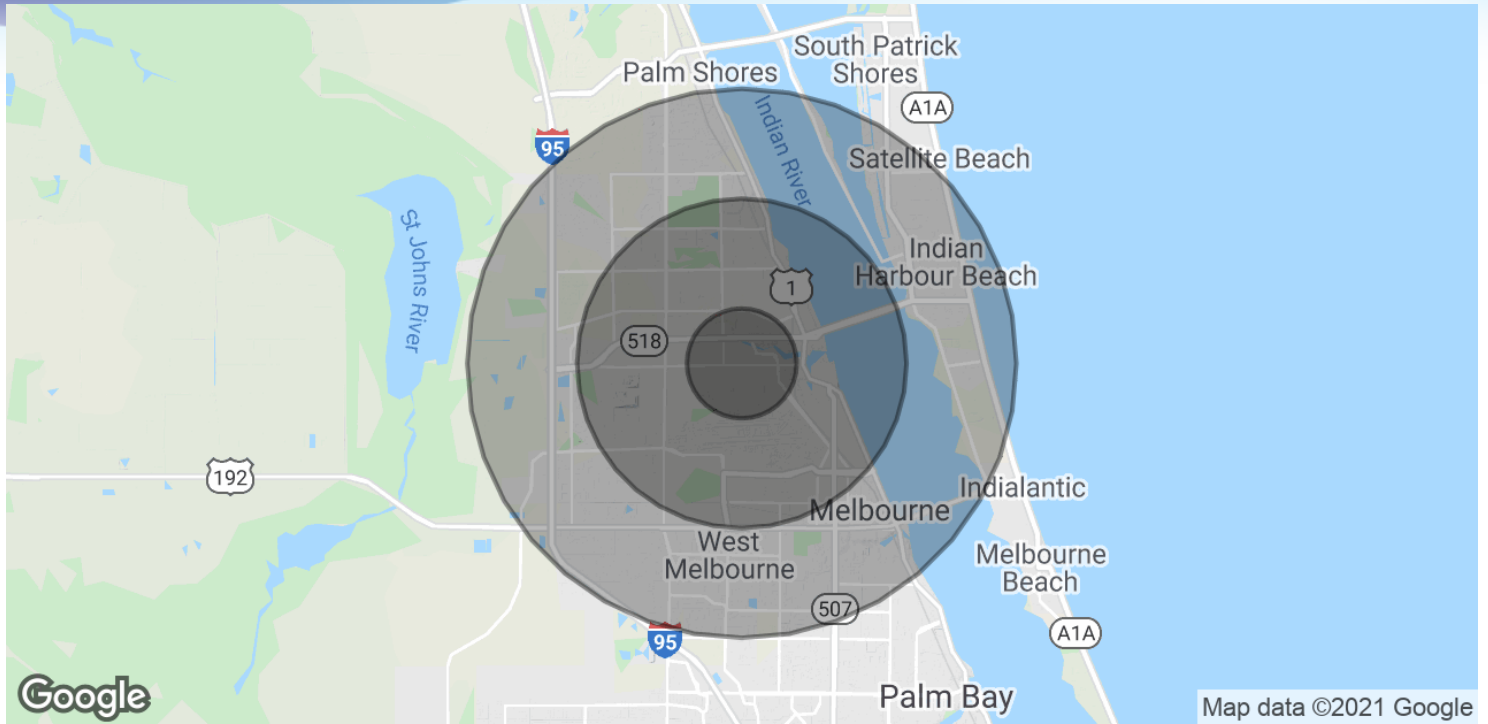
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,054 | 51,230  | 126,497 |
| Average age          | 41.8   | 44.6    | 44.9    |
| Average age (Male)   | 39.0   | 42.1    | 43.0    |
| Average age (Female) | 44.4   | 47.0    | 46.5    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,651     | 22,710    | 53,996    |
| # of persons per HH | 2.4       | 2.3       | 2.3       |
| Average HH income   | \$47,333  | \$51,188  | \$63,357  |
| Average house value | \$141,119 | \$162,106 | \$226,896 |

\* Demographic data derived from 2010 US Census

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