

# High Exposure Property With Frontage On Three Streets

1987 N. Harbor City Boulevard, Melbourne, FL 32935

**1,288 SF Stand-Alone Office / Retail / Commercial Building on 0.81 Acres**



## OFFERING SUMMARY

<b>Sale Price:</b>	\$449,000
<b>Acreage:</b>	0.81 Acres
<b>Facility SF:</b>	1,288 SF
<b>Utilities:</b>	City Water/Sewer; FPL
<b>Zoning:</b>	Combination of City of Melbourne C1 & C2

## PROPERTY OVERVIEW

1,288 SF CBS Stand-Alone Office/Retail Building on 0.81 Acres  
 Large Showroom, 1 Office, Storage Room, Full Bathroom & Washer/Dryer Hookup.  
 Carpet/Painted Concrete Flooring & Drop Ceiling Throughout. Hurricane Shutters.  
 Est. 188' Frontage on US1 x 102' Frontage on Masterson x 198' on Guava.  
 Renovated in 2016. New Roof in 2016. New Exterior HVAC Unit in 2021.  
 Building has Exposure to 47,500 VPD on US1.  
 6-7 Paved Parking Spaces. Extra Land Provides Room for Expansion.  
 Both C1 & C2 Zoning Allows: Office, Retail, Restaurant, Child Care, Laboratories  
 (Research, Medical, Dental), Veterinary Facility & More!

## LOCATION OVERVIEW

Located in the heart of Melbourne adjacent to the US1 & Masterson Street lighted intersection. Surrounding neighbors include Slug-a-Bug, Badcock Furniture, Morgan Financial, and the Historic Downtown Eau Gallie Arts District (EGAD) to name a few. Close proximity to Eau Gallie Boulevard which is a direct connector to Interstate 95 and the beaches. Make this the future home for your business today!



**Michael S. Ullian, President, CCIM, SIOR**

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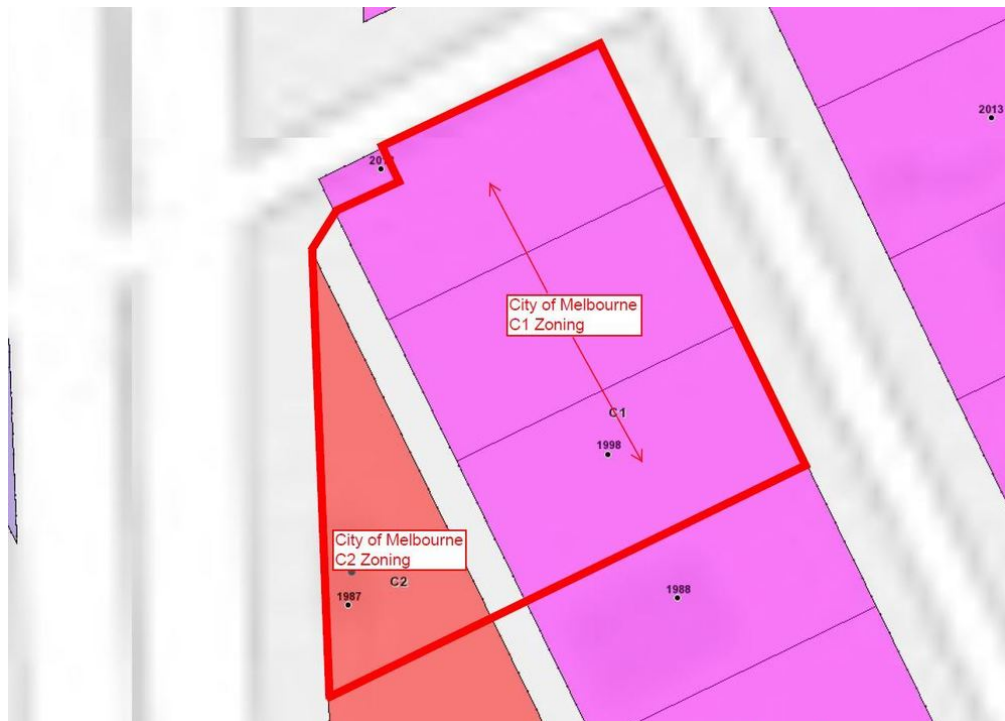
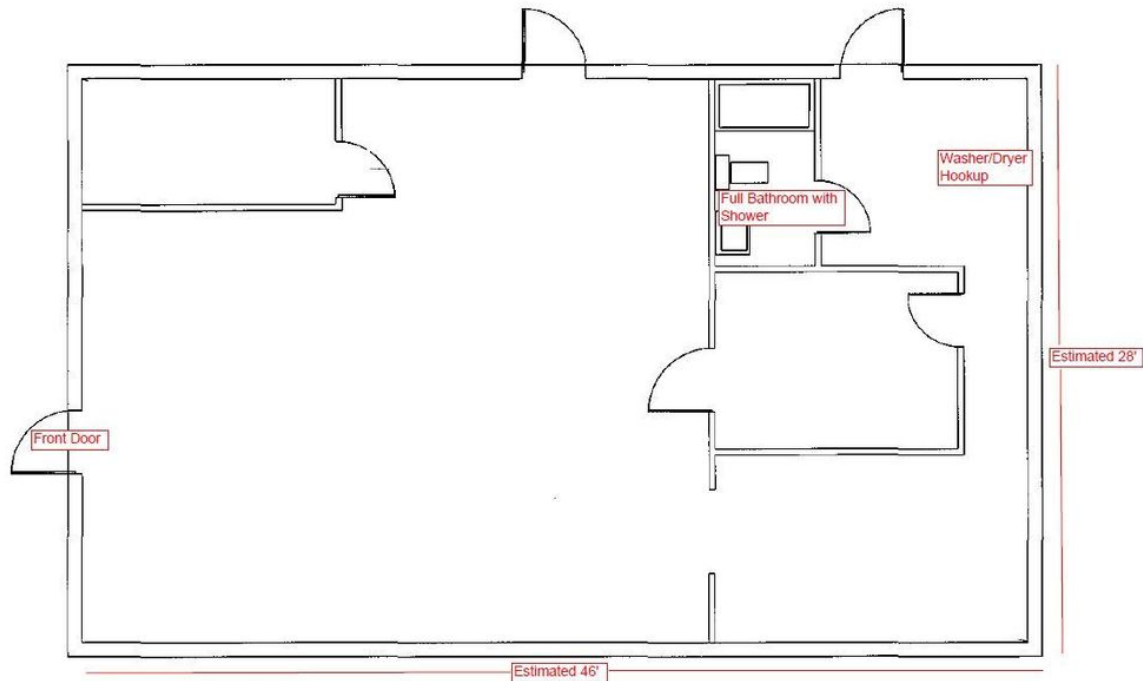




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## Floor Plan & Zoning Aerial



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**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

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## Additional Photos



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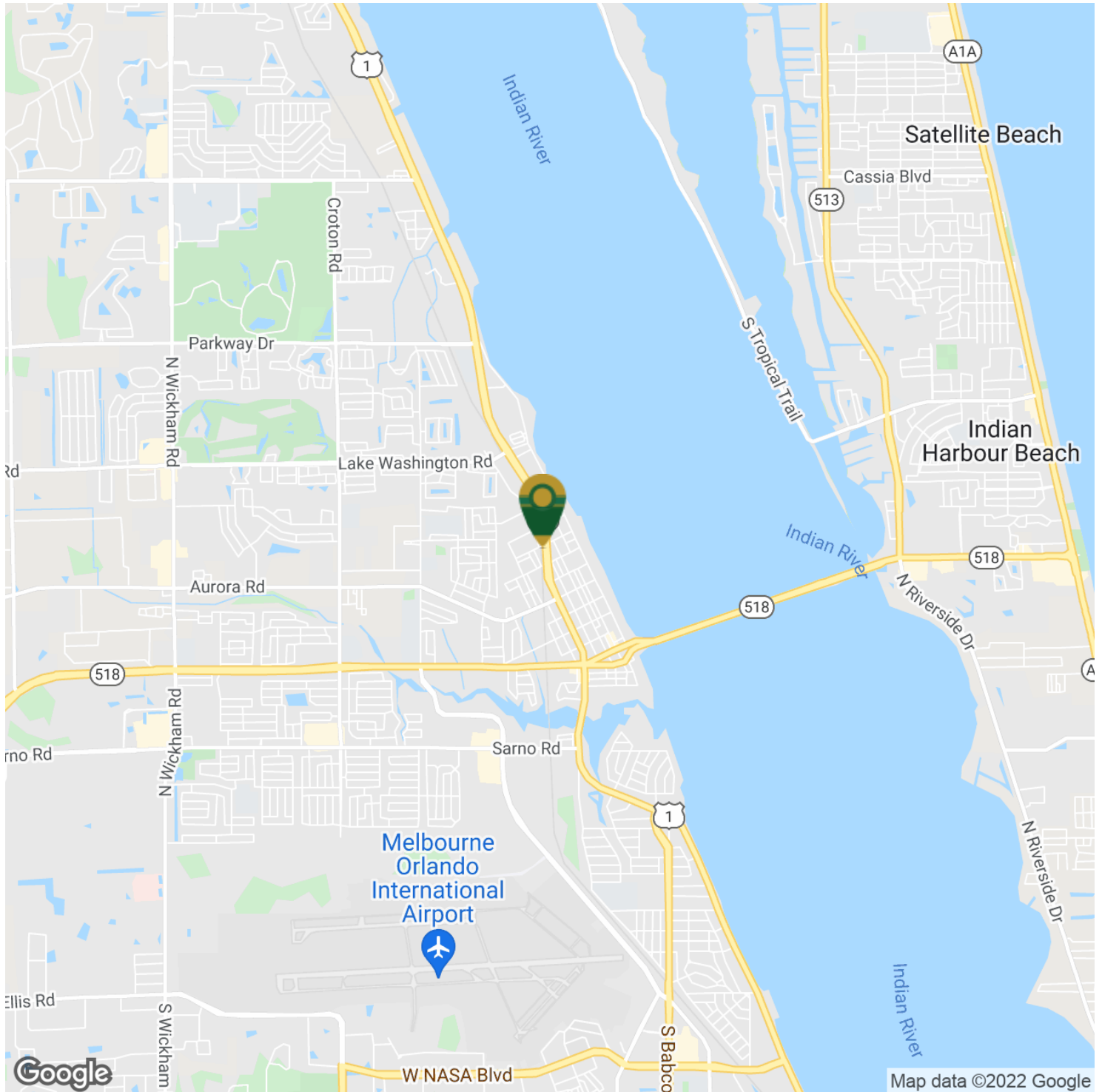
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## Location Map



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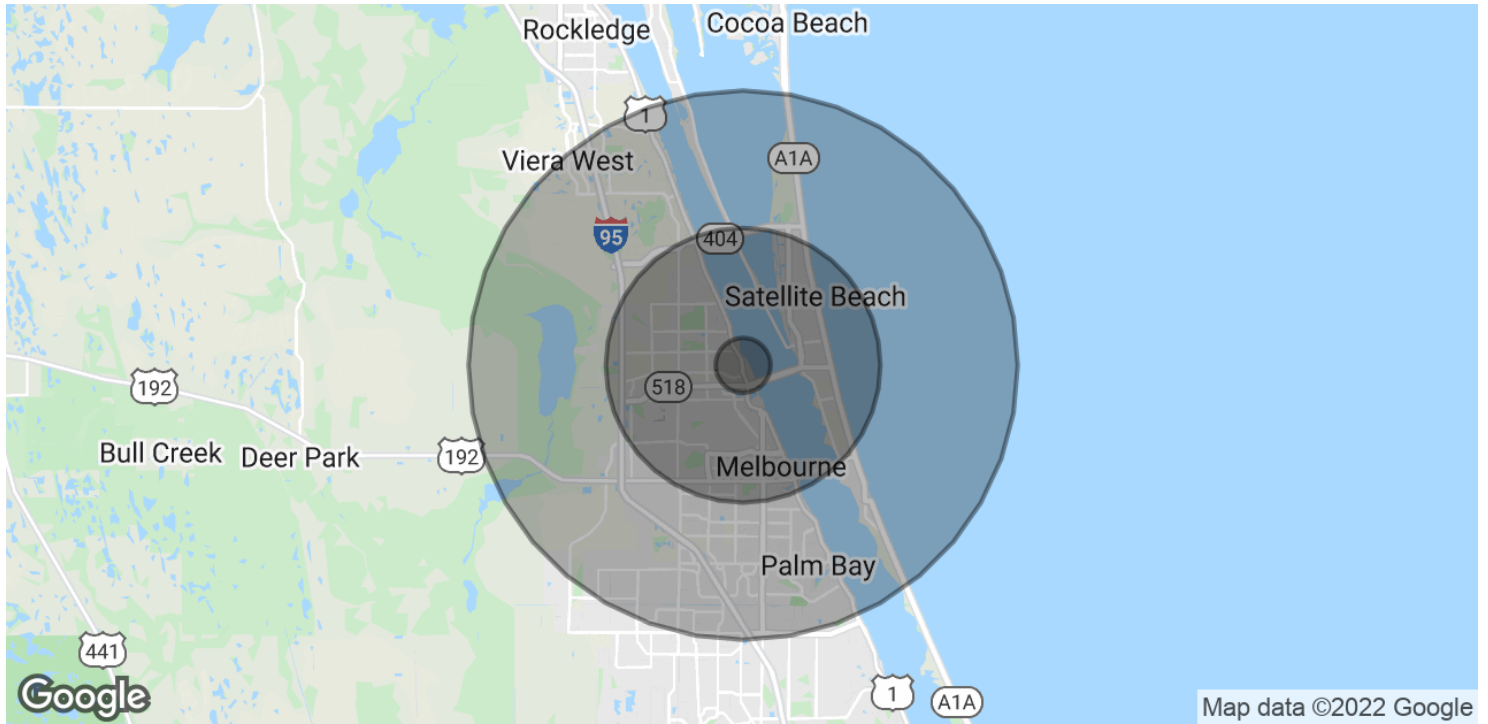


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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,495	121,090	264,588
Average Age	42.9	45.3	44.6
Average Age (Male)	41.8	43.5	42.8
Average Age (Female)	44.3	46.8	46.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,977	51,825	109,961
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$46,228	\$67,153	\$67,054
Average House Value	\$202,212	\$243,001	\$240,697

\* Demographic data derived from 2010 US Census



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