

420-426 Nieman Avenue

Melbourne, FL 32901

Single Tenant Income Producing Building in Heart of Melbourne



OFFERING SUMMARY

Sale Price: \$675,000

Acreage: 0.34 Acres

Facility SF: 5,420 SF

Zoning: City of Melbourne
General Commercial
(C2)

PROPERTY OVERVIEW

Single Tenant Income Producing Concrete Block Building.
Multiple Years Remaining on Lease. Call for Details on Tenant & Financials.
Est. 982 SF HVAC Office + 4,438 SF Non-HVAC Open Space = 5,420 SF Total.
4 Grade Level Overhead Doors (est 10' Wide x 11' 6" Tall). Ceiling Height 14' +/-
(C2) Zoning: Electronic Assembly, Laboratories, Office, Retail, Wholesaling & More! FLU is City of Melbourne General Commercial.
2021 Property Taxes were \$4,121.27
DO NOT DISTURB TENANT

LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between SR 192 & Eau Gallie Boulevard. Close proximity to the Melbourne International Airport, Downtown Melbourne, Melbourne Square Mall and all of the other dining, beaches, daycare and schools that Melbourne has to offer! Easily accessible via nearby US1, Babcock Street & Apollo Boulevard. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

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Zachary Ullian

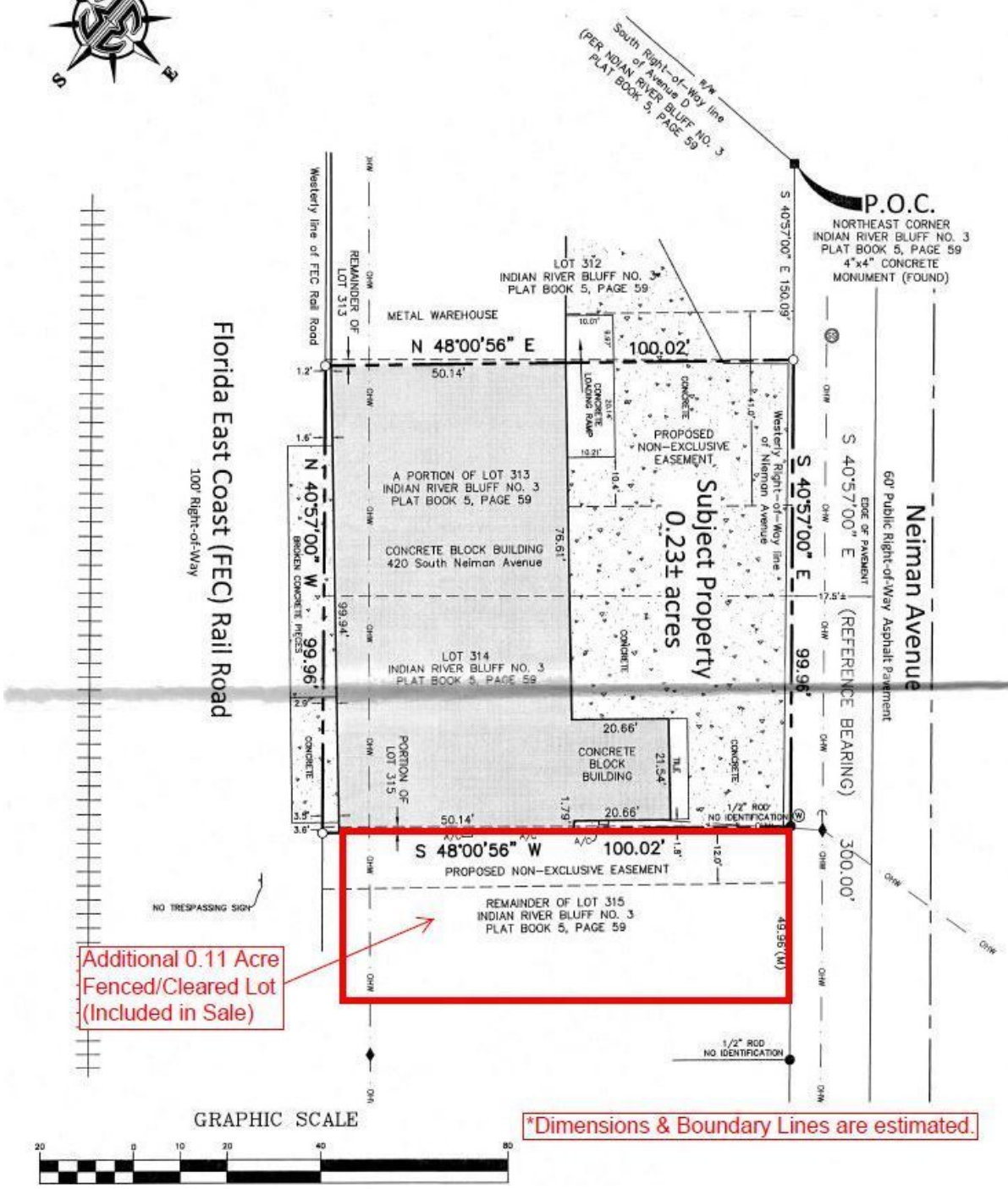
Broker Associate
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Survey



Additional 0.11 Acre Fenced/Cleared Lot (Included in Sale)

*Dimensions & Boundary Lines are estimated.



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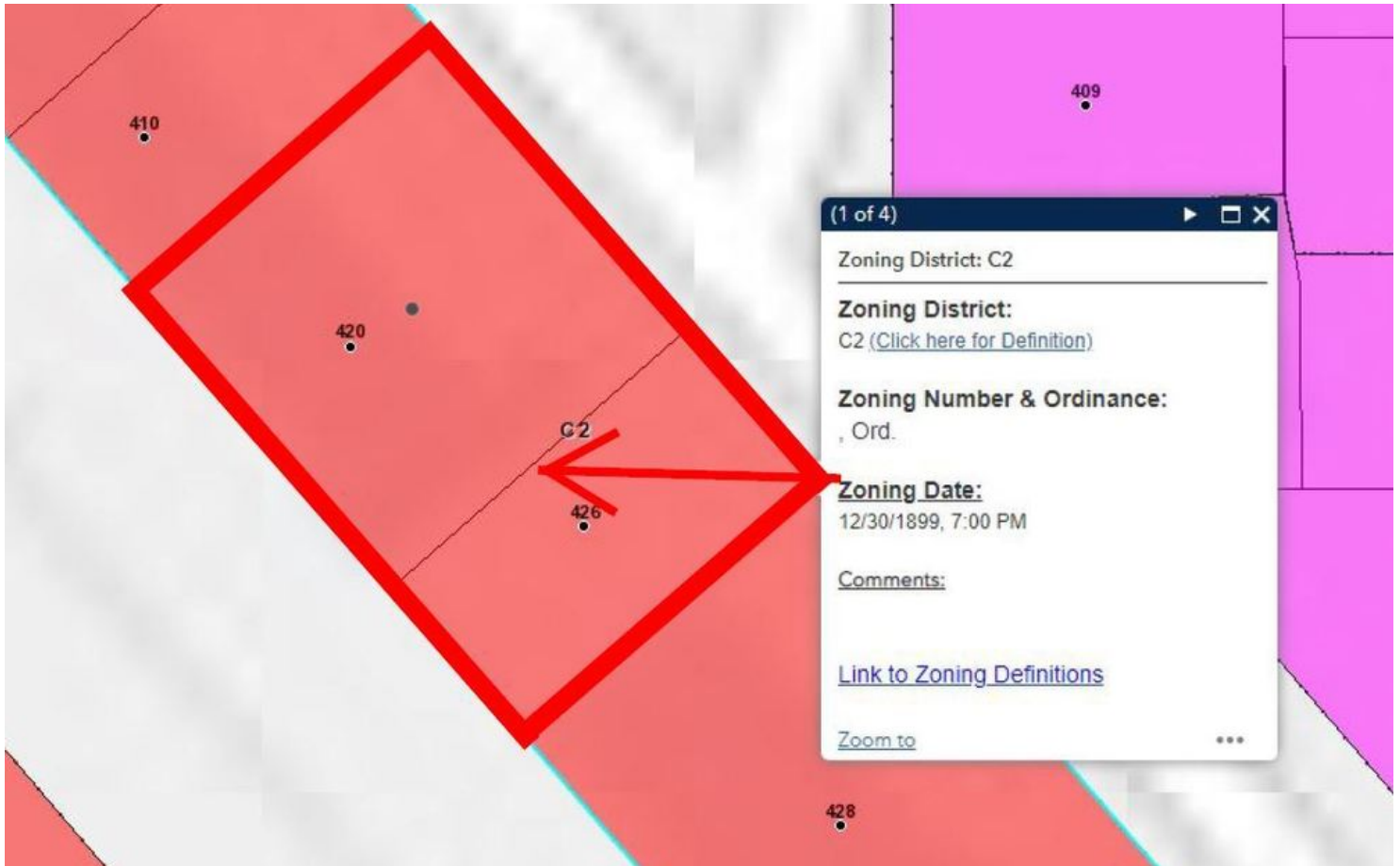


The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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Zoning Aerial



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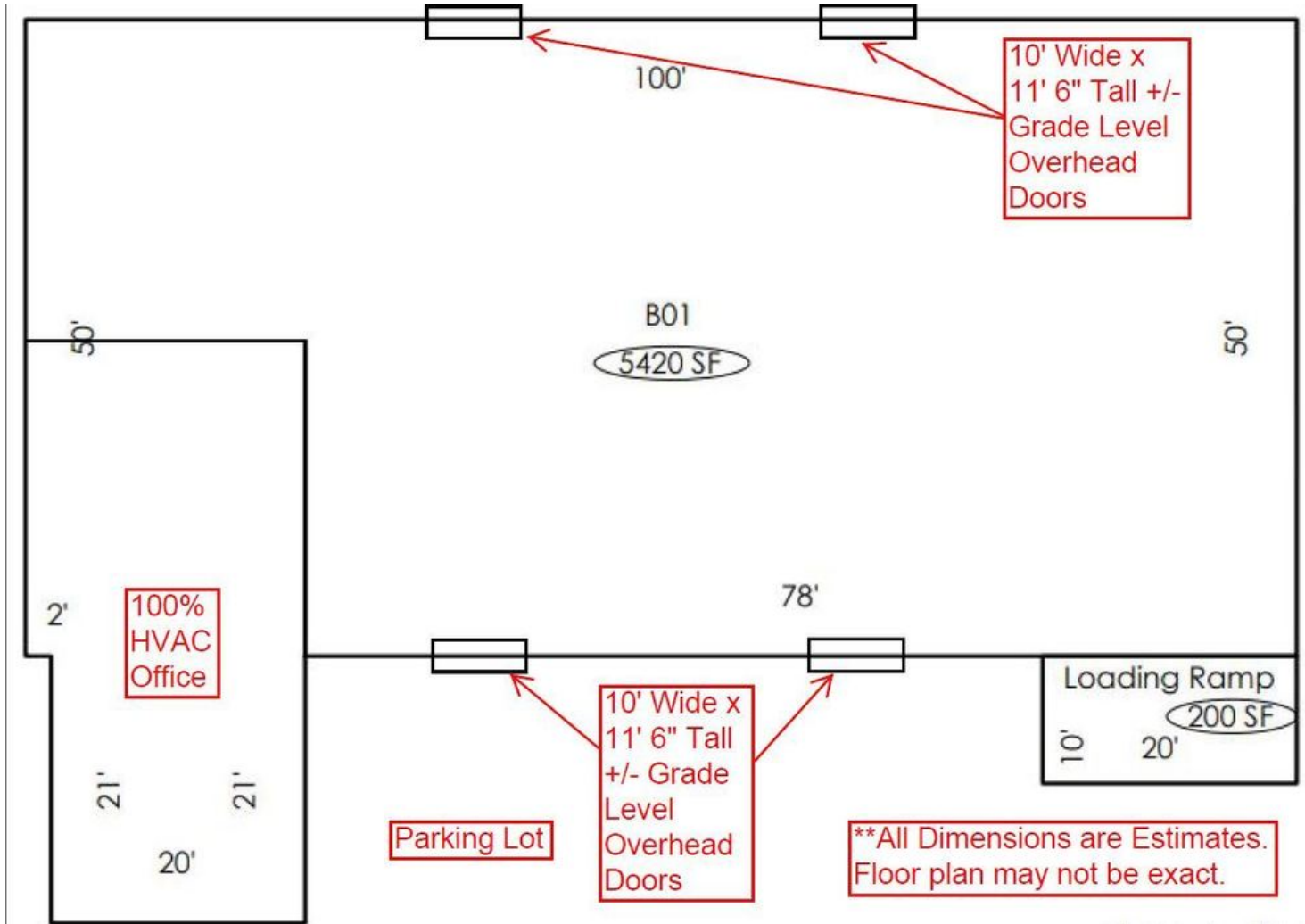


SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

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Floor Plan



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Additional Photos



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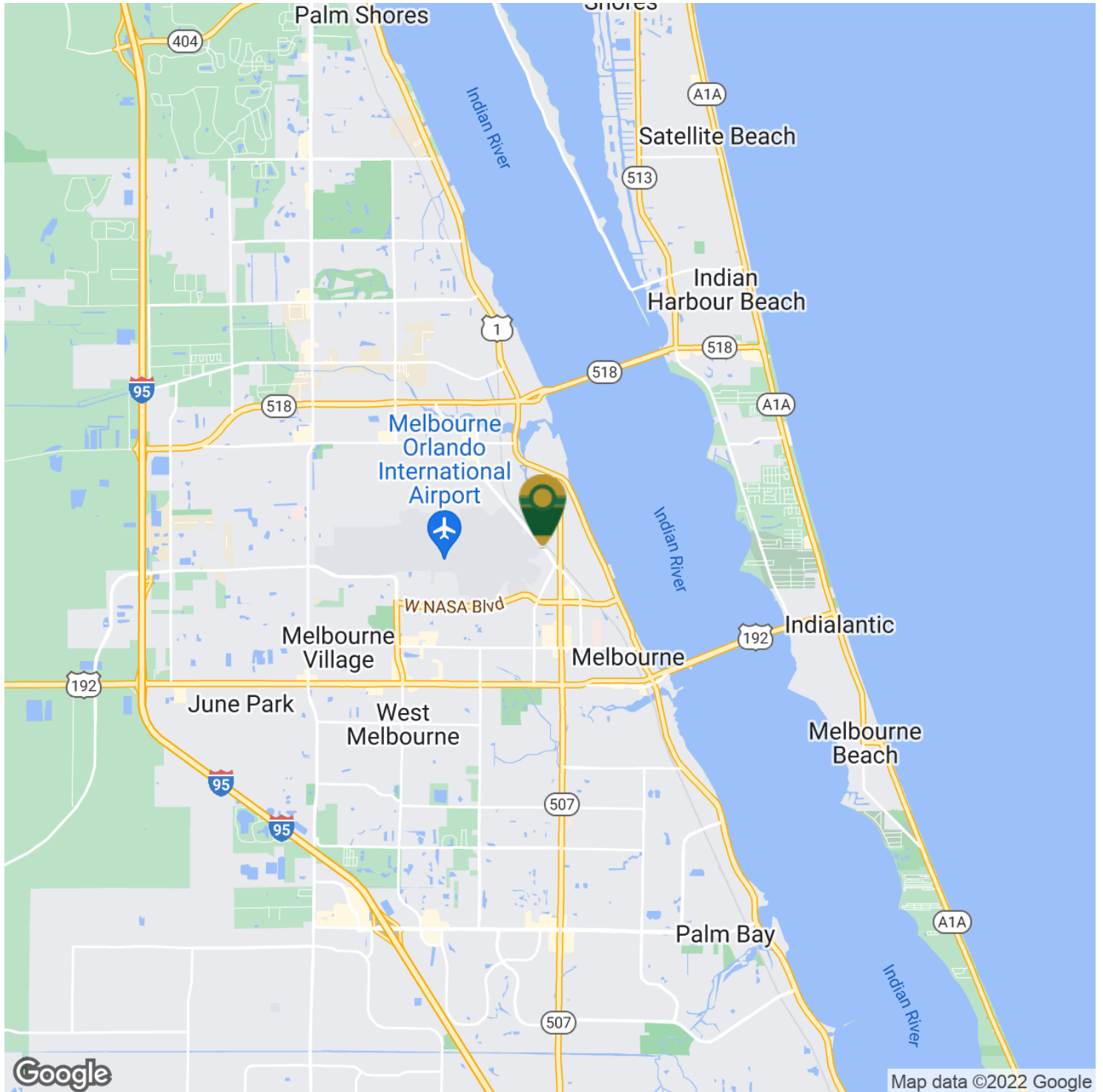


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Location Map



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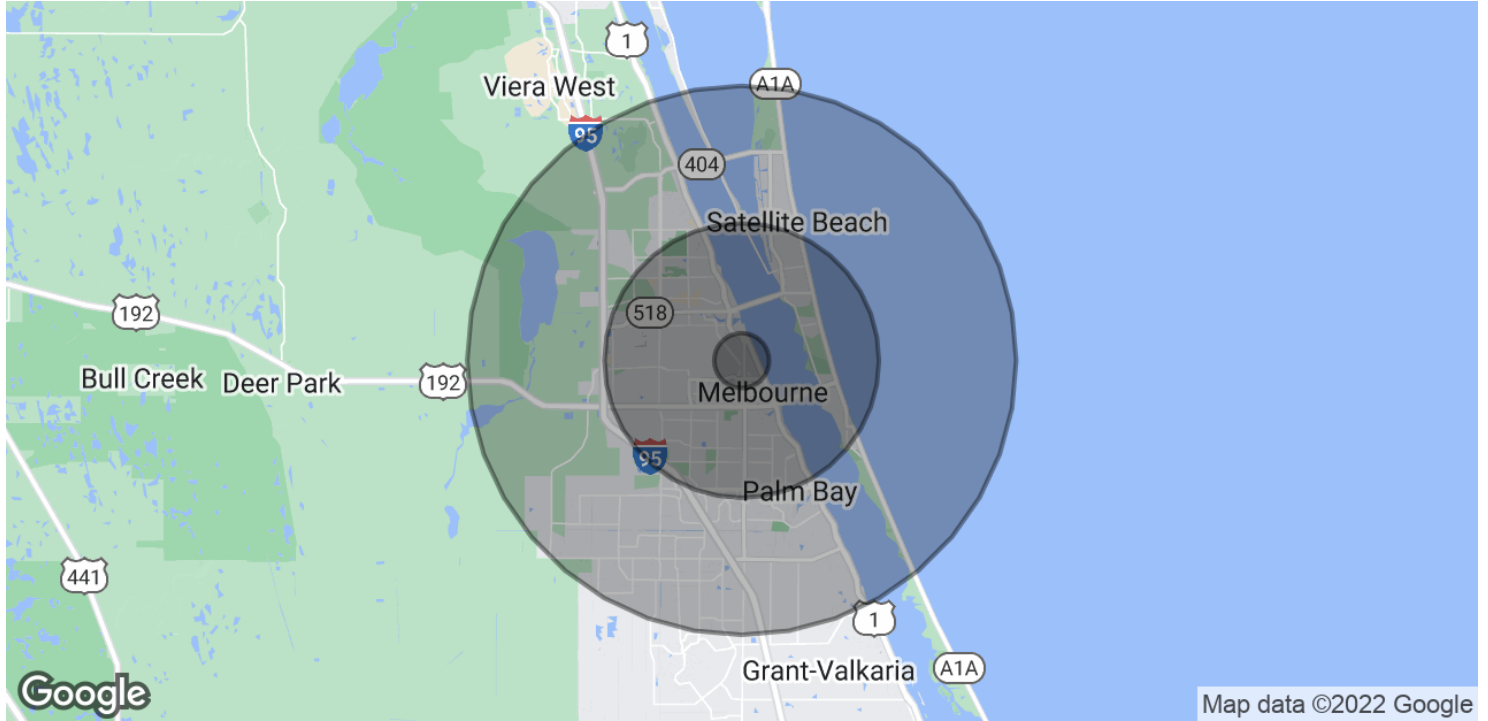


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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,550	130,731	276,352
Average Age	49.5	44.8	43.9
Average Age (Male)	45.3	42.5	42.1
Average Age (Female)	52.6	46.7	45.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,228	56,876	112,961
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$41,321	\$60,222	\$65,330
Average House Value	\$195,030	\$210,126	\$233,914

* Demographic data derived from 2020 ACS - US Census



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