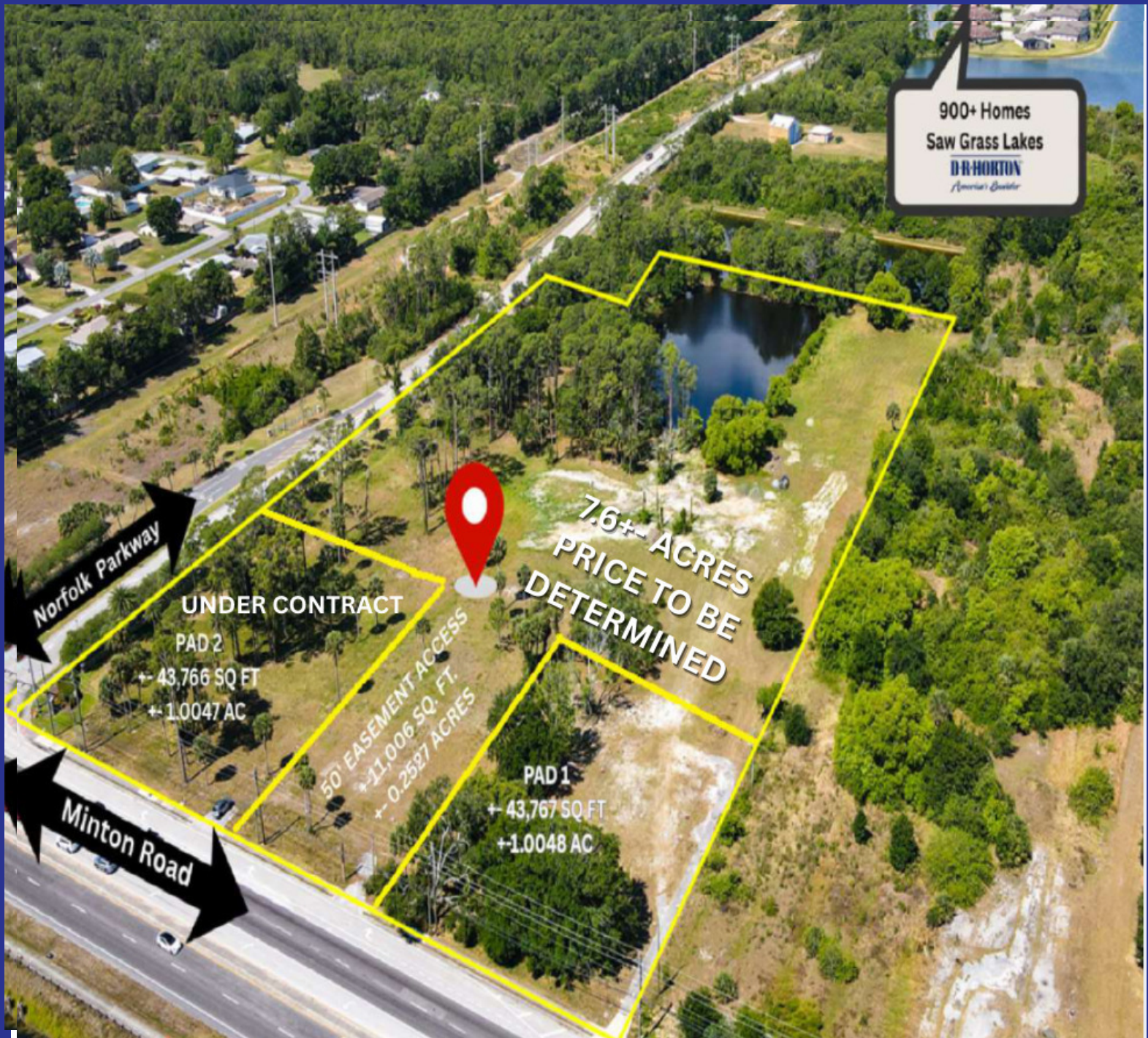


COMMERCIAL PAD SITES AVAILABLE - MINTON ROAD WEST MELBOURNE FOR SALE



3780 Minton Rd, Melbourne, FL 32904

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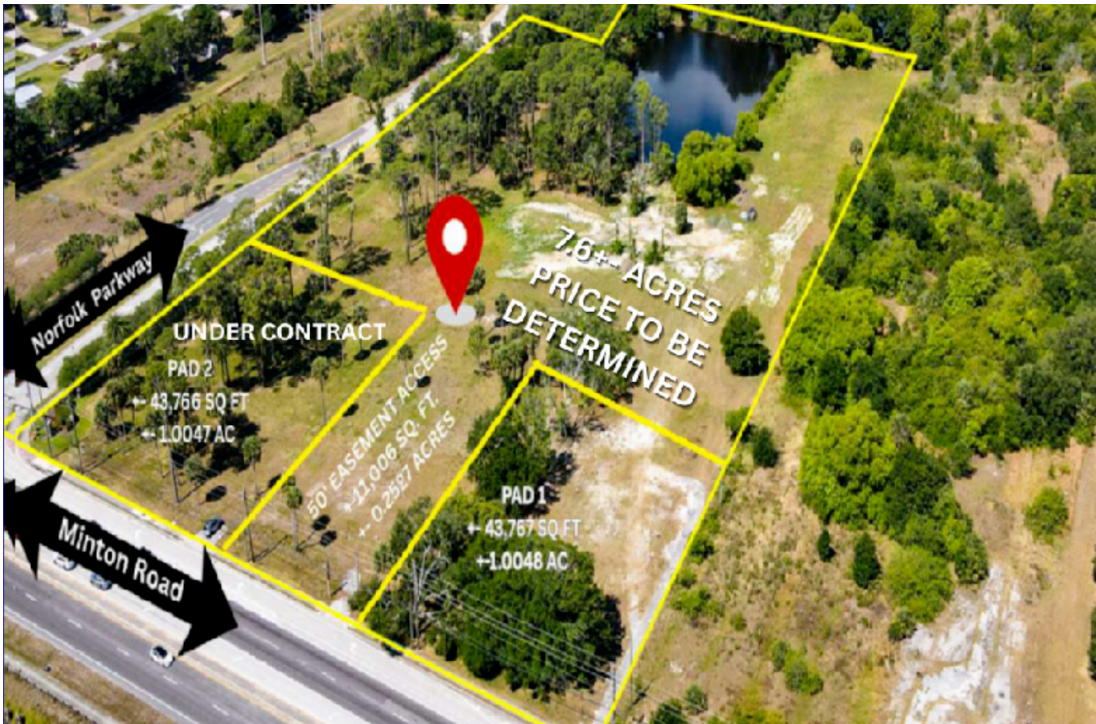


For More Information:

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

3780 Minton Rd, Melbourne, FL 32904

FOR SALE



PROPERTY DESCRIPTION

The Property has easy access to Interstate I-95 and New Haven Avenue (I-92) and also has easy access to the beautiful beaches of Brevard County. The Melbourne Orlando International Airport is approximately 5 miles from the property and the Orlando International Airport is approximately one hour away. Shoppes of Minton and Hammock Landings retail centers are approximately 1.5 miles South of the property. These exclusive retail centers are occupied by such major national tenants as Publix Super Markets, Dollar Tree, Wall Greens, Target, Ross Dress for Less, Bealls Outlet, Hobby Lobby, Kohl's, Pet Supermarket and Academy Sports to name a few.

PAD SITES AVAILABLE

PAD 1 +/- 43,767 sq. ft / +/-1.0048 acres
PAD 2 +/- **Under Contract**
50 Access Easement +/-11,006 sq. ft / 0.2527 acres

NOTE: The property has access to Norfolk Parkway
Minton Road Video: <https://shorturl.at/mjotX>
Utilities: Water and Sewer Available at site

Retail stores, sales and display rooms, except automotive and similar uses, including places in which goods are produced and sold at retail upon the premises. Personal service establishments such as beauty shops and barbershops, laundry and dry cleaning pickup stations, tailor shops and similar uses. Professional offices, studios, clinics, laboratories, general offices, business schools and similar uses. Hotels, motels and guest cottages. Eating and drinking establishments. Vocational and trade schools not involving operations of an industrial nature, banks and financial institutions. Public and private parking lots and garages. Telephone switching stations, electrical substations, and similar operational equipment used by public utilities.

OFFERING SUMMARY

9.68+- ACRES	TOTAL ACRES
7.6+- ACRES	PRICE TO BE DETERMINED
PAD 1 SALE PRICE	\$950,000
PAD 1	+/- 43,767 sq. ft/ +/-1.0048 acres
PAD 2	UNDER CONTRACT

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	586	2,631
Total Population	384	1,370	6,481
Average HH Income	\$89,397	\$90,033	\$92,649



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Parcel ID's

*28-36-13-00-755-Account # 2802673-6.69+- Acres

*28-36-13-00-775-Account # 2862110-3.00+- Acres

Utilities: Water and Sewer Available at site

Retail stores, sales and display rooms, except automotive and similar uses, including places in which goods are produced and sold at retail upon the premises. Personal service establishments such as beauty shops and barbershops, laundry and dry cleaning pickup stations, tailor shops and similar uses. Professional offices, studios, clinics, laboratories, general offices, business schools and similar uses. Hotels, motels and guest cottages. Eating and drinking establishments. Vocational and trade schools not involving operations of an industrial nature, banks and financial institutions. Public and private parking lots and garages.

Telephone switching stations, electrical substations, and similar operational equipment used by public utilities.

LOCATION DESCRIPTION

Property is located at the N/W corner of Minton and Norfolk Parkway Brevard County Fl. The Norfolk Parkway is in the planning stages to be connected to the Heritage Parkway in the future.



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BUSINESS DEVELOPMENTS AFFECTING BREVARD COUNTY AND FLORIDA'S SPACE COAST

Here are some of the most significant business developments affecting Brevard County and Florida's Space Coast over the past 30 days:

Top Business News (Last 30 Days)

1. Blue Origin Expands Manufacturing Presence

Blue Origin is moving forward with its "Project Horizon" expansion at Cape Canaveral Spaceport. The project includes an 830,000-square-foot manufacturing facility and a reported \$600 million investment that is expected to create roughly 500 high-wage aerospace jobs, reinforcing Brevard's role as a major aerospace manufacturing hub.

2. Major Retail and Mixed-Use Development in West Melbourne

A new project called Landing at Space Coast was announced in West Melbourne. The 225-acre development is planned to include more than 77,000 square feet of retail space, restaurants, shops, and a grocery anchor. Developers expect it to attract workers from the aerospace, defense, and technology sectors while generating hundreds of jobs.

3. \$15 Million Airport Infrastructure Grant

The Space Coast Regional Airport received a \$15 million infrastructure grant aimed at attracting additional aerospace companies and supporting future economic growth in North Brevard.

4. Artemis II Launch Delivers Tourism Windfall

The Artemis II launch generated a major economic boost for the Space Coast. Approximately 346,000 visitors came to northern Brevard County during launch week, producing an estimated \$41 million in visitor spending. This represents one of the largest tourism impacts in recent Space Coast history.

5. Continued Growth of International Space Companies

The Economic Development Commission of Florida's Space Coast reports ongoing expansion and recruitment of aerospace manufacturers, including Italian satellite company Argotec and other aerospace suppliers establishing or expanding operations on the Space Coast.

Key Trends to Watch

Aerospace remains the dominant growth engine in Brevard County.

Commercial space activity continues attracting manufacturing and supply-chain investments.

Retail and housing development are accelerating in response to population growth.

Artemis-related tourism and future launches are creating substantial economic impacts.

Workforce development initiatives are expanding to support aerospace and advanced manufacturing hiring needs.

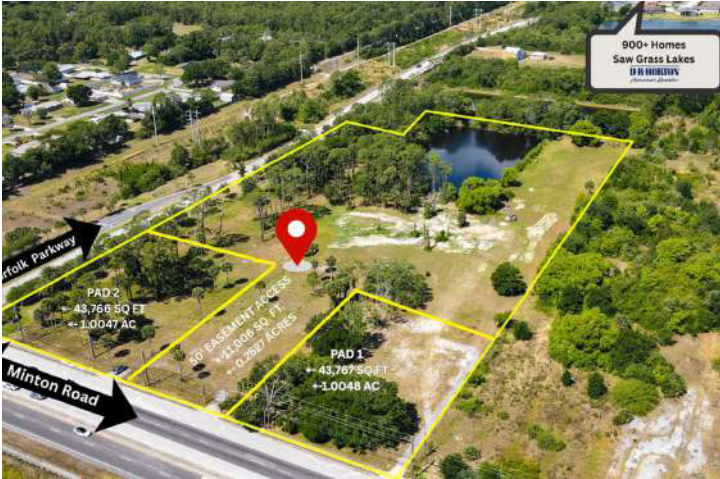
For investors and local business owners, the strongest sectors right now appear to be aerospace manufacturing, industrial real



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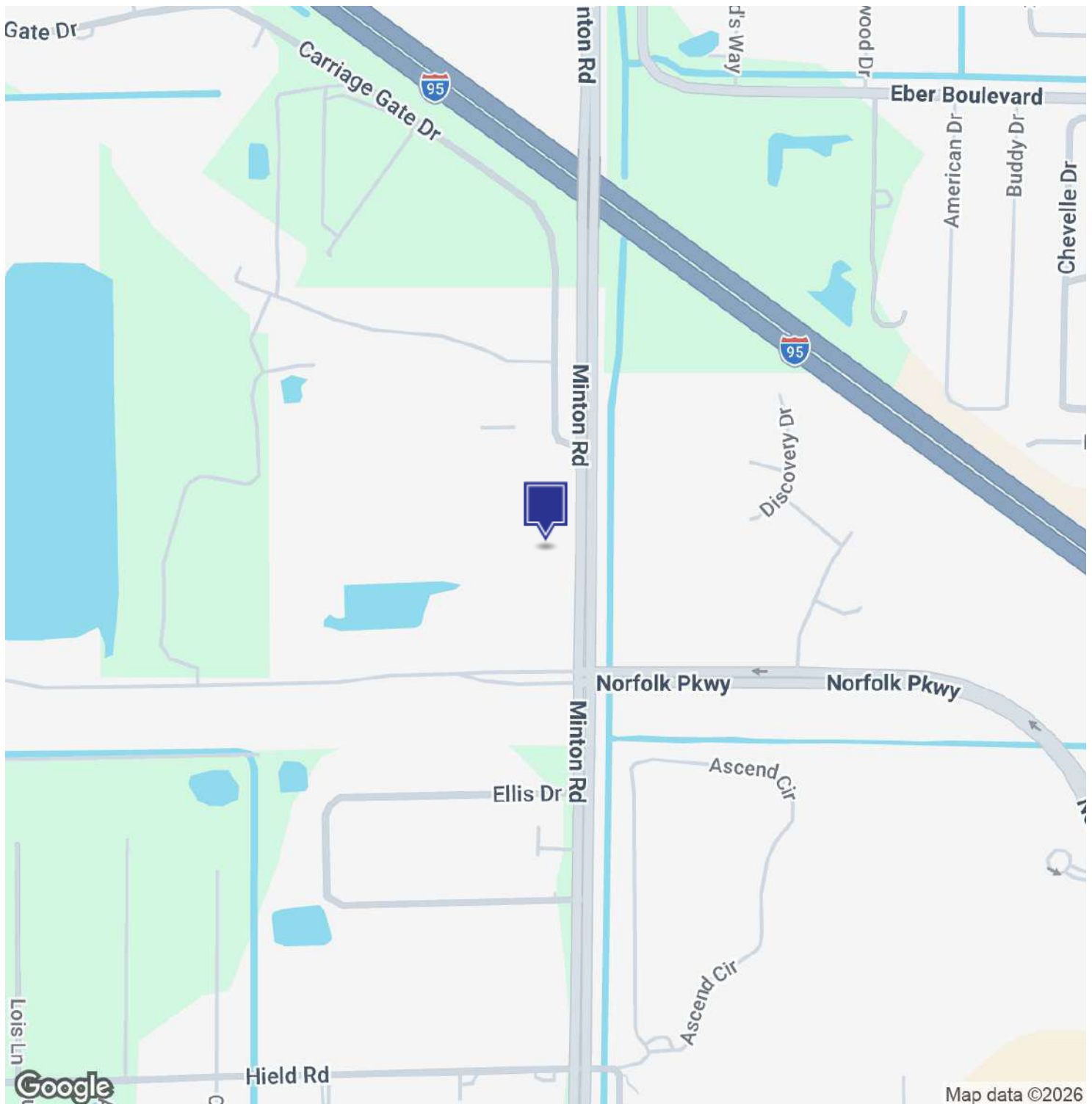
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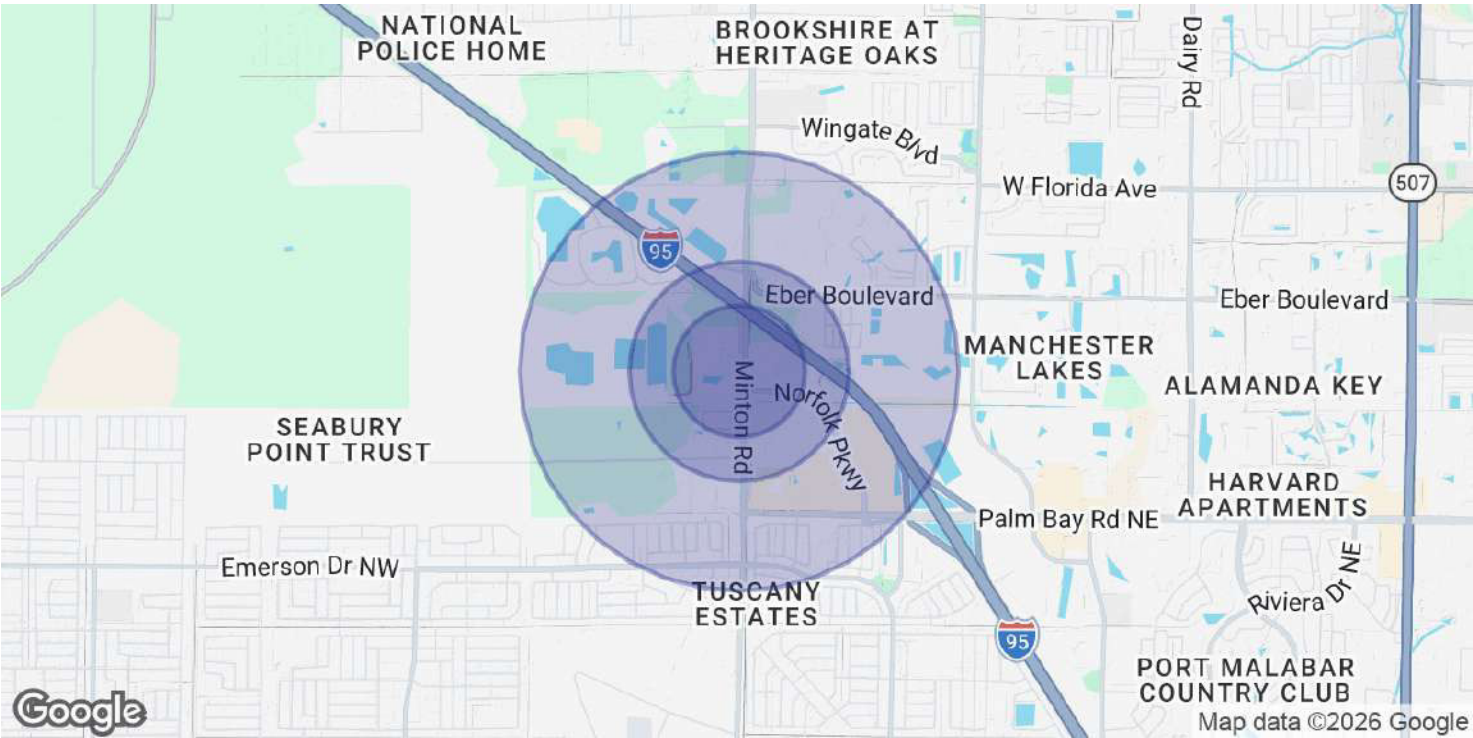


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	1,370	6,481
Average Age	43	47	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	586	2,631
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$89,397	\$90,033	\$92,649
Average House Value	\$353,858	\$334,580	\$342,987

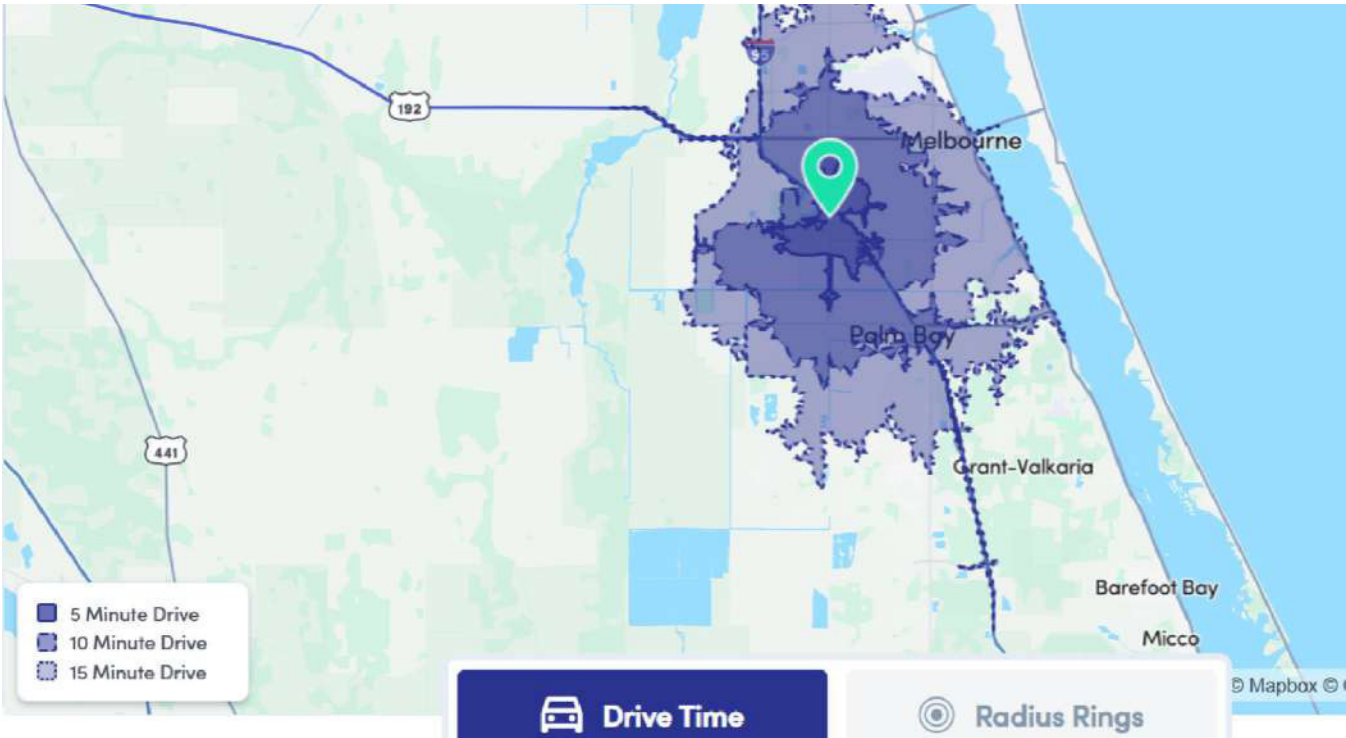
2020 American Community Survey (ACS)



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☒ View Chart ☒ 2030 Forecast ☐ National Avg. ☒ Show Counts #

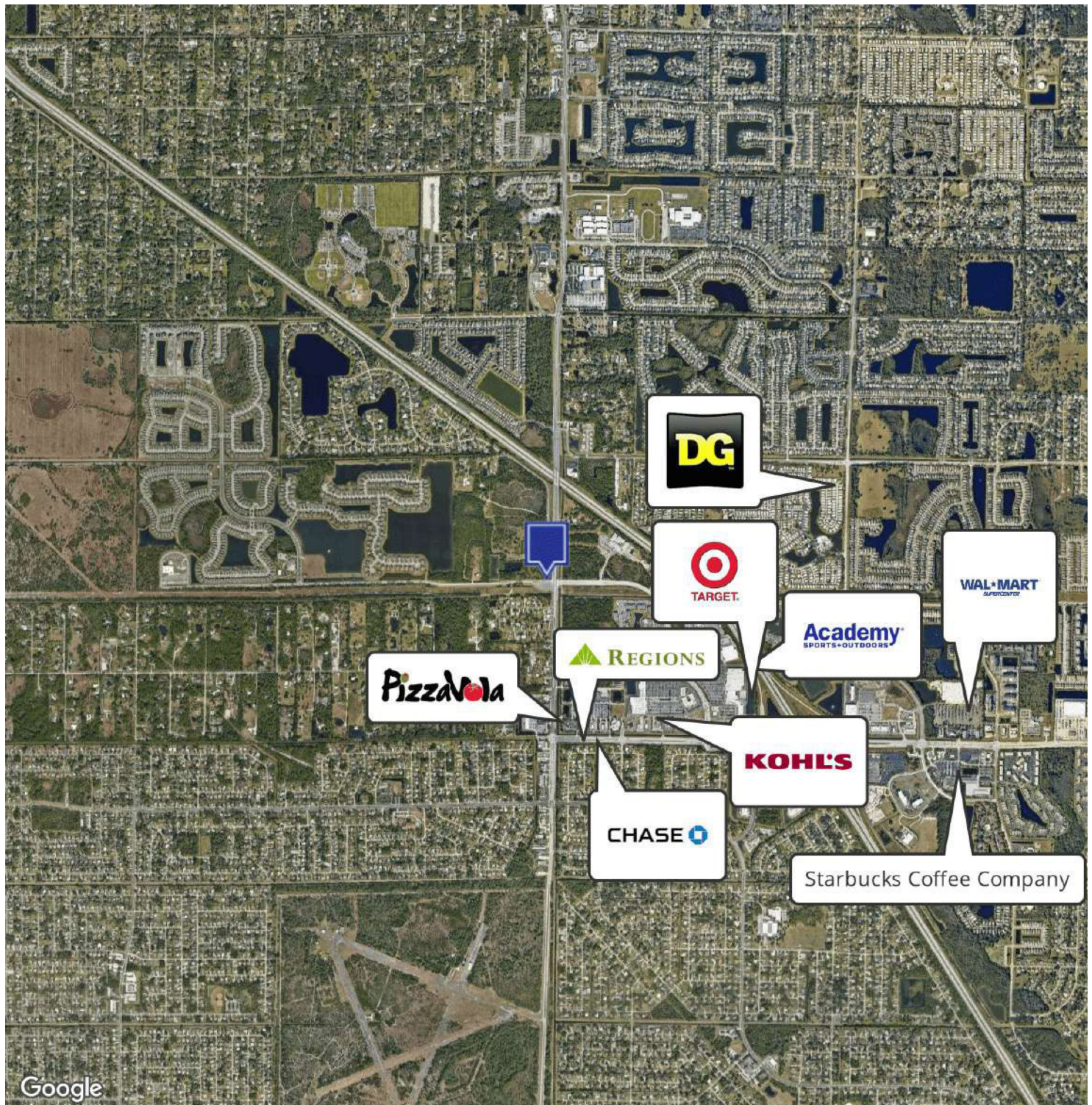
	5 minutes	10 minutes	15 minutes
Worked at Home	512	4,798	8,478
Walked	91	485	959
Bicycle	11	253	471
Carpooled	185	3,337	6,029
Drove Alone	3,723	35,172	63,990
Public Transport	3	283	642
Other	46	583	1,083



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NON DISLCOSURE AGREEMENT

The information has been obtained from sources believed reliable, While we do not doubt its accuracy, it is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates uses are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property for your needs. The information provided is subject to charge without notice. Dreyer & Associates assumes no responsibility for any errors, omissions or changes



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