

EXECUTIVE SUMMARY

• 2860 Minton Rd Melbourne, FL 32904



OFFERING SUMMARY

Sale Price: \$325,000

Price / Acre: \$318,627

Lot Size: 1.02 Acres

Zoning: AU

APN#: 28-36-12-00-753

PROPERTY OVERVIEW

Great Redevelopment Opportunity!
Incredible West Melbourne location.
Property has a livable residence - +/- 1,092sf
Zoned Agriculture Residential

LOCATION OVERVIEW

Corner of Minton and Fell Rd
Minton Rd is main through-fare of West Melbourne

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@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.

ADDITIONAL PHOTOS

• 2860 Minton Rd Melbourne, FL 32904



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

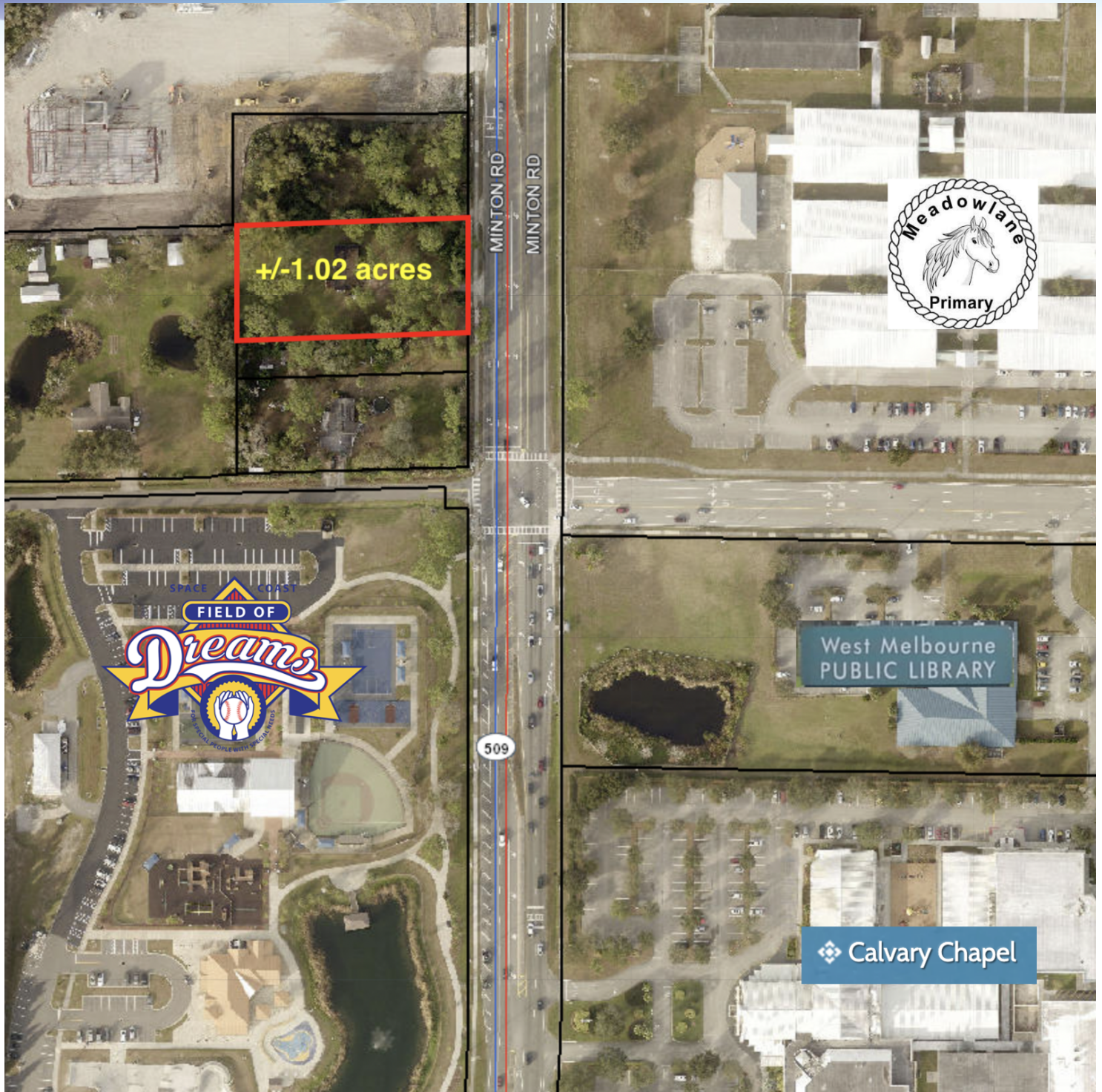
Lightle Beckner Robison, Inc.

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.

LOCATION

• 2860 Minton Rd Melbourne, FL 32904



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@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.

LOCATION MAP

• 2860 Minton Rd Melbourne, FL 32904



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVAL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

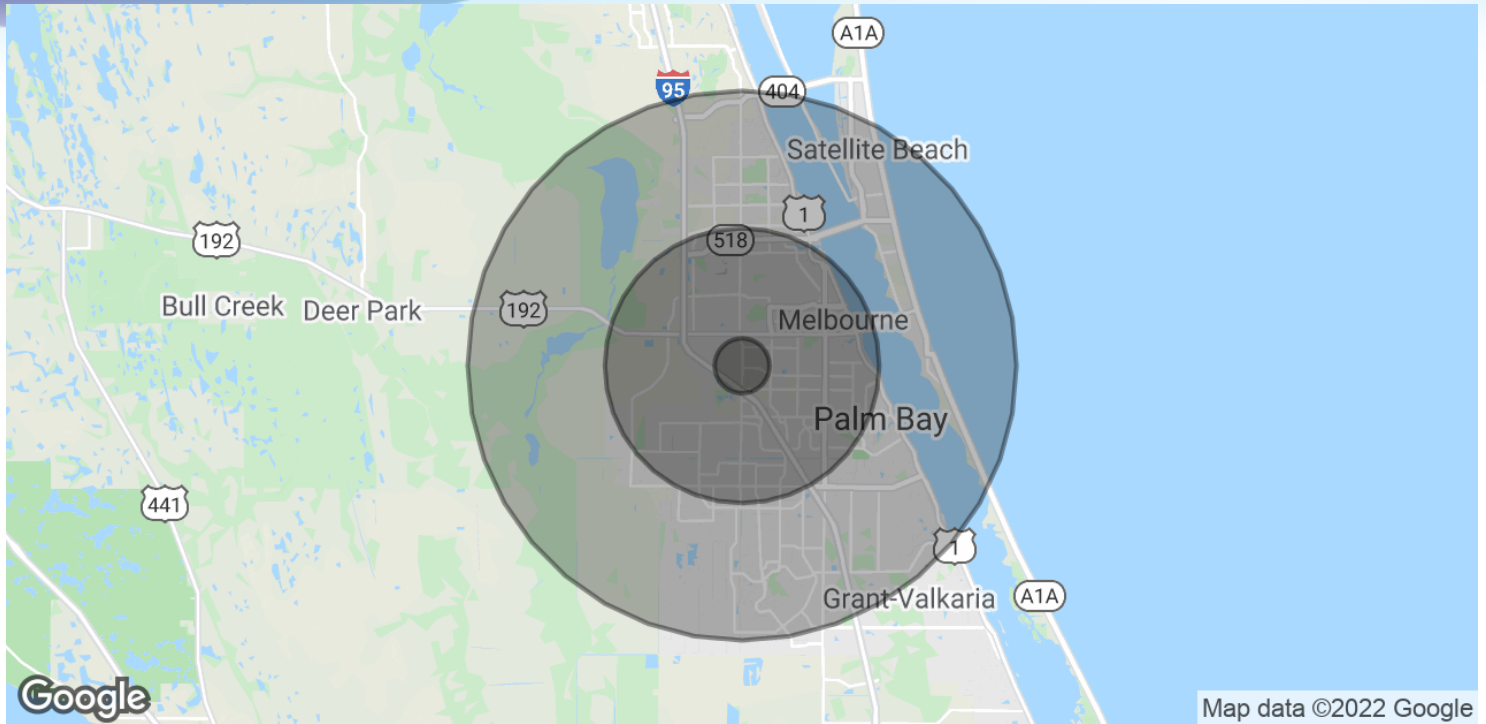
Lightle Beckner Robison, Inc.

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.

DEMOGRAPHICS MAP & REPORT

• 2860 Minton Rd Melbourne, FL 32904



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,881	122,667	282,298
Average Age	41.5	42.5	43.1
Average Age (Male)	41.9	39.6	41.3
Average Age (Female)	41.1	44.8	44.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,027	49,519	113,839
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$60,266	\$53,631	\$62,711
Average House Value	\$204,889	\$168,508	\$224,746

* Demographic data derived from 2010 US Census

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@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.