

EXECUTIVE SUMMARY

• 718 North Dr. Melbourne, FL 32934



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

1.04 Acres

Year Built:

1998

Building Size:

10,000 SF

PROPERTY OVERVIEW

Beautiful flex space with fenced yard!
Offers both 5000sf of office and 5000sf of high bay warehouse space with roll-up door.
100% air conditioned.
Conference Room - equipped with sound masking system
Individual Offices, IT room
Kitchen/Break room
Plus additional 3000sf of Mezzanine

LOCATION OVERVIEW

Conveniently located off Sarno Rd. close to W. Eau Gallie Blvd.
Approx. 1.4 miles from I-95

JEFFERY T. ROBISON, CCIM

President | Broker
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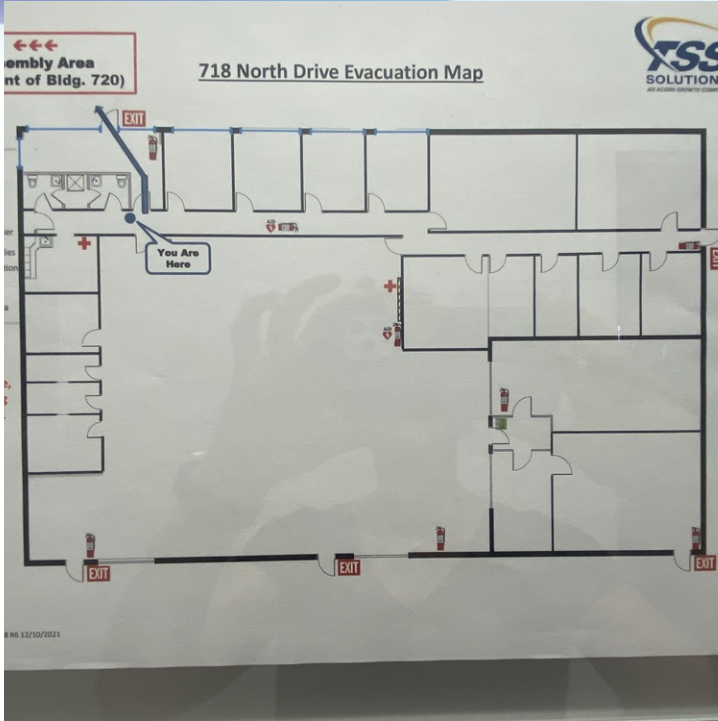
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

ADDITIONAL PHOTOS

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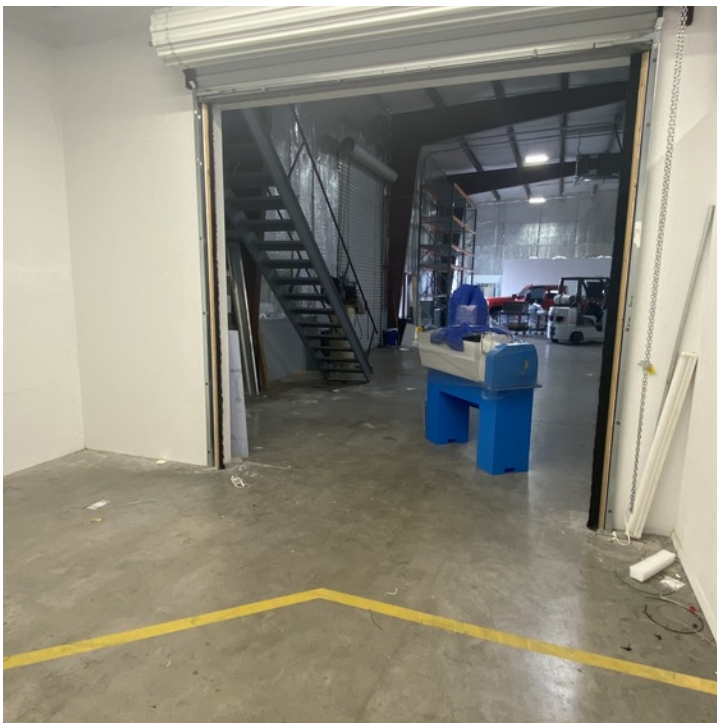
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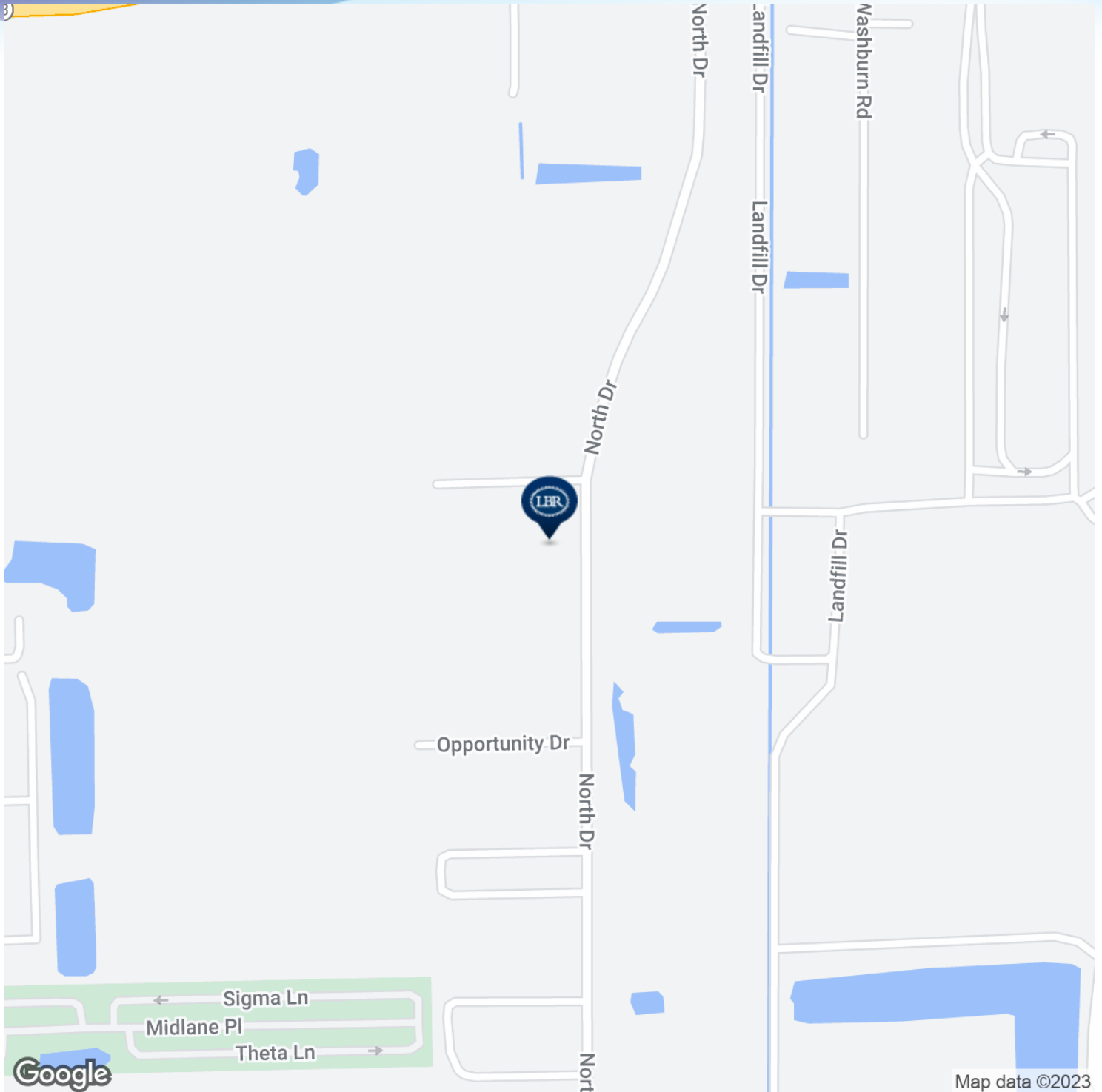
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LOCATION MAP

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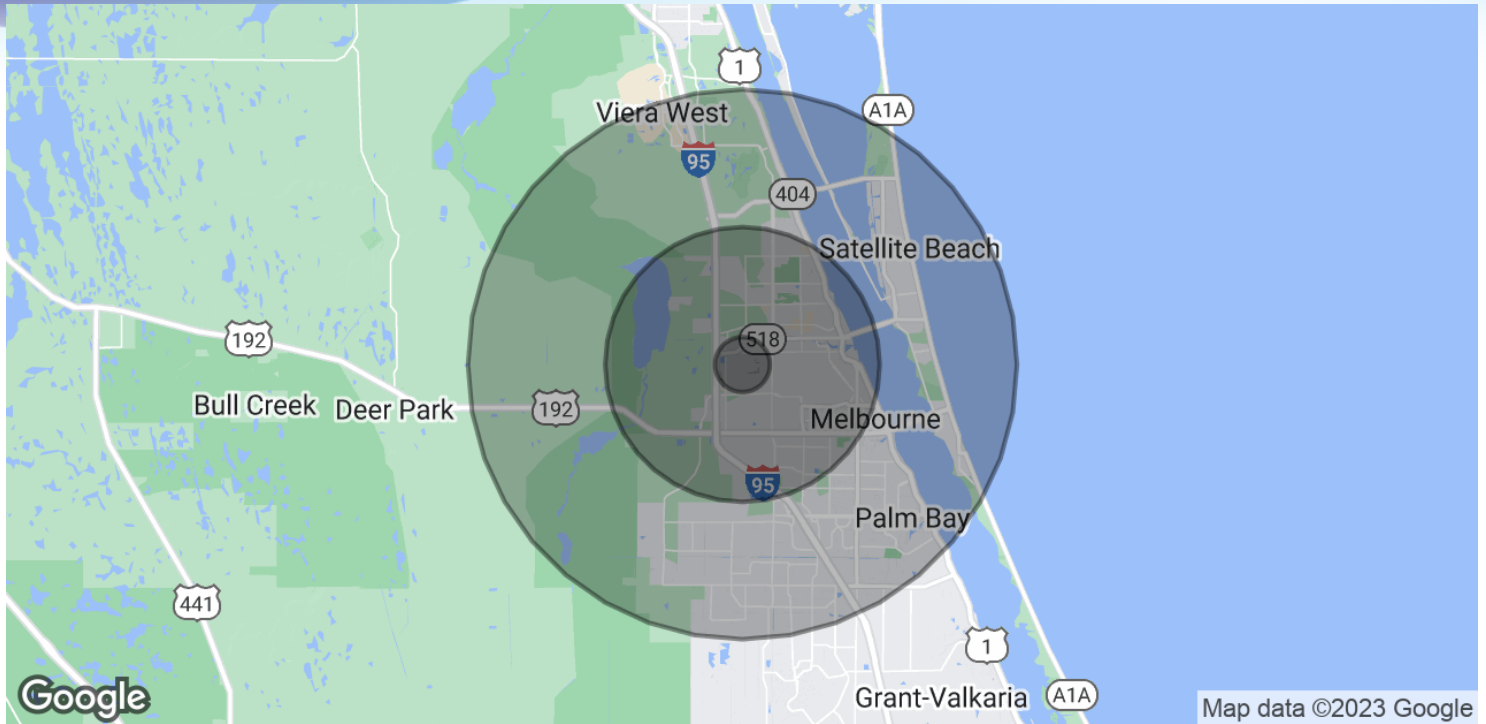
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DEMOGRAPHICS MAP & REPORT

• 718 North Dr. Melbourne, FL 32934



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,282	85,710	279,111
Average Age	60.7	44.5	43.7
Average Age (Male)	57.3	42.5	41.8
Average Age (Female)	61.8	46.2	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,180	36,339	114,154
# of Persons per HH	1.9	2.4	2.4
Average HH Income	\$47,128	\$58,032	\$65,420
Average House Value	\$57,219	\$205,530	\$228,293

* Demographic data derived from 2020 ACS - US Census

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