

# EXECUTIVE SUMMARY

• 2162 Harris Ave NE Palm Bay, FL 32905



## OFFERING SUMMARY

**Sale Price:** \$750,000

**Lot Size:** 1.0 Acres

**Year Built:** 1978

**Building Size:** 2,420 SF

**Zoning:** CC

**APN#:** 28-37-22-FN-2-7

## PROPERTY OVERVIEW

Successful Second Generation Restaurant  
Business and Real Estate for purchase  
All equipment included in sale  
Roof and HVAC replaced in 2019  
Drive-Thru Option

## LOCATION OVERVIEW

Property is located on Palm Bay Road - 26,500 AADT  
1.5 miles west of US-Hwy 1  
Blocks from L3Harris - High Tech Center that supports approx. 1,400 employees

## JEFFERY T. ROBISON, CCIM

President | Broker  
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## Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
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# ADDITIONAL PHOTOS

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# AERIAL

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# KITCHEN PHOTOS

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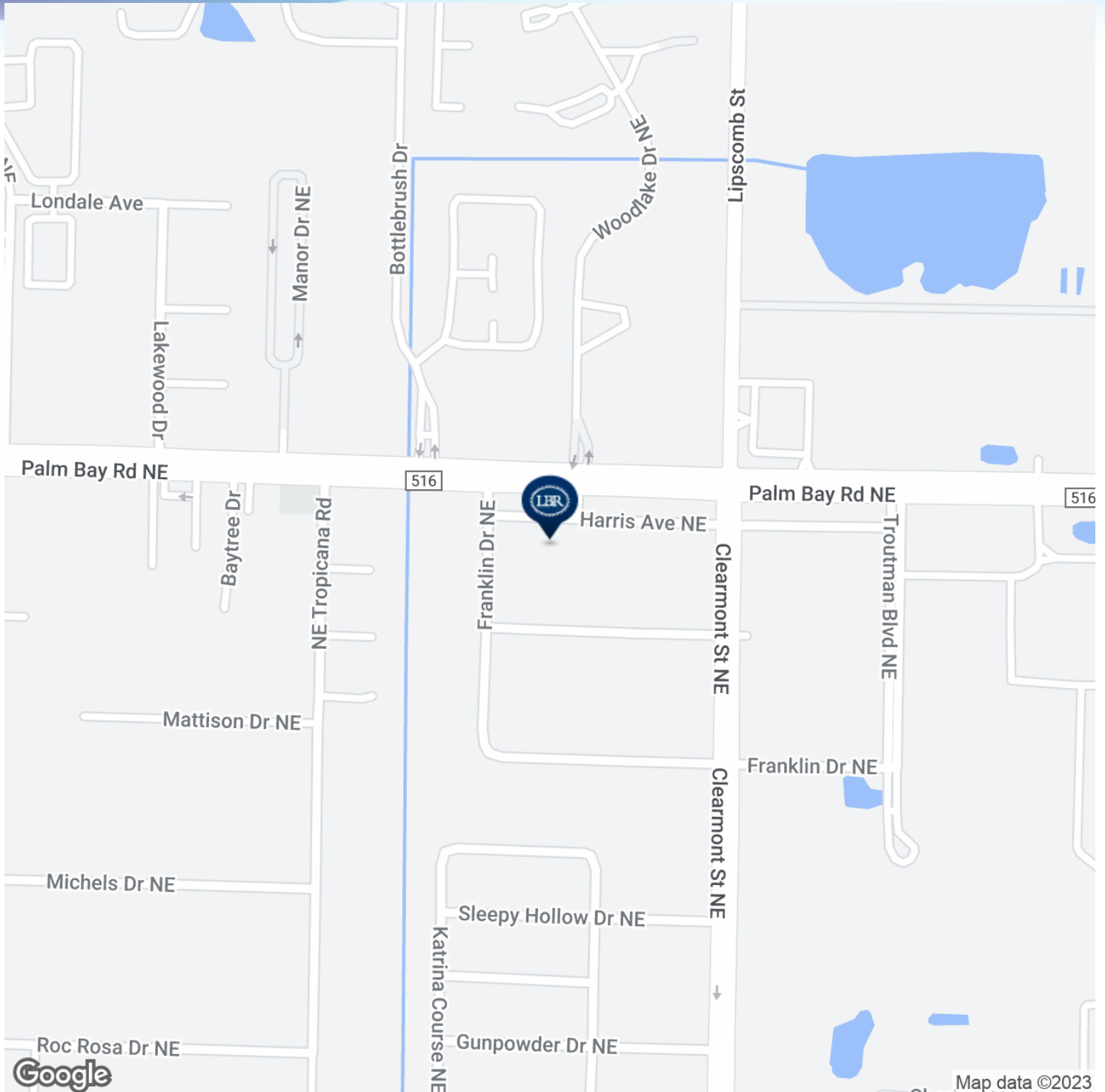
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# LOCATION MAP

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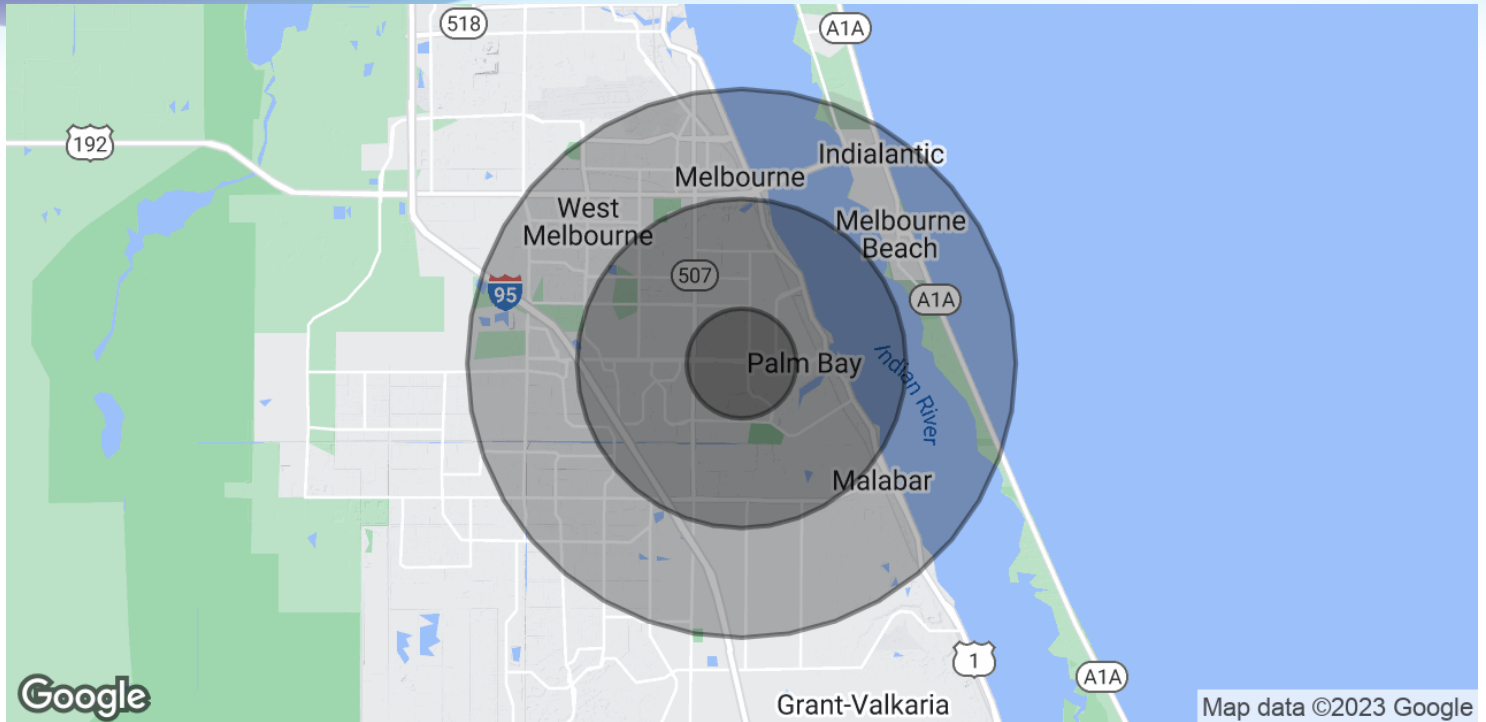
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# DEMOGRAPHICS MAP & REPORT

• 2162 Harris Ave NE Palm Bay, FL 32905



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,371	53,772	109,485
Average Age	43.4	42.9	43.5
Average Age (Male)	38.1	39.0	41.0
Average Age (Female)	47.0	46.3	45.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,139	22,765	45,167
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$42,982	\$51,068	\$58,405
Average House Value	\$157,074	\$174,482	\$212,399

\* Demographic data derived from 2020 ACS - US Census

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