

EXECUTIVE SUMMARY

W Eau Gallie Medical Space • 3021 W Eau Gallie Blvd Melbourne, FL 32934



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

0.81 Acres

Year Built:

2006

Building Size:

5,978 SF

Zoning:

CP

PROPERTY OVERVIEW

Beautiful office building in a great location on W Eau Gallie Boulevard.
Very efficient floor plans allow for patient/treatment rooms, lab space area, and reception.
Features: Multiple Restrooms, Kitchenette, Storage

LOCATION OVERVIEW

Located at the busy intersection of W Eau Gallie Blvd and N Wickham Rd
~2 miles east of I-95
~2.7 miles west of US-1
Across from Walgreens
Adjacent to Applebees and Melbourne Village Plaza

ROB BECKNER, SIOR

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CHARLES DUVAL

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ADDITIONAL PHOTOS

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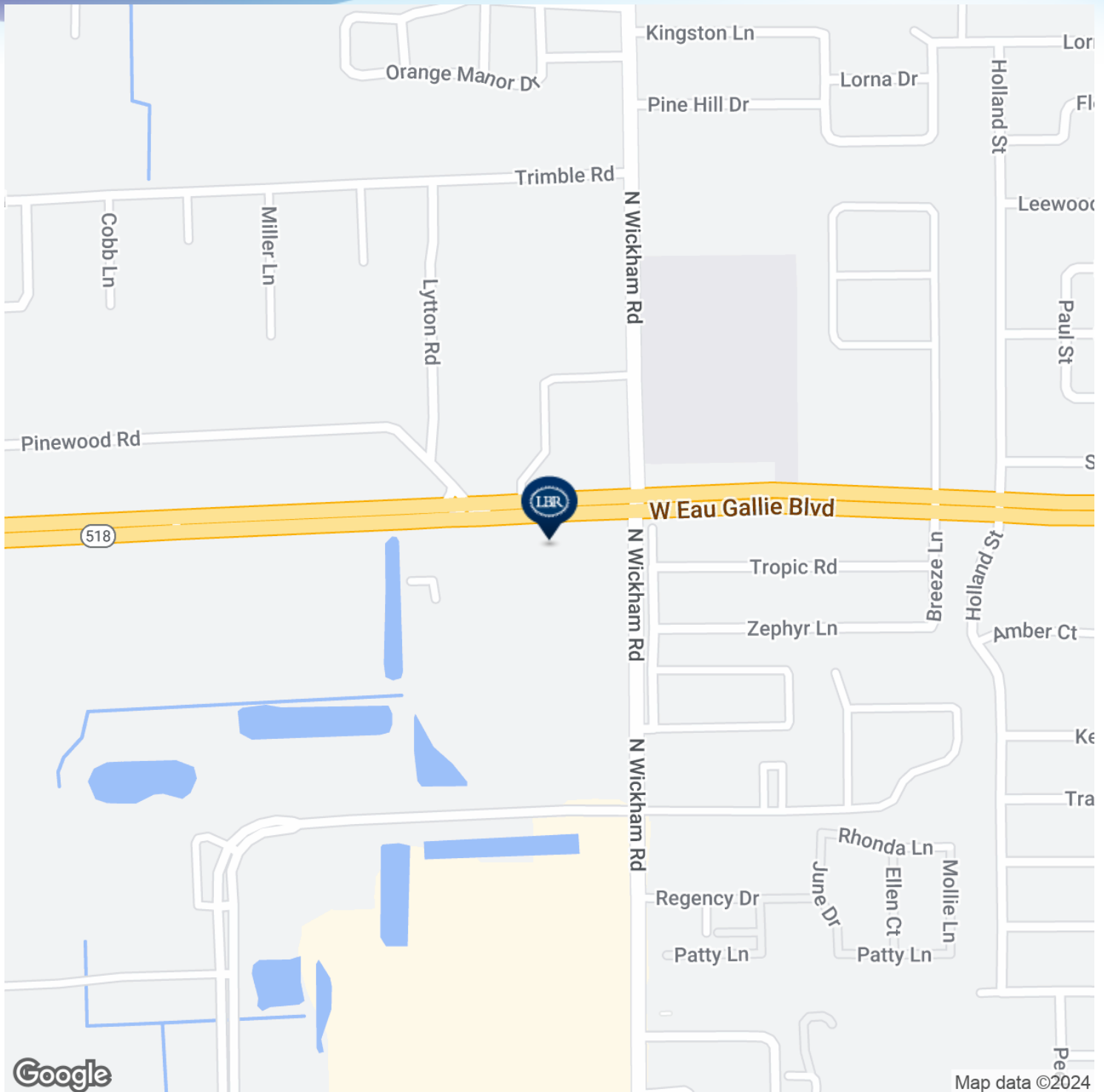
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LOCATION MAP

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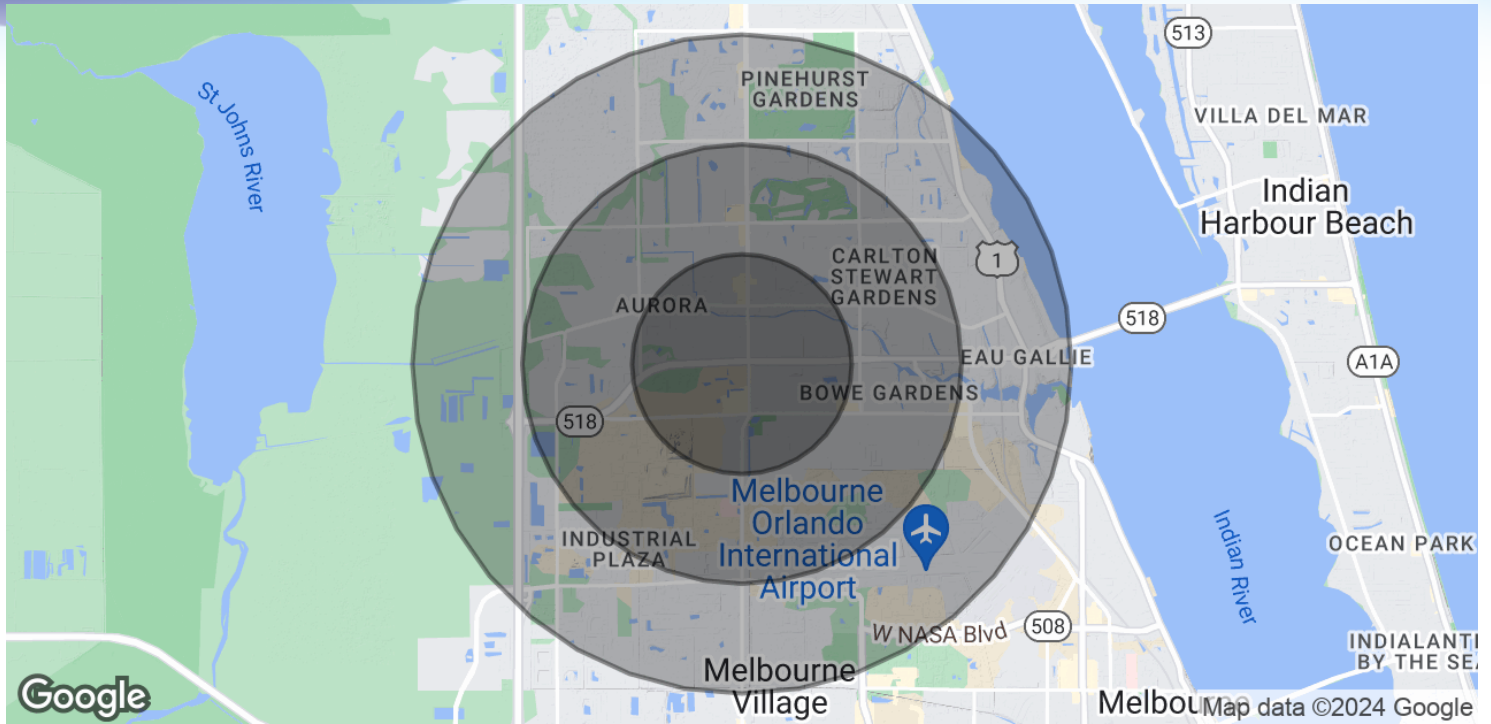
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,837	30,745	51,074
Average Age	43.0	42.1	43.8
Average Age (Male)	38.0	38.7	41.4
Average Age (Female)	48.1	45.2	46.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,339	13,774	22,872
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$57,180	\$58,871	\$62,424
Average House Value	\$176,496	\$185,501	\$189,265

* Demographic data derived from 2020 ACS - US Census

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