

EXECUTIVE SUMMARY

• 2905 Bush Dr Melbourne, FL 32935



OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / SF:	\$181.52
Lot Size:	0.53 Acres
Year Built:	2006
Building Size:	6,060 SF
Zoning:	M2
APN#:	27-37-18-27-*8

PROPERTY OVERVIEW

Metal Roof
New HVAC
2 Grade-Level Roll up Doors
480 3 phase power

LOCATION OVERVIEW

Located in the cul-de-sac of Bush Dr off Wickham Rd
Easy Access between Aurora Rd and Lake Washington Rd

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

INTERIOR PHOTOS

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ADDITIONAL PHOTOS

• 2905 Bush Dr Melbourne, FL 32935



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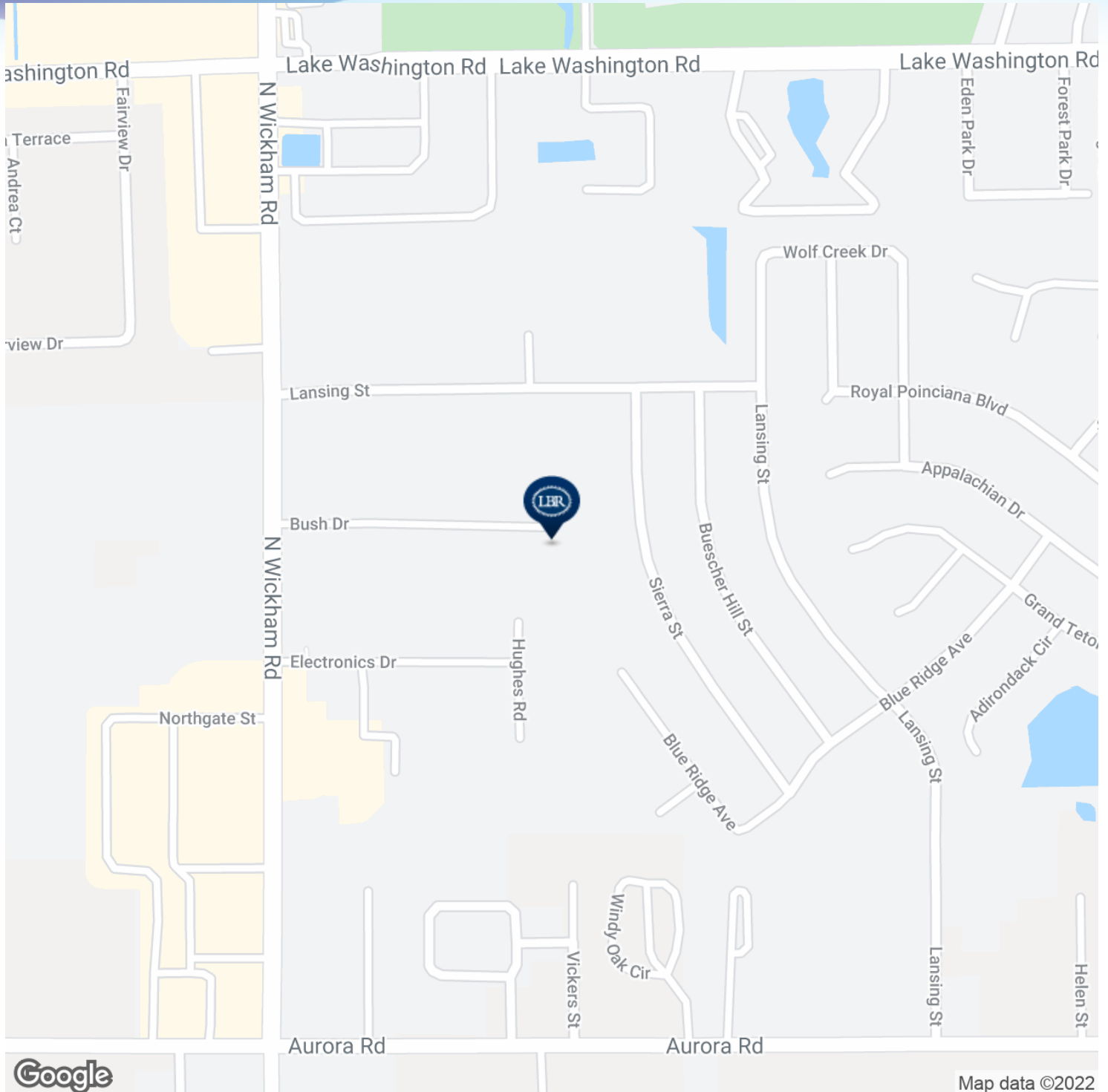
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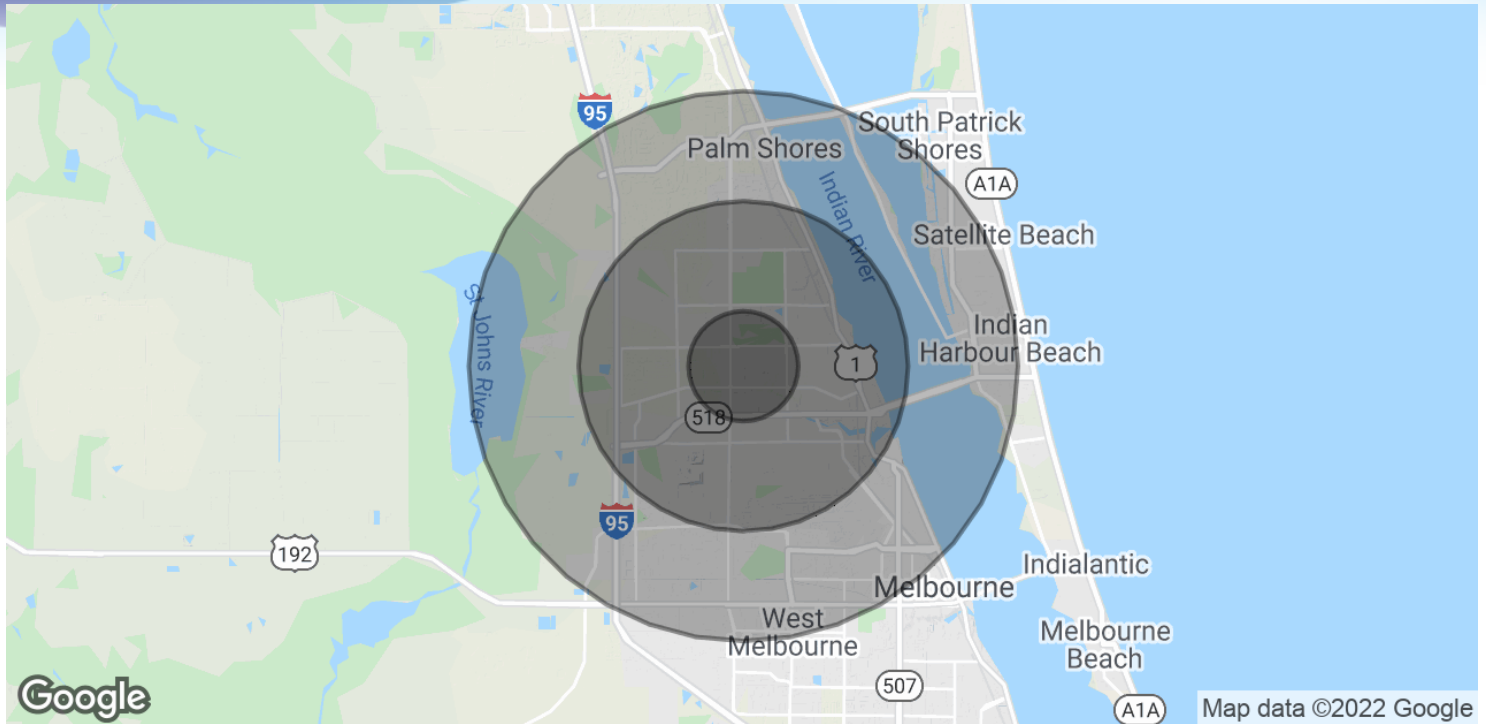
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,325	56,674	102,221
Average Age	40.6	44.1	45.5
Average Age (Male)	38.6	41.8	43.8
Average Age (Female)	43.3	46.2	47.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,411	24,459	43,518
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,857	\$56,938	\$65,455
Average House Value	\$195,768	\$200,584	\$246,389

* Demographic data derived from 2010 US Census

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