



LIGHTLE
BECKNER
ROBISON

« INCORPORATED »

COMMERCIAL REAL ESTATE SERVICES

OFFICE BUILDING FOR SALE

Two Freestanding Buildings For Sale Professional / Office Immediate Proximity Downtown Melbourne

2115 Waverly Place and 800 E Melbourne Ave Melbourne, FL 32901

FOR SALE | \$625,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker

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EXECUTIVE SUMMARY

• 2115 Waverly Place and 800 E Melbourne Ave Melbourne, FL 32901



OFFERING SUMMARY

Sale Price: \$625,000

Lot Size: 0.34 Acres

Building Size: 3,011 SF Combined
2,303 and 708

Zoning: C-3 Central Business
District City of
Melbourne

APN#: 28-37-03-FD-46-6

PROPERTY OVERVIEW

Two Freestanding Buildings Offered for Sale on One Tax Parcel

800 E Melbourne Ave / Tenant Moving - Pharmacy is not for sale.

Current Buildout is Pharmacy with Lab and Offices +/- 2,303/sf

2115 Waverly Place +/- 708/sf

Current Buildout is Offices, Reception Area, Kitchenette and Restroom with Shower

LOCATION OVERVIEW

Excellent Location on Both Melbourne Avenue and Waverly Place

Immediate Proximity of Vibrant Downtown Melbourne

Situated within +/- 2/10 Mile of New Hotel Melby Tapestry Collection

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MELBOURNE AVE AND WAVERLY PLACE

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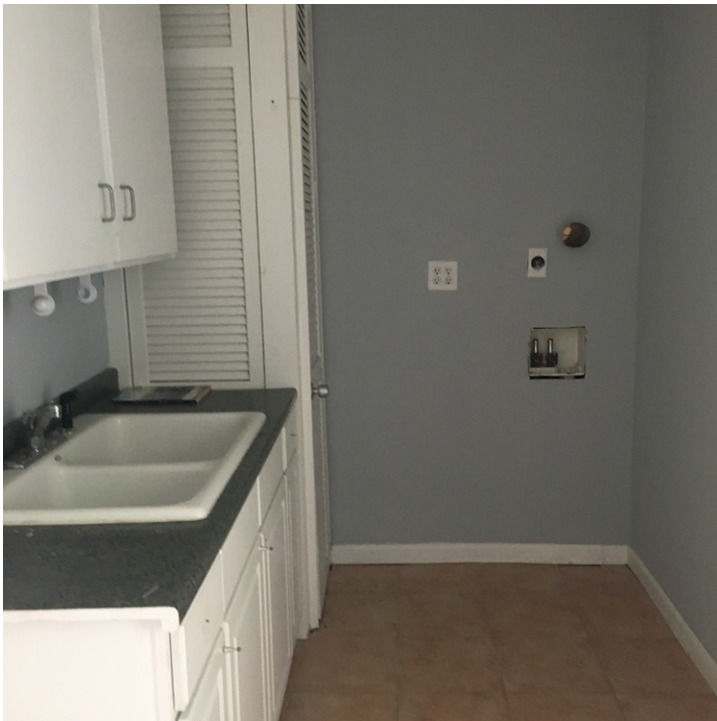
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2115 WAVERLY PLACE

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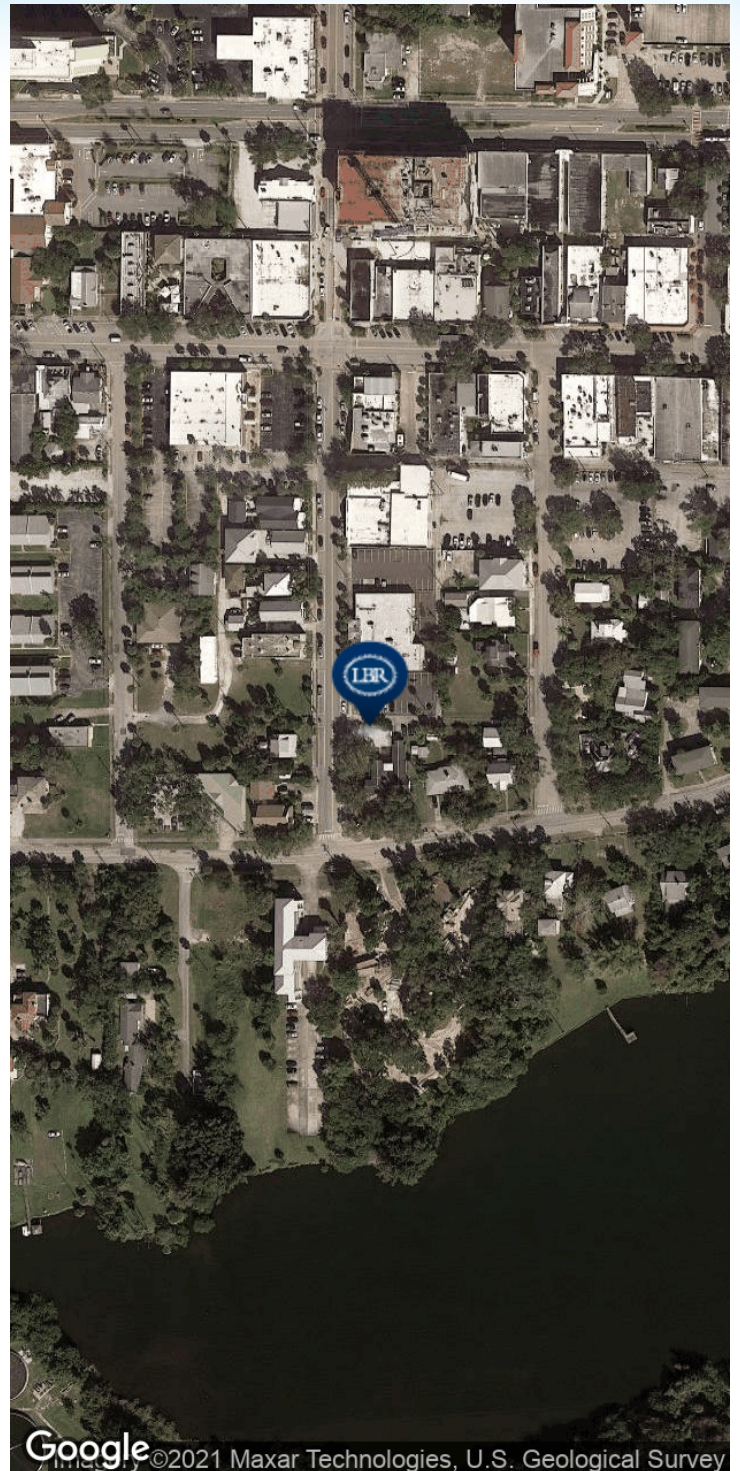
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LOCATION MAP

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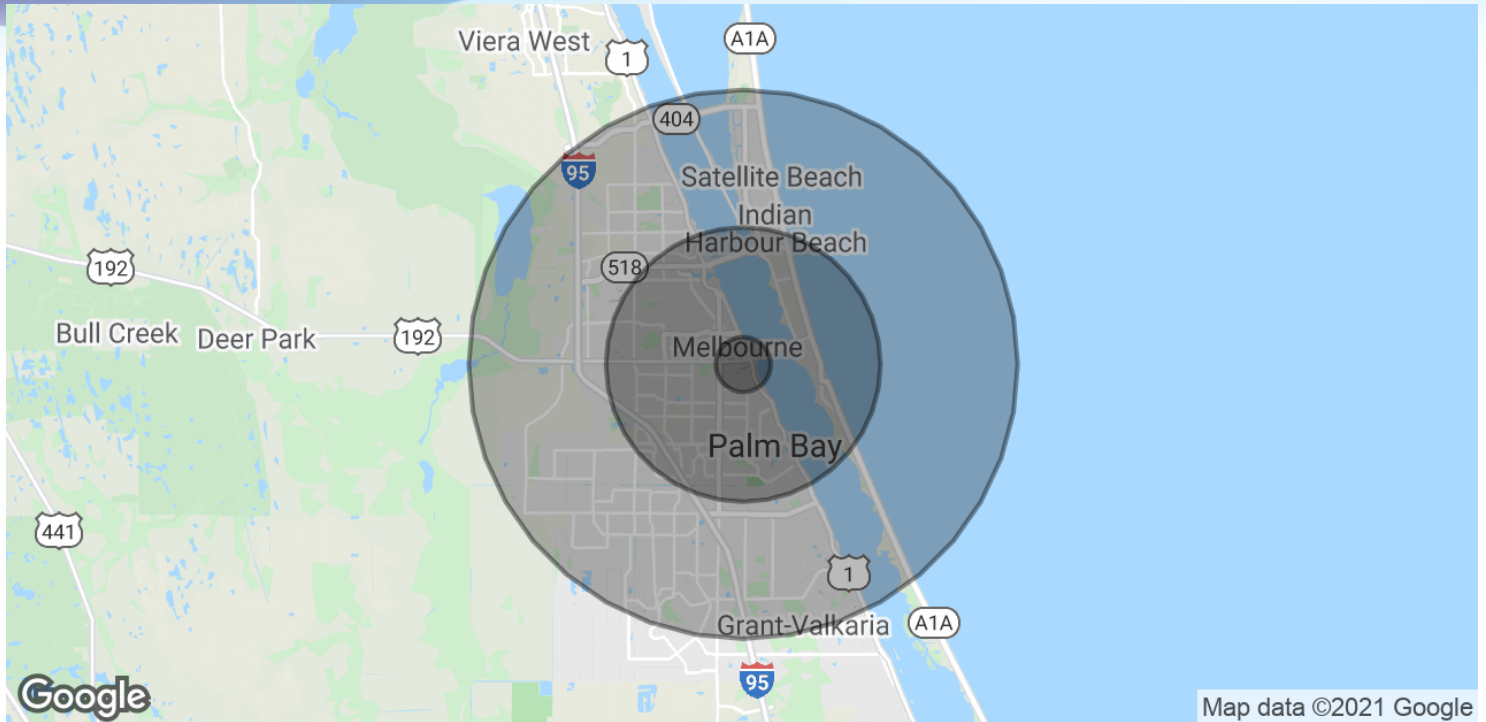
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DEMOGRAPHICS MAP & REPORT

• 2115 Waverly Place and 800 E Melbourne Ave Melbourne, FL 32901



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,492	117,563	273,072
Average age	46.8	44.4	43.6
Average age (Male)	45.9	41.5	41.7
Average age (Female)	40.5	46.9	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,982	50,572	111,228
# of persons per HH	2.3	2.3	2.5
Average HH income	\$36,681	\$59,224	\$63,640
Average house value	\$202,123	\$202,022	\$227,251

* Demographic data derived from 2010 US Census

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