

Property Summary

4235 Norfolk Parkway
For Sale / Lease



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 4235 Norfolk Parkway in West Melbourne, FL. This property, zoned C-P, is an ideal option for investors seeking versatile development potential within the vibrant West Melbourne area. Boasting a strategic location, this parcel presents an enticing opportunity for investors in the land and office sectors. With its favorable zoning and positioning, this property is poised to accommodate a range of commercial development possibilities. Don't miss out on the chance to seize this exceptional investment in the thriving West Melbourne market.

LOCATION DESCRIPTION

Discover the dynamic locale of West Melbourne, offering a strategic location for commercial real estate investment. Situated near the vibrant Norfolk Parkway, the area provides convenient access to key transportation routes and thriving business corridors. The property's proximity to the Hammock Landing retail hub, which houses over 40 retailers and is situated in front of the AMC Movie Theater, makes it an ideal investment opportunity. The bustling retail environment and the entertainment options provided by the nearby theater contribute to the area's appeal. This prime location offers excellent visibility and foot traffic, making it an attractive prospect for potential tenants and investors in the retail and entertainment sectors.

OFFERING SUMMARY

Sale Price:	\$2,520,000
Lease Rate:	\$441,000 per year (Ground)
Lot Size:	2.52 Acres
Zoning:	C-P

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,190	27,561	55,695
Total Population	7,535	71,470	149,503
Average HH Income	\$86,984	\$89,402	\$84,238

JEFFERY T. ROBISON, CCIM

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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.

Retail Map

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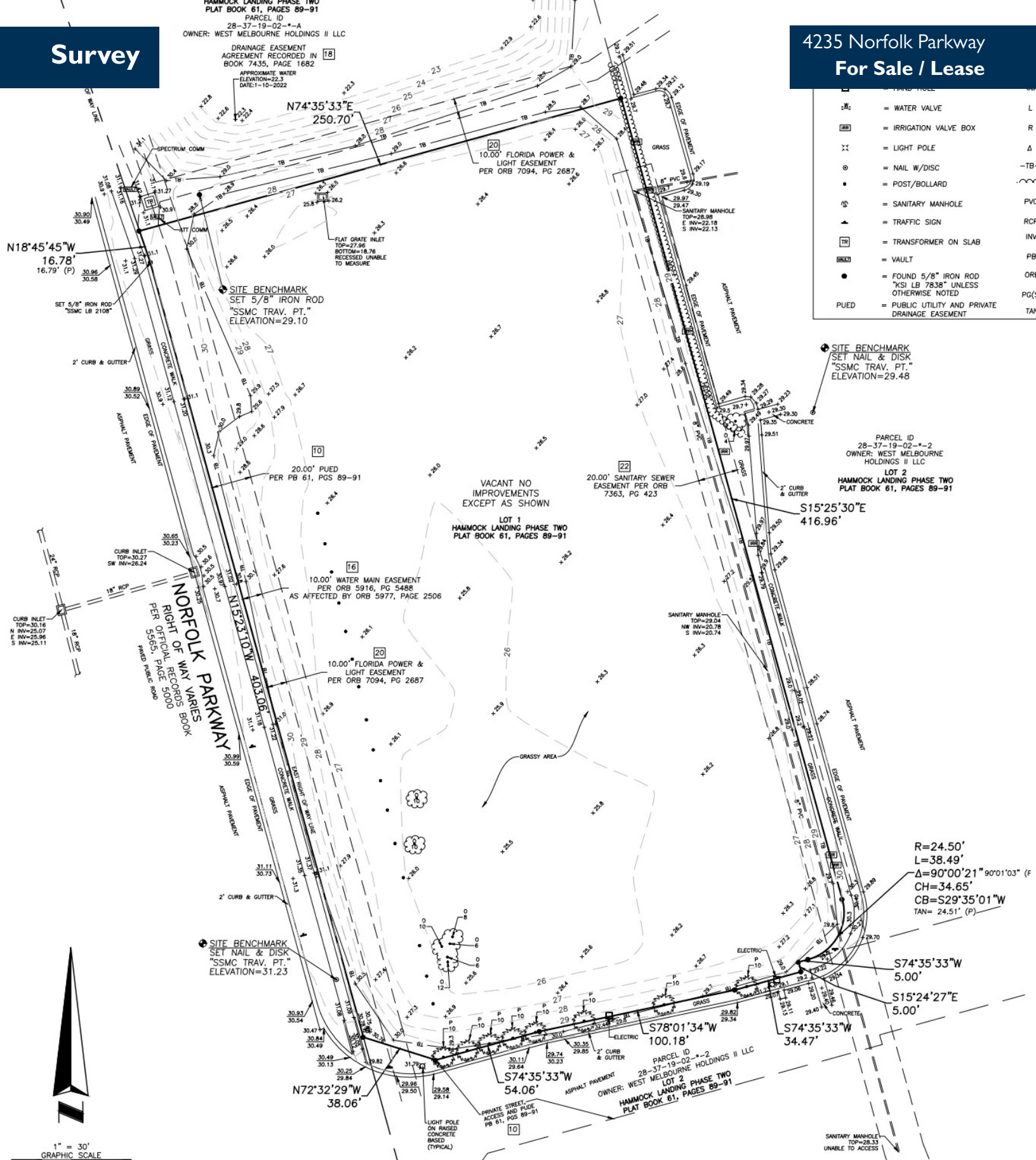
Survey

HAMMOCK LANDING PHASE TWO
PLAT BOOK 61, PAGES 89-91
OWNER: WEST MELBOURNE HOLDINGS II LLC

DRAINAGE EASEMENT
AGREEMENT RECORDED IN
BOOK 7435, PAGE 1682
APPROXIMATE WATER
ELEVATION=22.5
DATE: 1-10-2022

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- WATER VALVE
- IRRIGATION VALVE BOX
- LIGHT POLE
- NAIL W/DISC
- POST/BOLLARD
- SANITARY MANHOLE
- TRAFFIC SIGN
- TRANSFORMER ON SLAB
- VAULT
- FOUND 5/8" IRON ROD
- UNLESS OTHERWISE NOTED
- PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT



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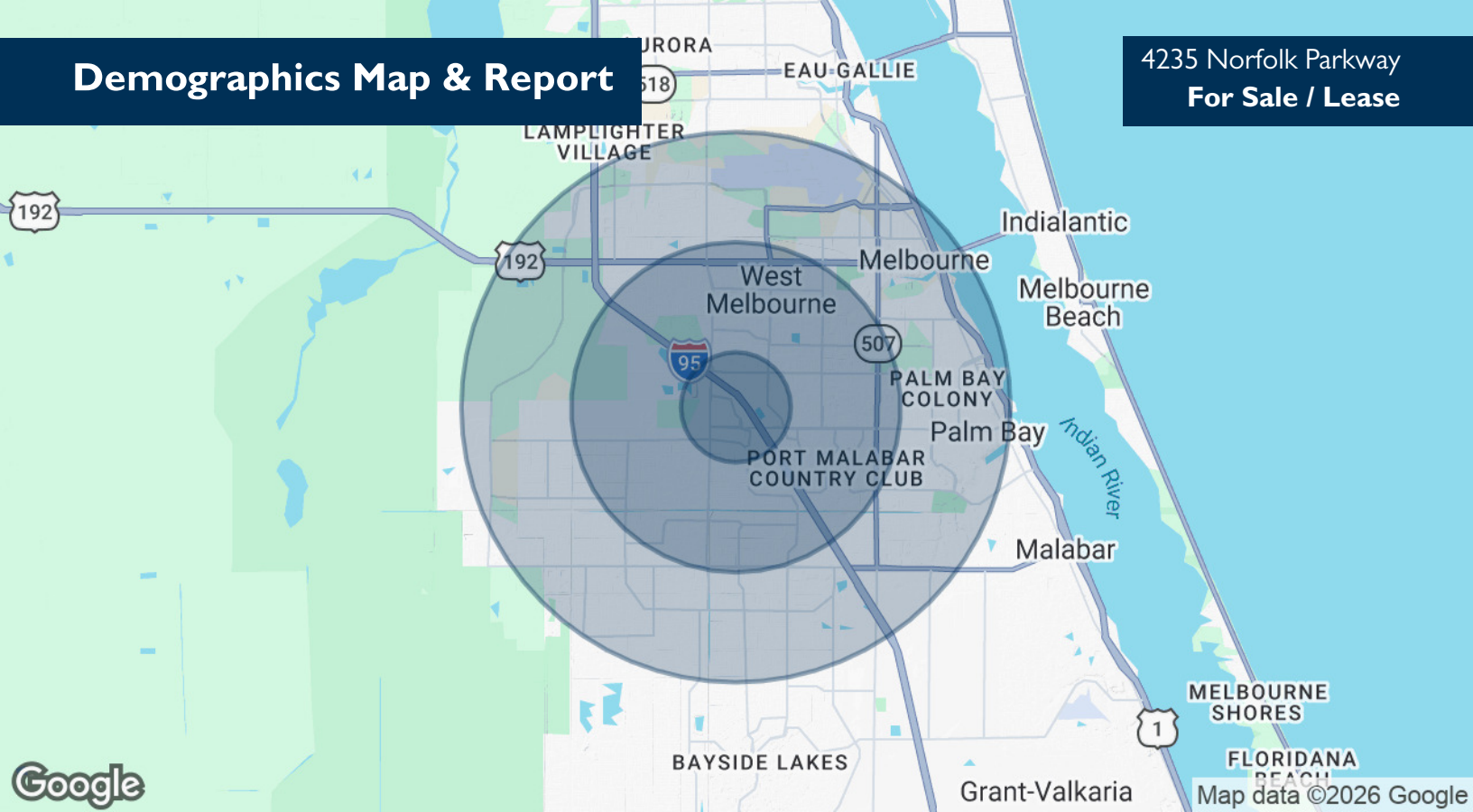
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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,535	71,470	149,503
Average Age	43.4	43.4	42.6
Average Age (Male)	45.9	40.9	40.3
Average Age (Female)	43.4	46.3	45.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,190	27,561	55,695
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$86,984	\$89,402	\$84,238
Average House Value	\$265,382	\$290,312	\$273,663

2023 American Community Survey (ACS)

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