

# 600 N. John Rodes Blvd

Melbourne, FL 32934

## Vacant Industrial Land



### OFFERING SUMMARY

**Sale Price:** \$1,600,000

**Acres:** 7.48 Acres

**Zoning:** M-1 Light Industrial

### PROPERTY OVERVIEW

7.48 acres light industrial zoned lot within the city of Melbourne. Located on a private driveway about 500 ft off John Rodes Blvd. Buyer will likely need to extend driveway for access when developed.

### LOCATION OVERVIEW

Located off John Rodes Blvd about 1/2 mile south of Eau Gallie Blvd (Hwy 518). The land is on a private driveway approximately 500 ft off of John Rodes Blvd.

### PROPERTY HIGHLIGHTS

- Approximately 782 ft x 443 ft
- Light Industrial
- City water & sewer available
- Clean 2019 Phase 1 environmental report
- Deed restriction for self storage, boat & RV storage.



**Adam Rathbun, CCIM, SIOR**

Licensed Real Estate Broker  
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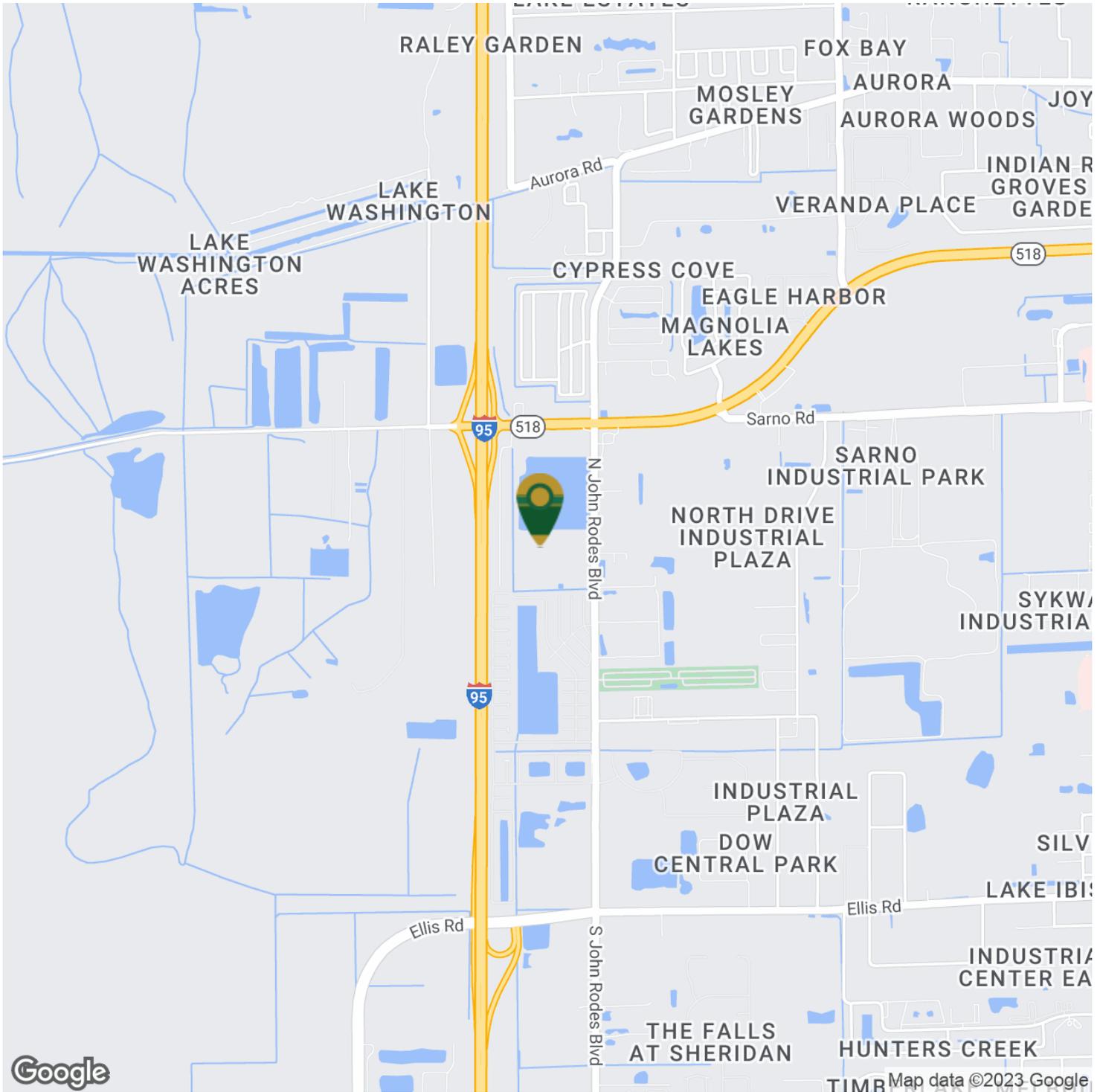




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## Location Map



Google

Map data ©2023 Google



Individual Members  
Michael S. Ullian  
Adam Rathbun

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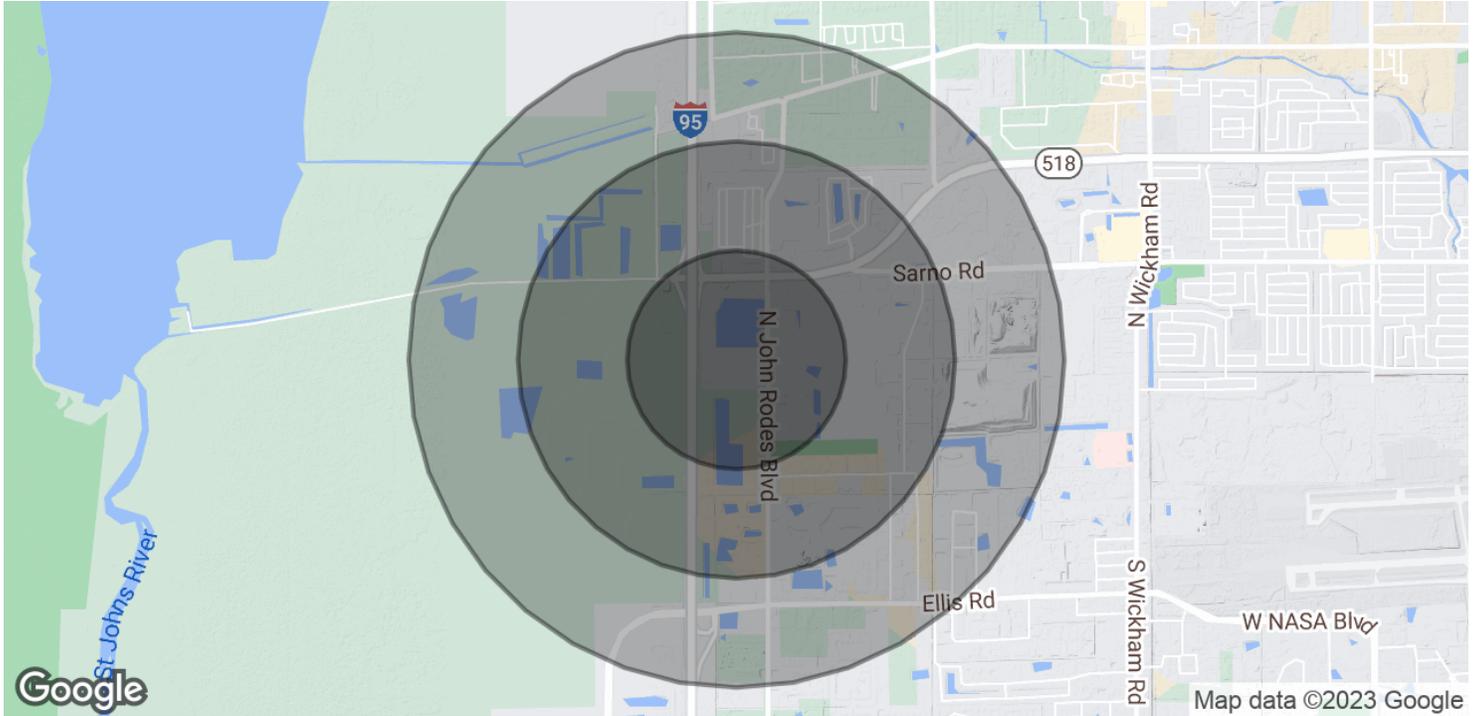


**SIOR**  
Individual Members  
Michael S. Ullian  
Adam Rathbun

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## Demographics Map & Report



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	930	2,631	5,478
Average Age	60.3	53.9	50.6
Average Age (Male)	61.7	54.9	50.8
Average Age (Female)	59.5	53.0	50.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	490	1,262	2,379
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$41,995	\$50,646	\$60,805
Average House Value	\$69,672	\$118,078	\$166,524

\* Demographic data derived from 2020 ACS - US Census



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