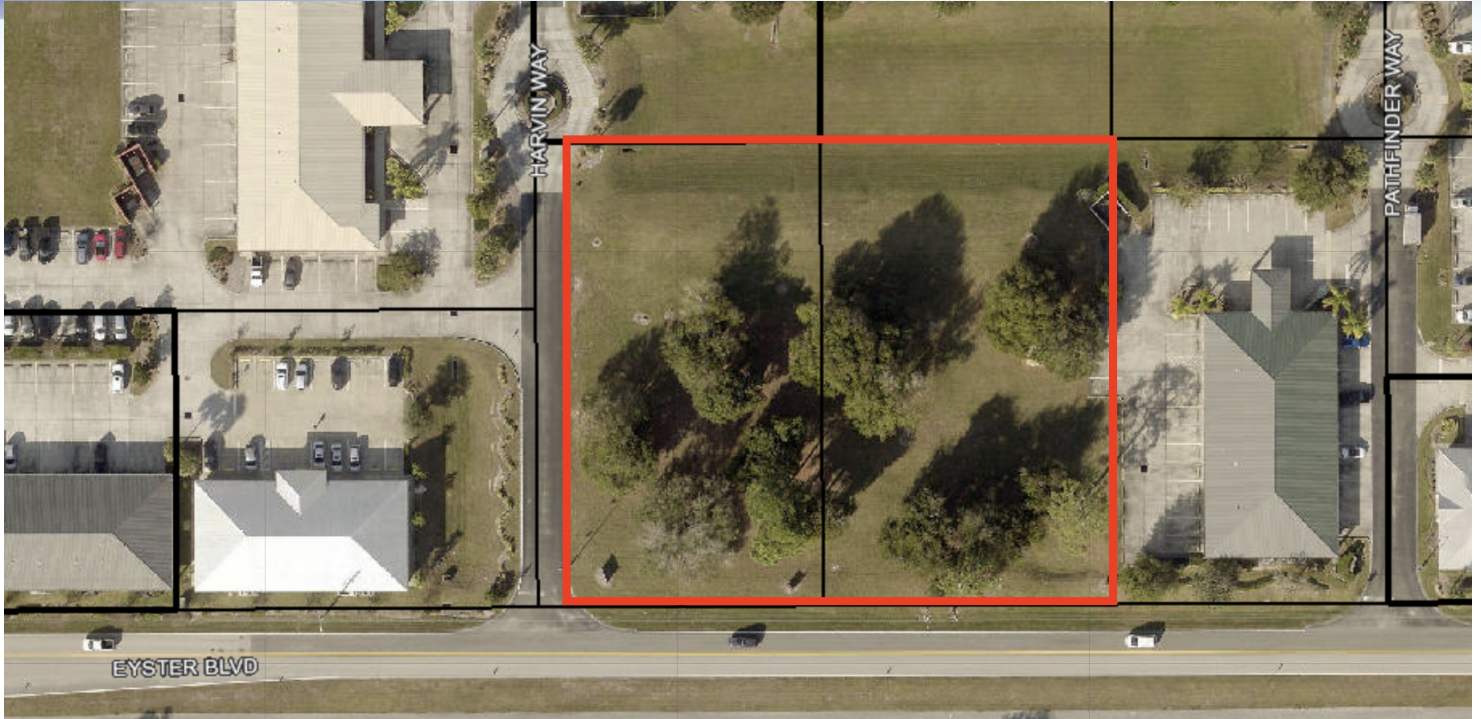


EXECUTIVE SUMMARY

• 1039 & 1049 Harvin Way Rockledge, FL 32955



OFFERING SUMMARY

Sale Price: \$250,000 & \$240,000

Lot Size: 1.79 Acres

Zoning: M2

APN#: 25-36-09-00-67 & 25-36-09-00-66

PROPERTY OVERVIEW

Two vacant lots available in Rockledge - total +/- 1.79 acres
Corner lot is +/- 0.89 acres
Mid Block lot is +/- 0.90 acres

LOCATION OVERVIEW

Corner vacant industrial land at Harvin Way and Eyster Blvd
Harvin Way is a connector between Eyster Blvd and Murrell Rd - main through-fare in Rockledge.

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

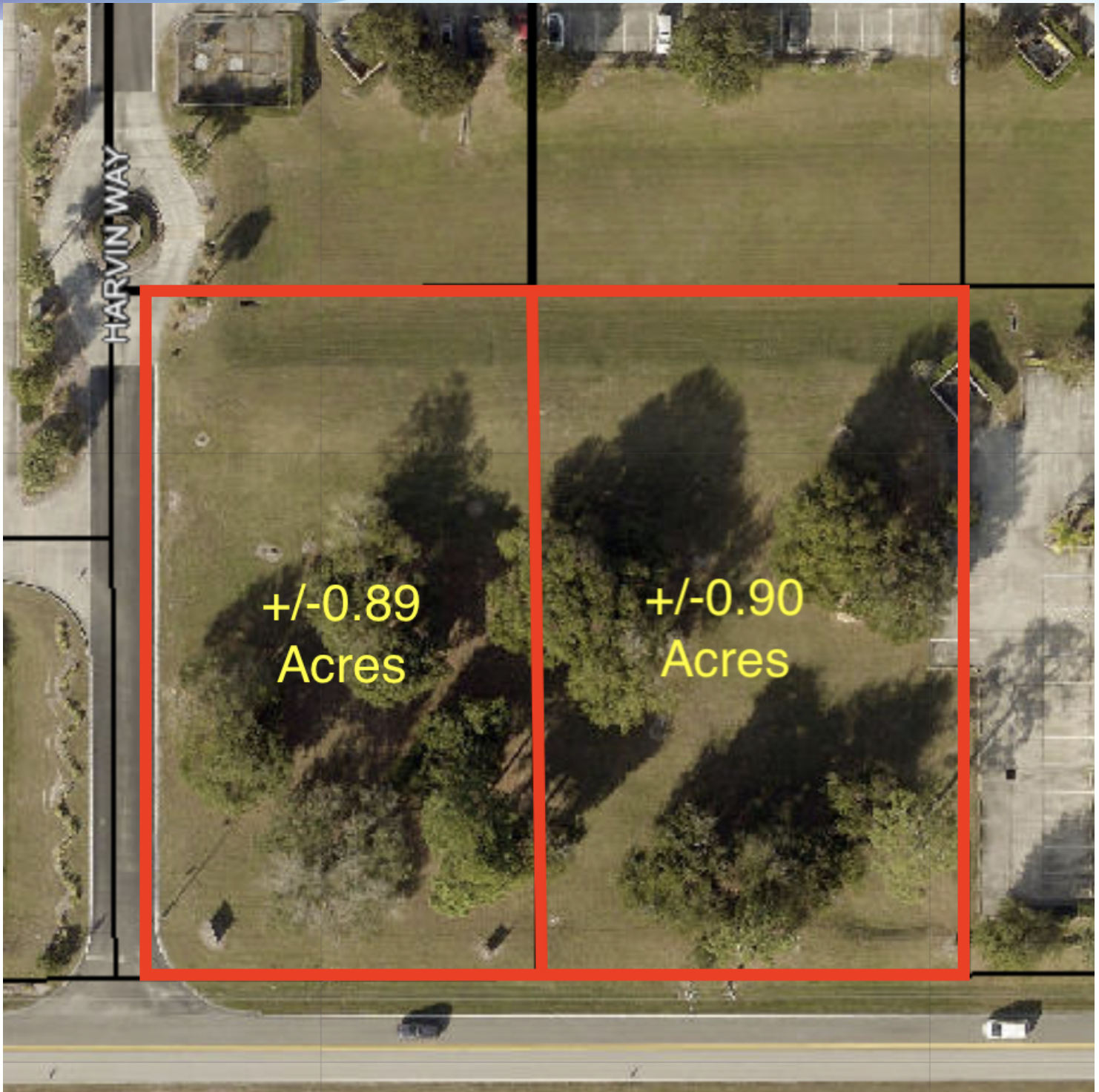
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Melbourne, FL 32901

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ADDITIONAL PHOTOS

• 1039 & 1049 Harvin Way Rockledge, FL 32955



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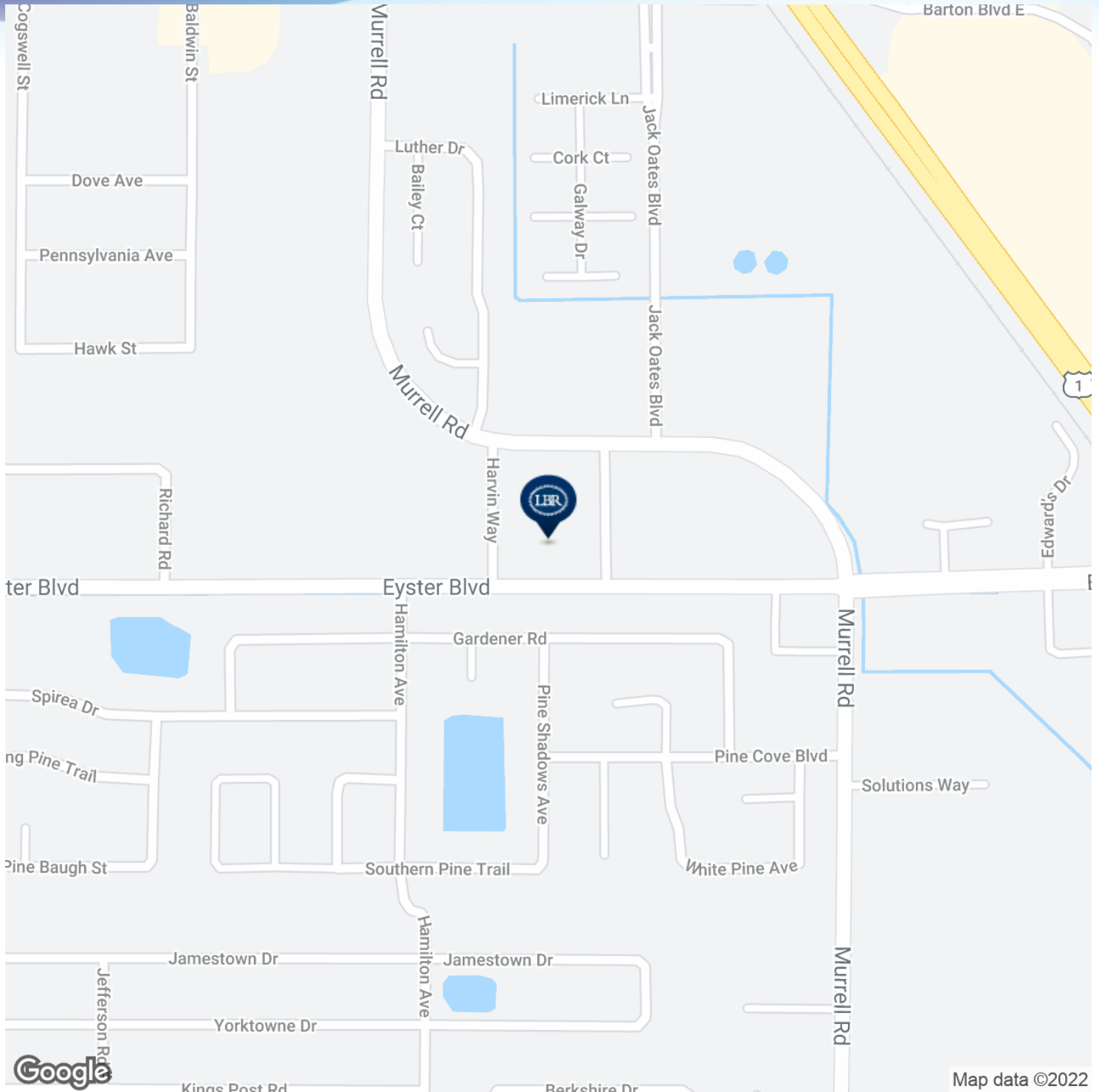
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LOCATION MAP

• 1039 & 1049 Harvin Way Rockledge, FL 32955



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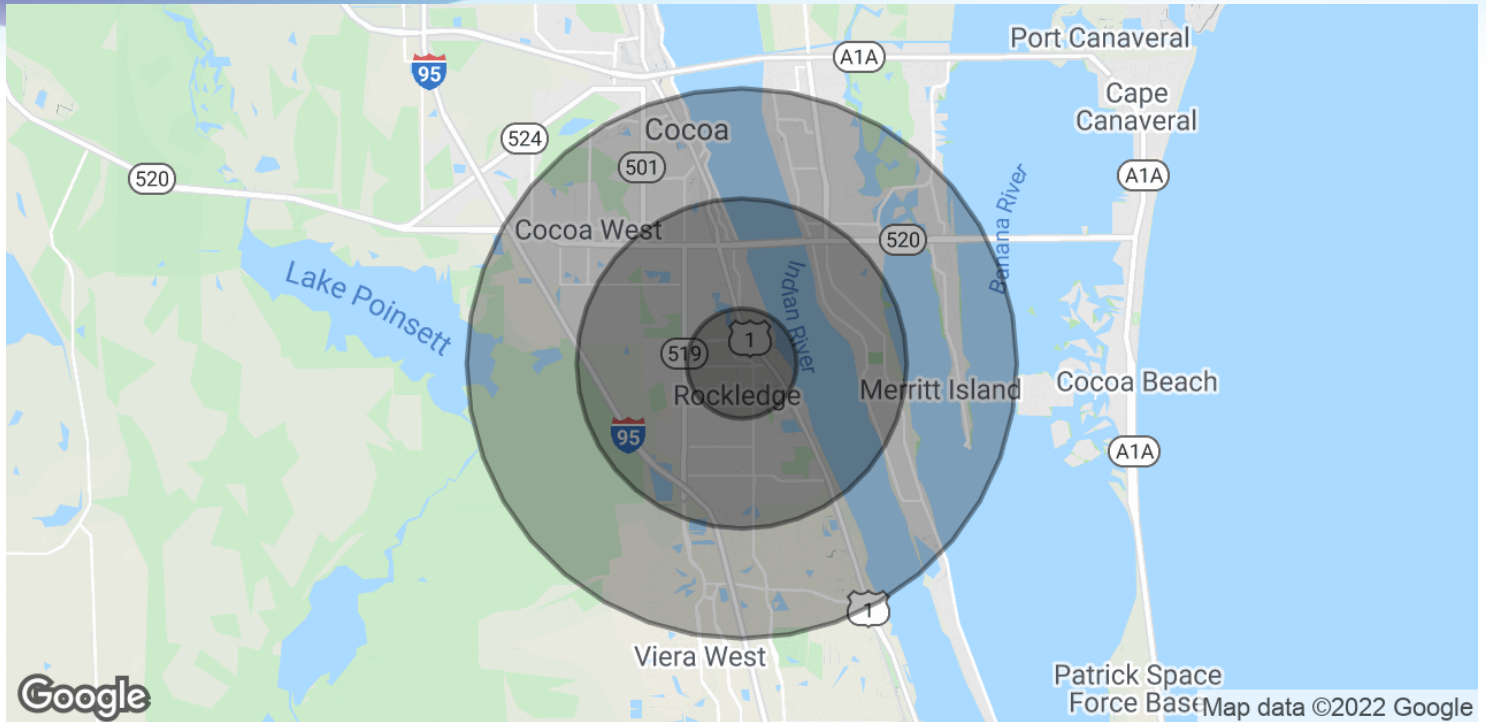
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DEMOGRAPHICS MAP & REPORT

• 1039 & 1049 Harvin Way Rockledge, FL 32955



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,162	37,475	83,865
Average Age	43.7	43.5	42.7
Average Age (Male)	43.9	43.2	41.9
Average Age (Female)	43.4	43.6	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,617	14,812	34,110
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$74,844	\$68,308	\$65,233
Average House Value	\$205,601	\$213,826	\$245,775

* Demographic data derived from 2010 US Census

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