

EXECUTIVE SUMMARY

• 4026 Dairy Rd Melbourne, FL 32904



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 2.8 Acres

Year Built: 2009

Building Size: 5,250 SF

Zoning: C-C2

PROPERTY OVERVIEW

End-cap space next to convenience store.
Great space for either a retail or office user.
Building façade signage available.
Surrounded by dense residential neighborhoods

LOCATION OVERVIEW

At the corner of Dairy Rd and Eber Blvd
2.2 miles from I-95

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ADDITIONAL PHOTOS

• 4026 Dairy Rd Melbourne, FL 32904



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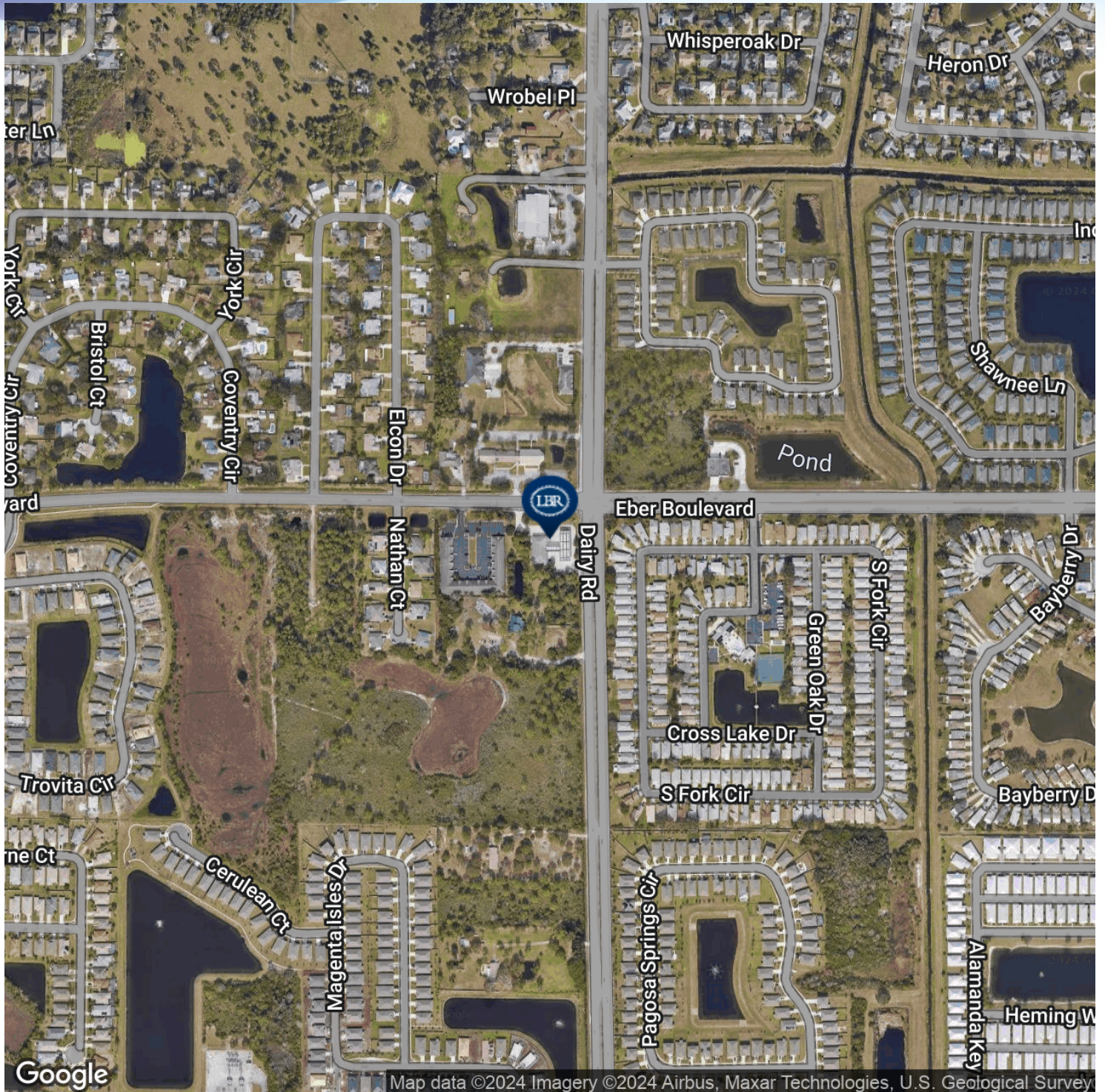
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LOCATION MAP

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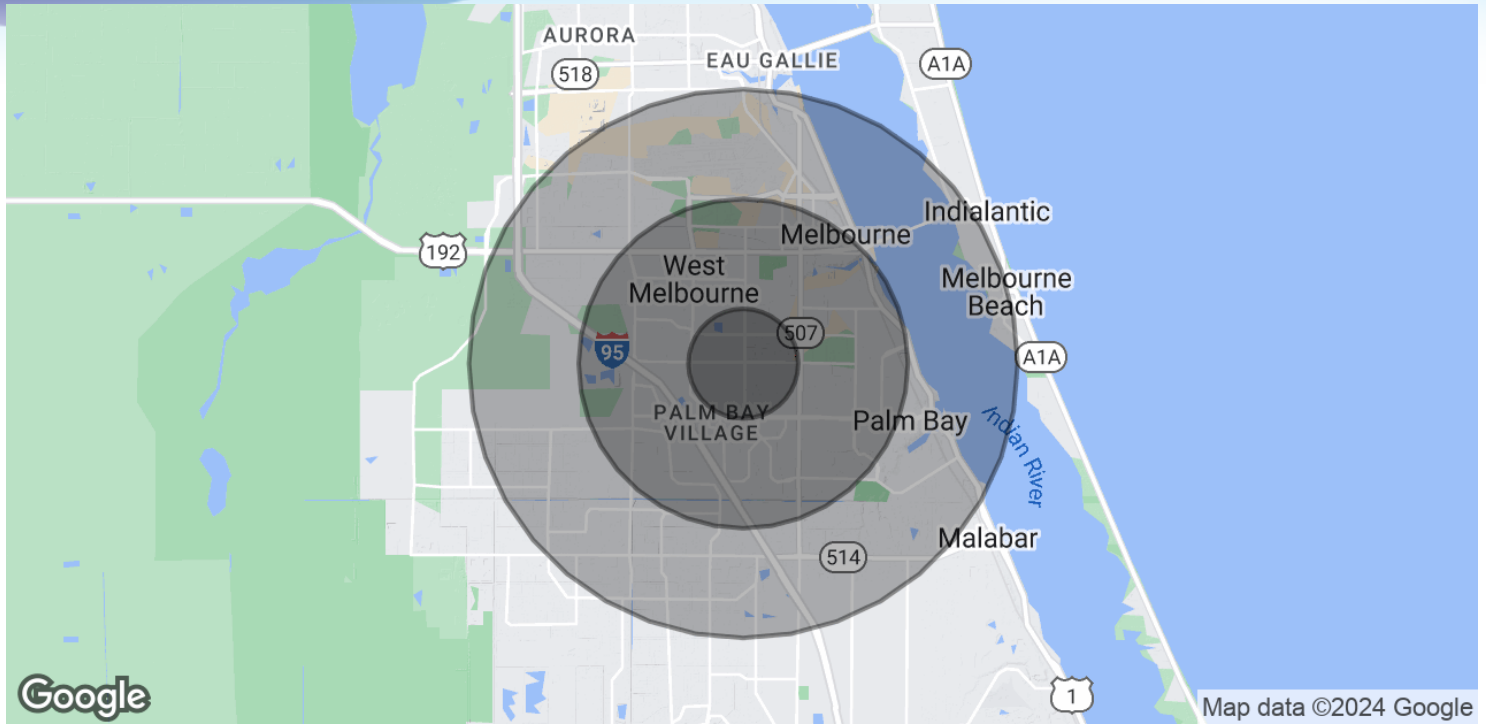
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,106	62,088	127,595
Average Age	41.8	42.0	43.0
Average Age (Male)	38.5	38.5	40.3
Average Age (Female)	45.0	44.9	45.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,857	25,935	52,117
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$56,736	\$53,500	\$55,425
Average House Value	\$194,150	\$178,603	\$184,847

* Demographic data derived from 2020 ACS - US Census

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