

# EXECUTIVE SUMMARY

• 720 North Dr Melbourne, FL 32934



## OFFERING SUMMARY

### Available SF:

### Lease Rate:

N/A

### Lot Size:

1.05 Acres

### Building Size:

10,000 SF

### Zoning:

C3

## PROPERTY OVERVIEW

Beautiful flex space with fenced yard!  
Offers both office and warehouse space with roll-up door.  
Both areas are air conditioned.  
Secure Conference Room  
Individual Offices, IT room  
Kitchen/Break room  
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

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## Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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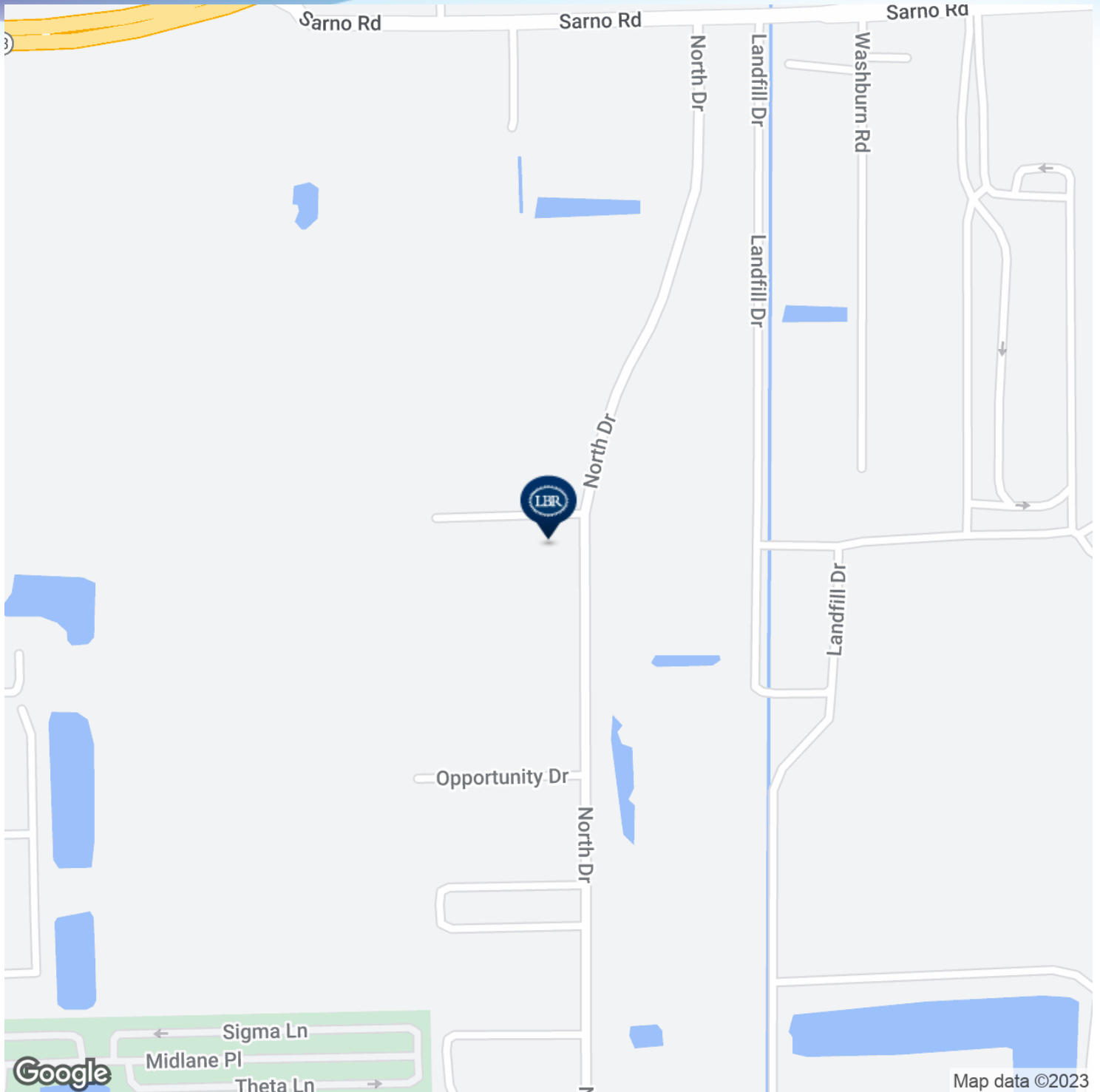
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# LOCATION MAP

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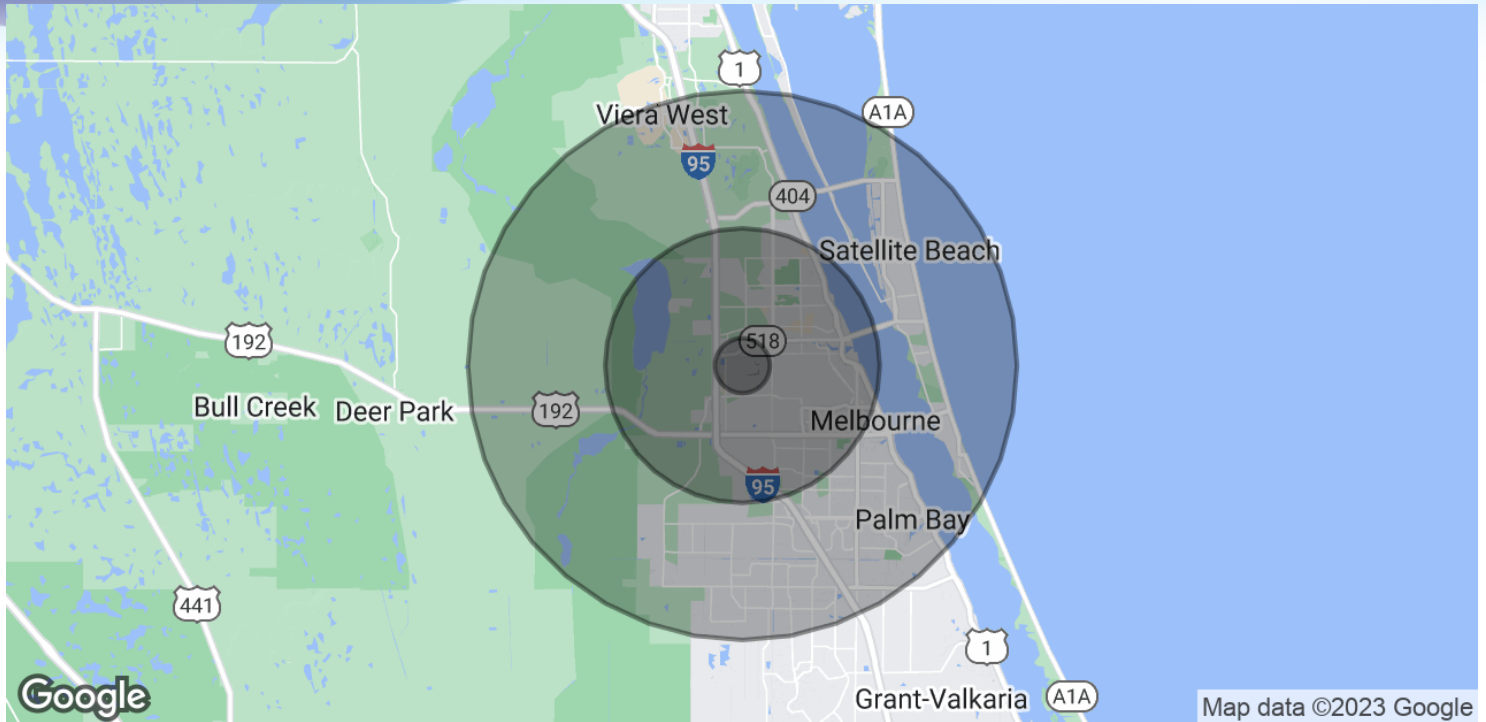
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,320	85,326	278,452
Average Age	60.3	44.5	43.7
Average Age (Male)	56.9	42.5	41.9
Average Age (Female)	61.3	46.3	45.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,190	36,216	113,969
# of Persons per HH	1.9	2.4	2.4
Average HH Income	\$47,903	\$58,049	\$65,594
Average House Value	\$57,166	\$205,900	\$229,582

\* Demographic data derived from 2020 ACS - US Census

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