

Northeast Corner Of Dow Road & John Rodes Boulevard

4320-4350 Dow Road, Melbourne, FL 32934

Close Proximity to I-95 & Melbourne International Airport



OFFERING SUMMARY

Sale Price: \$1,495,000

Acreage: 5.26 Acres

Zoning: Brevard County Light Industrial (IU)

Nearby Utilities: City Water/Sewer, FPL

PROPERTY OVERVIEW

Three Parcels Included in Sale. BCPA Account #'s: 2732773, 2704244 & 2704236.
 Estimated 509' Frontage on Dow Road
 Estimated 450' Frontage on John Rodes Boulevard
 Exposure to Approximately 6,400 VPD on John Rodes Boulevard
 Zoning Allows: Manufacturing, Assembly, Automobile, Warehousing & More!
 2021 Property Taxes were \$8,441.35.

LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between Ellis Road & Eau Gallie Boulevard. There are two Interstate 95 Interchanges within a 2-mile radius. Close proximity to the Melbourne International Airport, L3Harris, Amazon, and all of the other restaurants, daycare and amenities that the area has to offer. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
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 mike@ullianrealty.com

Zachary Ullian

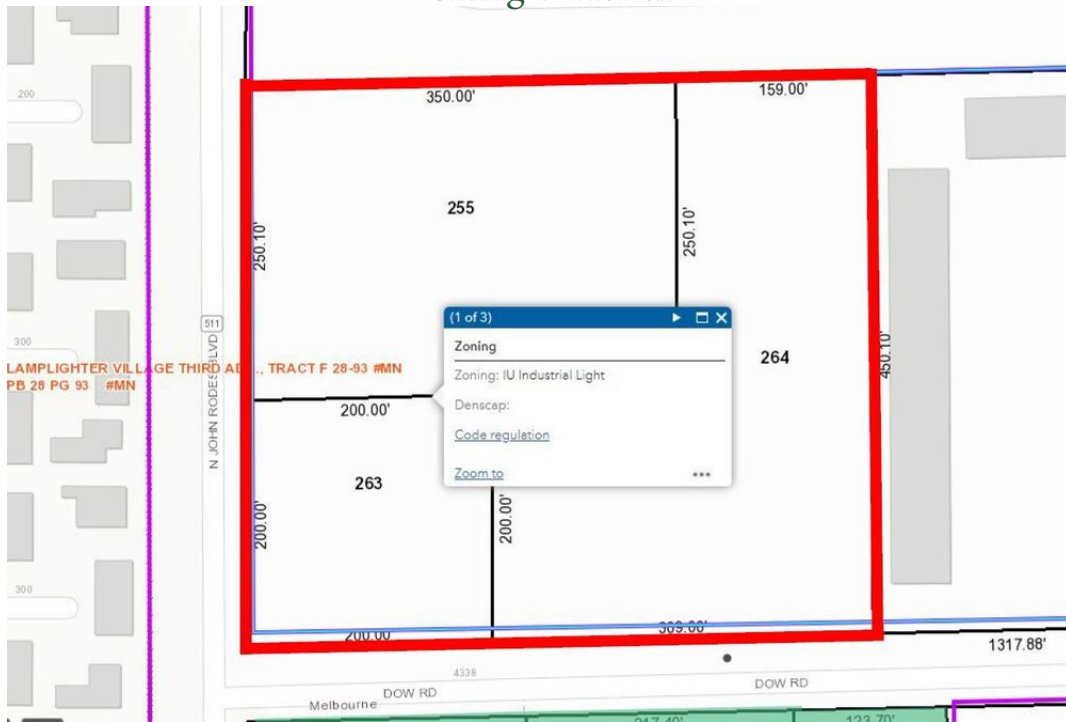
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Zoning & Aerial



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SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

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Additional Photos



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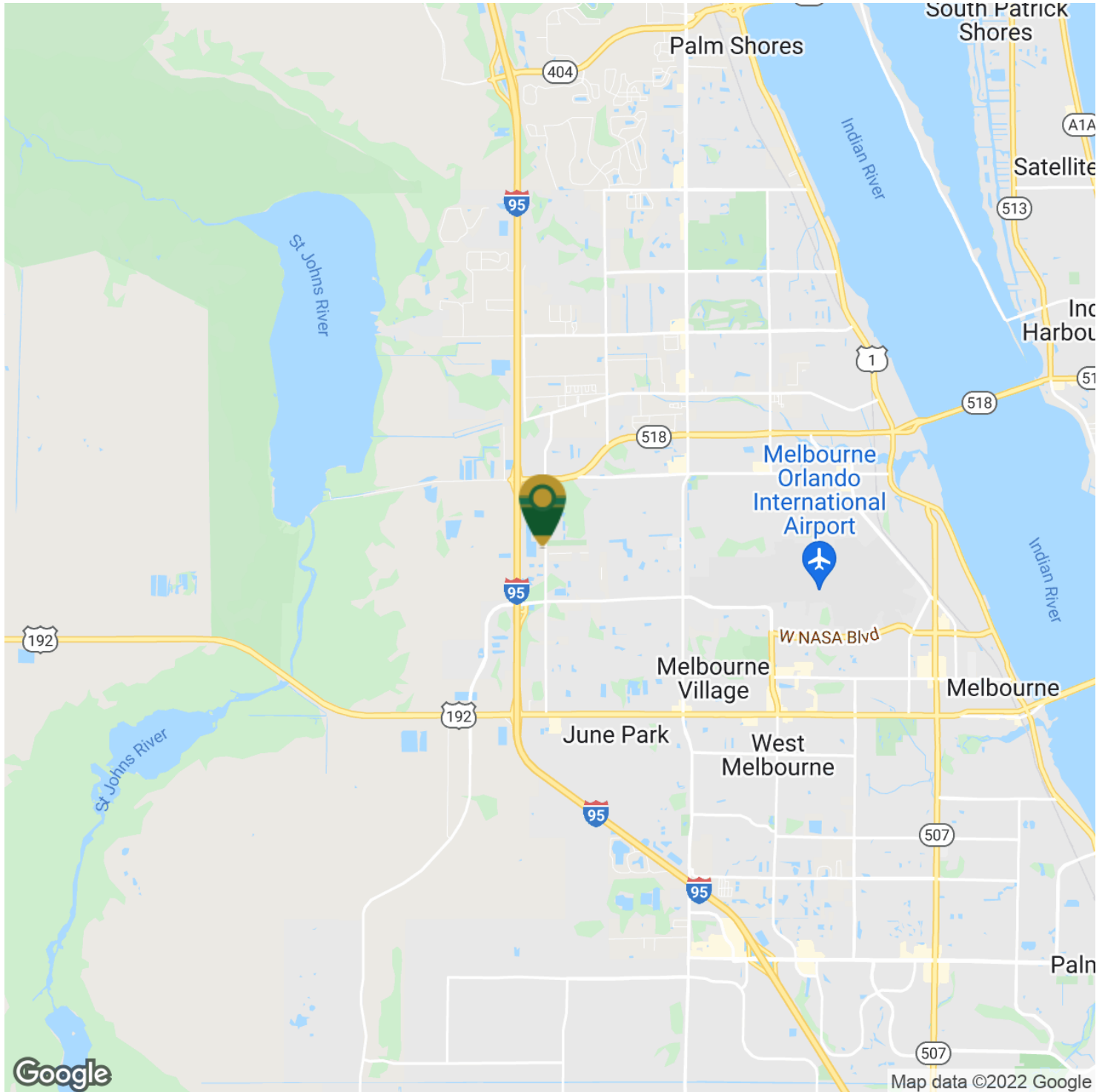


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Location Map



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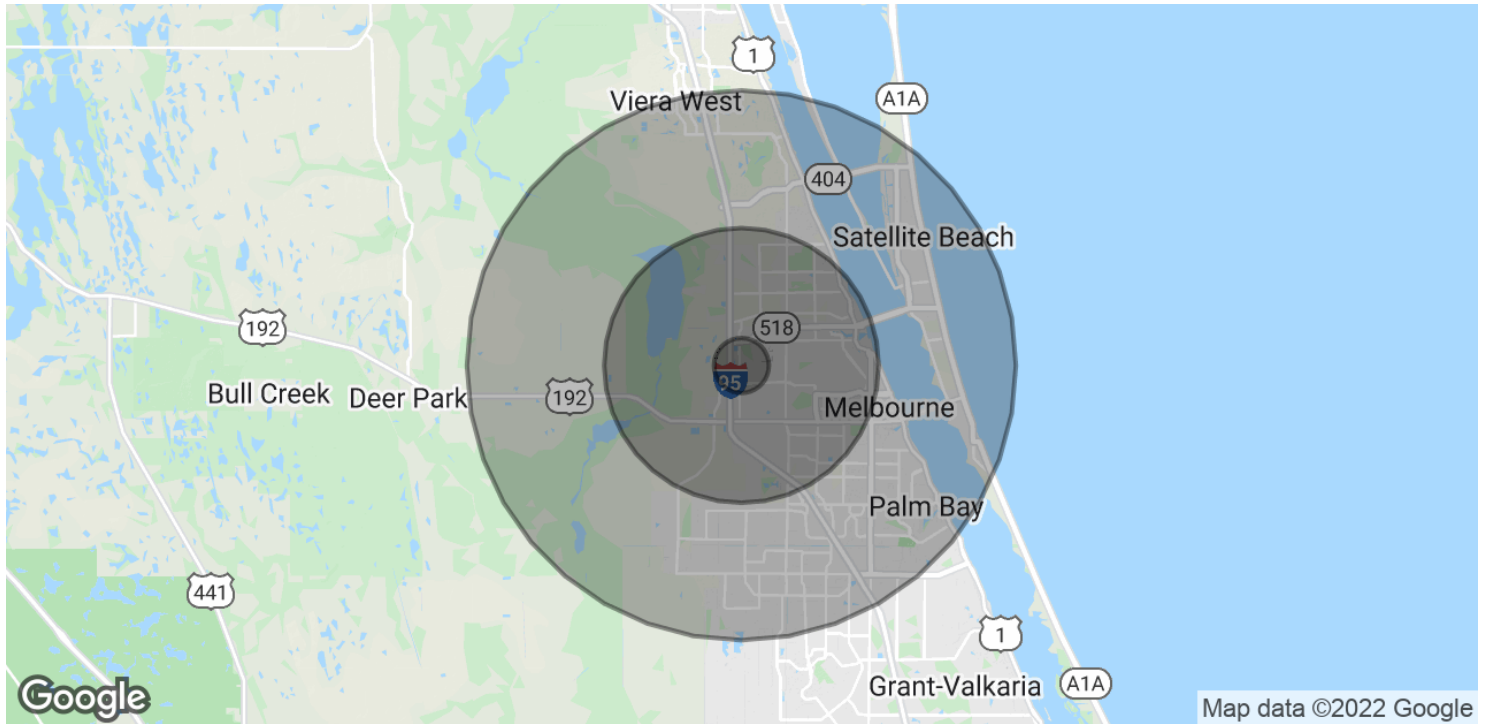


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,937	78,667	272,329
Average Age	59.4	44.1	43.7
Average Age (Male)	55.8	42.1	41.9
Average Age (Female)	60.6	46.0	45.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	975	32,991	111,270
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$46,047	\$57,941	\$65,515
Average House Value	\$59,318	\$199,930	\$230,448

* Demographic data derived from 2010 US Census



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