

EXECUTIVE SUMMARY

• 1315 Valentine St Melbourne, FL 32901



OFFERING SUMMARY

Available SF: 3,820 SF

Lease Rate: \$25.00 SF/yr (Gross)

Lot Size: 0.34 Acres

Year Built: 1964

Building Size: 3,820 SF

Renovated: 2022

Zoning: RP

PROPERTY OVERVIEW

Medical office building with open floor plan
8 exam rooms - 7 with plumbing
Kitchenette
4 restrooms - 1 full bath
New HVAC Units
New vinyl plank flooring
New updated security systems
Newly painted and striped parking lot

LOCATION OVERVIEW

Located less than .5 miles from Holmes Regional Hospital
Surrounded by other medical professionals off Apollo Blvd

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

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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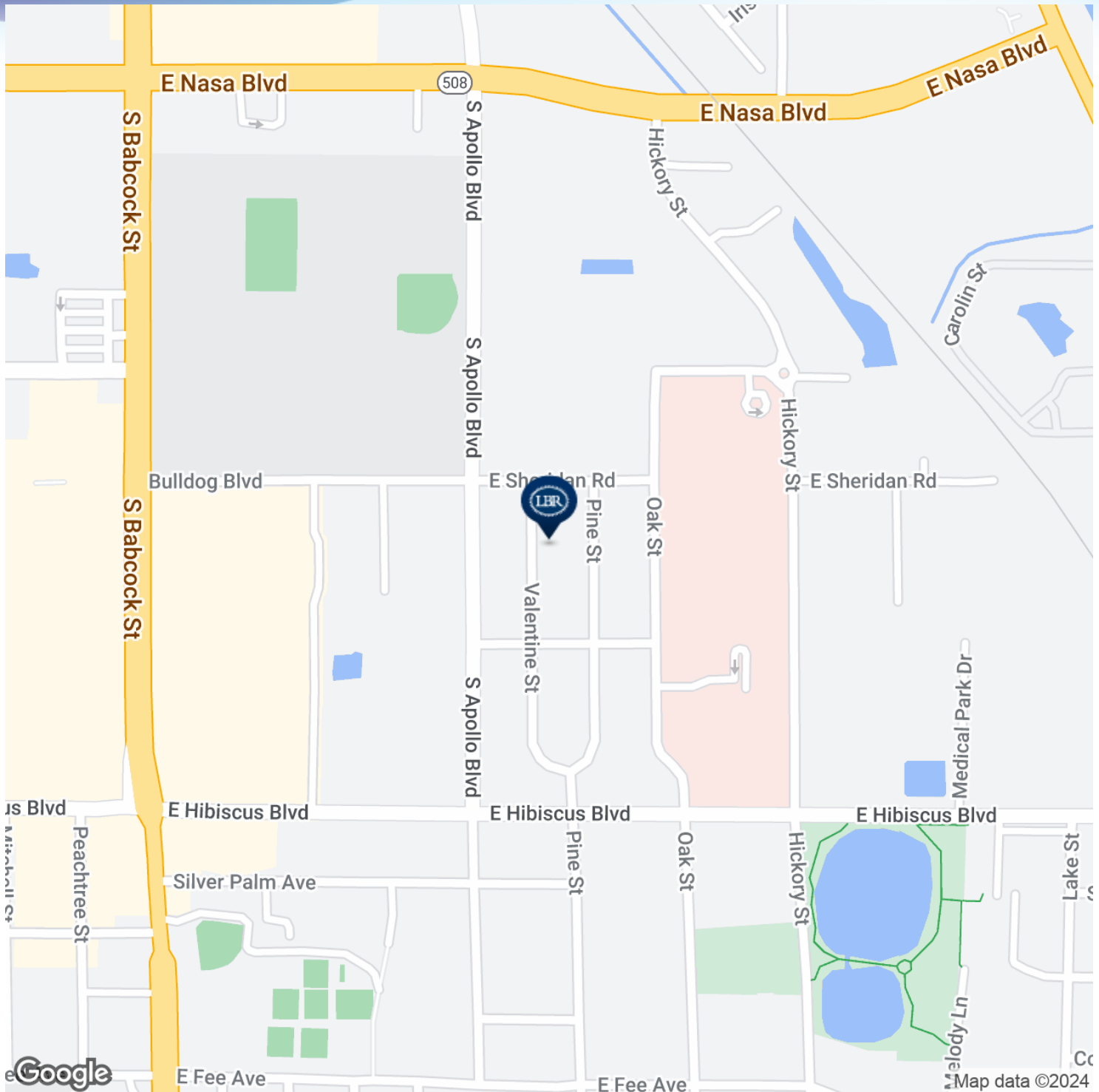
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LOCATION MAP

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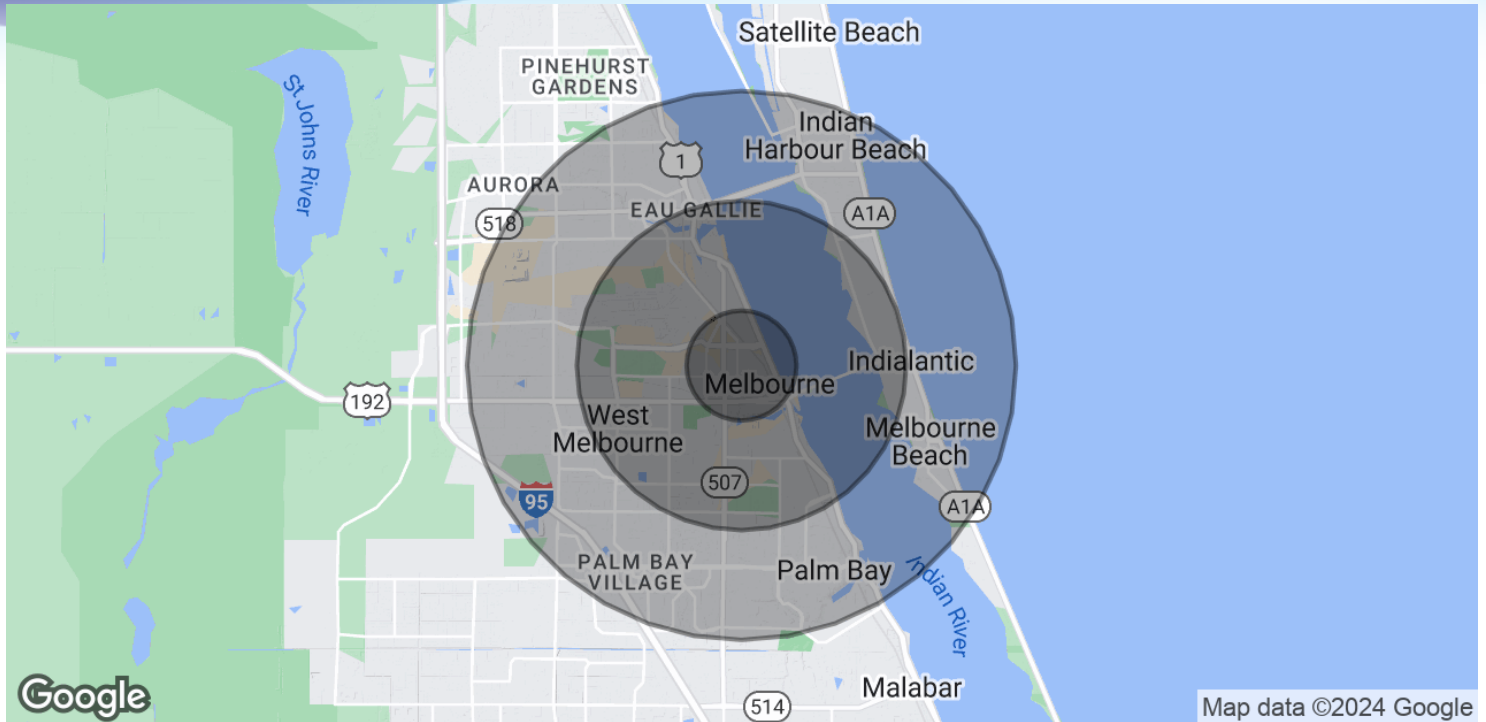
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,903	44,572	131,732
Average Age	42.4	42.2	43.8
Average Age (Male)	39.2	40.6	41.8
Average Age (Female)	45.8	45.7	46.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,125	20,959	62,184
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$43,707	\$61,957	\$64,271
Average House Value	\$174,230	\$215,758	\$212,911

* Demographic data derived from 2020 ACS - US Census

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