

EXECUTIVE SUMMARY

• 1801 Sarno Rd Melbourne, FL 32935



OFFERING SUMMARY

Available SF: 1,950 SF

Lease Rate: \$18.00 SF/yr (Gross)

Year Built: 1989

Building Size: 1,950 SF

Zoning: C-1A

PROPERTY OVERVIEW

Great office complex with easy access via signalized entry point
High traffic counts on this main east/west retail/office artery
Reception Area
Multiple Private Offices
Kitchenette
IT Room
Monument Signage

LOCATION OVERVIEW

The property is located centrally in Melbourne in professional center.

DISTANCES:
1 mile US Hwy - 1
3 miles Melbourne Int'l Airport
3 miles I-95

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

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INTERIOR PHOTOS

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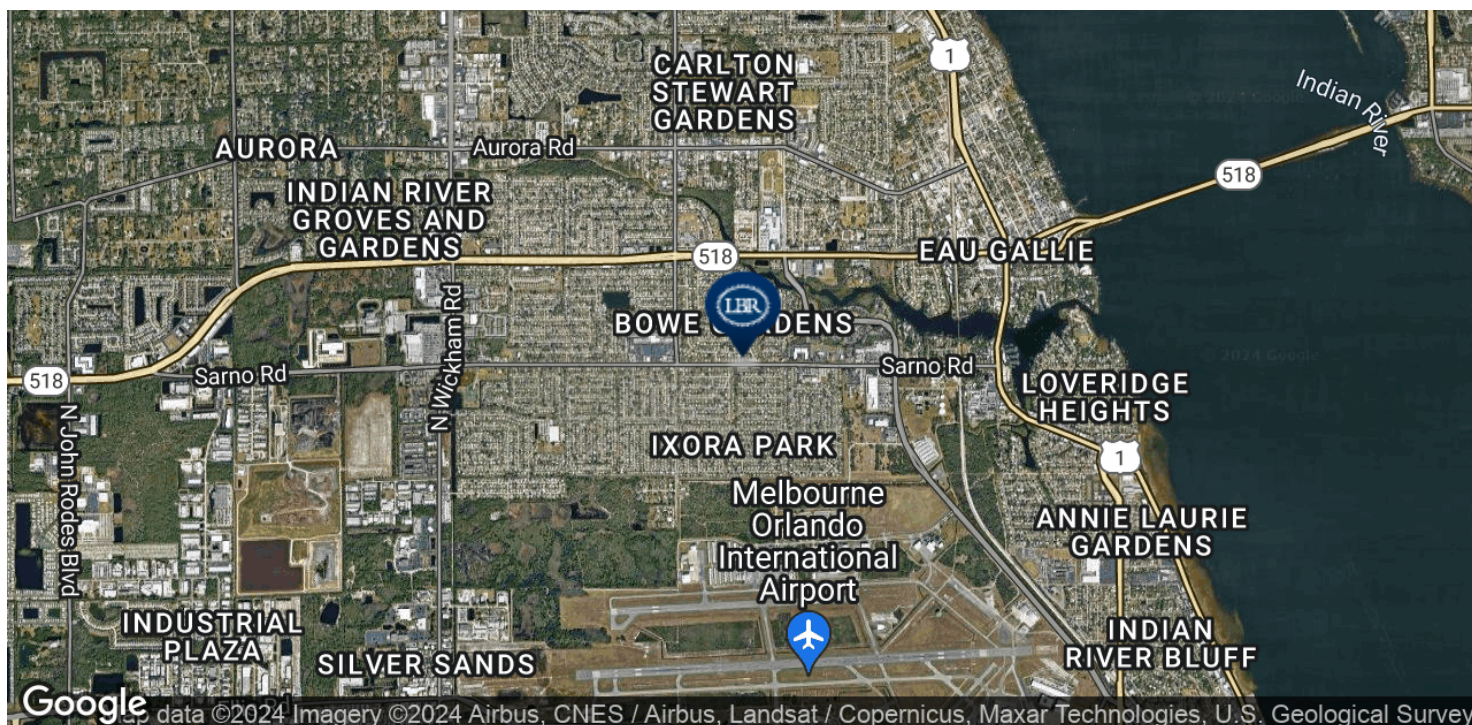
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LOCATION MAP

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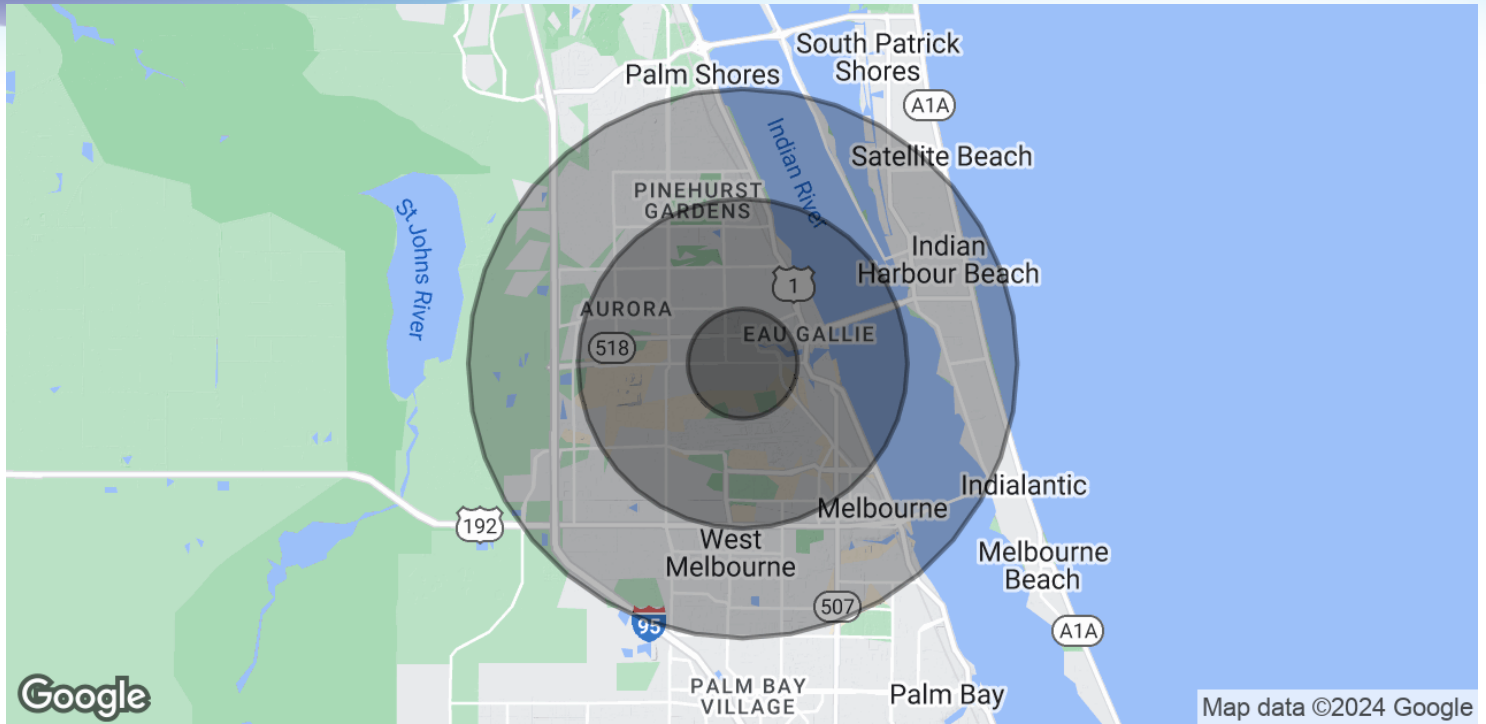
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,850	51,535	126,150
Average age	42.0	44.6	45.0
Average age (Male)	39.0	42.1	43.0
Average age (Female)	44.7	46.9	46.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,568	22,812	53,945
# of persons per HH	2.4	2.3	2.3
Average HH income	\$47,259	\$51,104	\$63,196
Average house value	\$141,062	\$160,087	\$226,629

* Demographic data derived from 2020 ACS - US Census

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