

# EXECUTIVE SUMMARY

• 1428 Valentine St Melbourne, FL 32901



## OFFERING SUMMARY

**Available SF:** Fully Leased

**Lease Rate:** Negotiable

**Lot Size:** 0.36 Acres

**Year Built:** 1987

**Building Size:** 2,426 SF

**Zoning:** C1

## PROPERTY OVERVIEW

Prime medical office space available in Melbourne, FL!

This 2,426 sq ft single-tenant building, strategically positioned across from Holmes Regional Medical Center, offers a turnkey solution for healthcare professionals.

The property boasts a new roof, fresh vinyl flooring, and features six exam rooms, nurse's station, three restrooms, and ample parking for patients, and staff.

Don't miss this opportunity to establish or expand your healthcare services business in a thriving medical hub.

## LOCATION OVERVIEW

Across from Holmes Regional Medical Center. Off of Hibiscus Blvd.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVAL

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

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# ADDITIONAL PHOTOS

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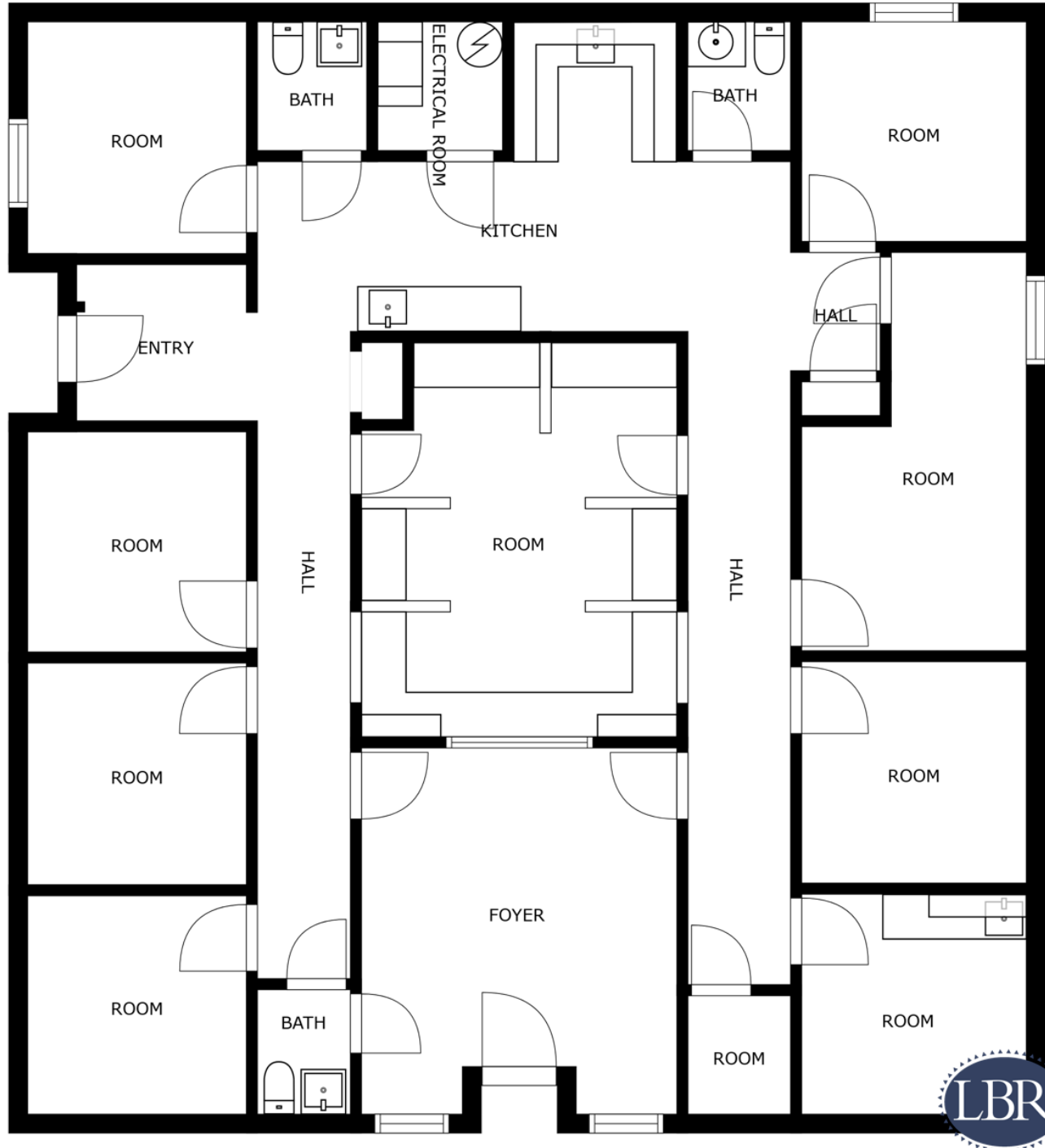
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# FLOOR PLANS

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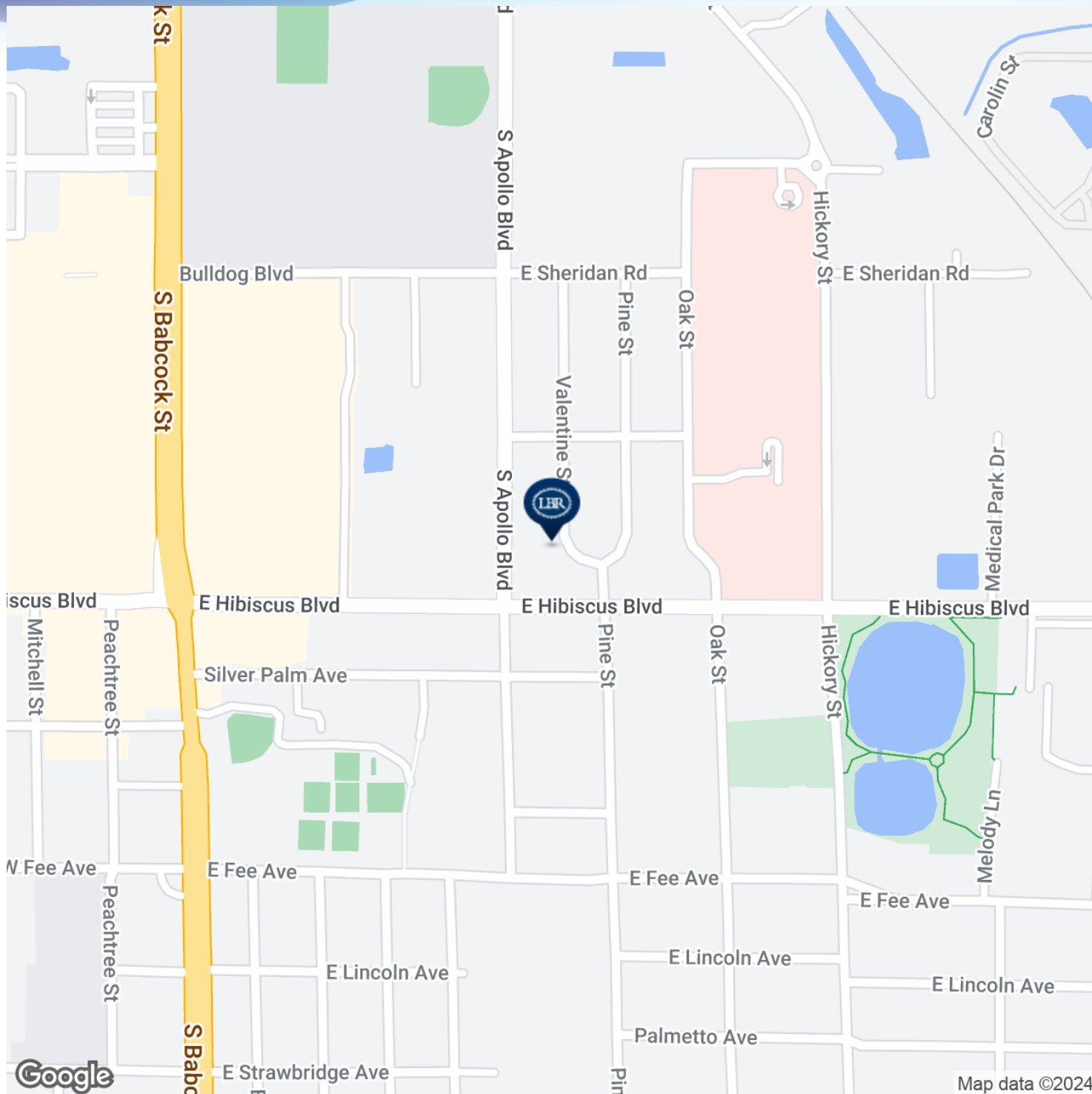
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# LOCATION MAP

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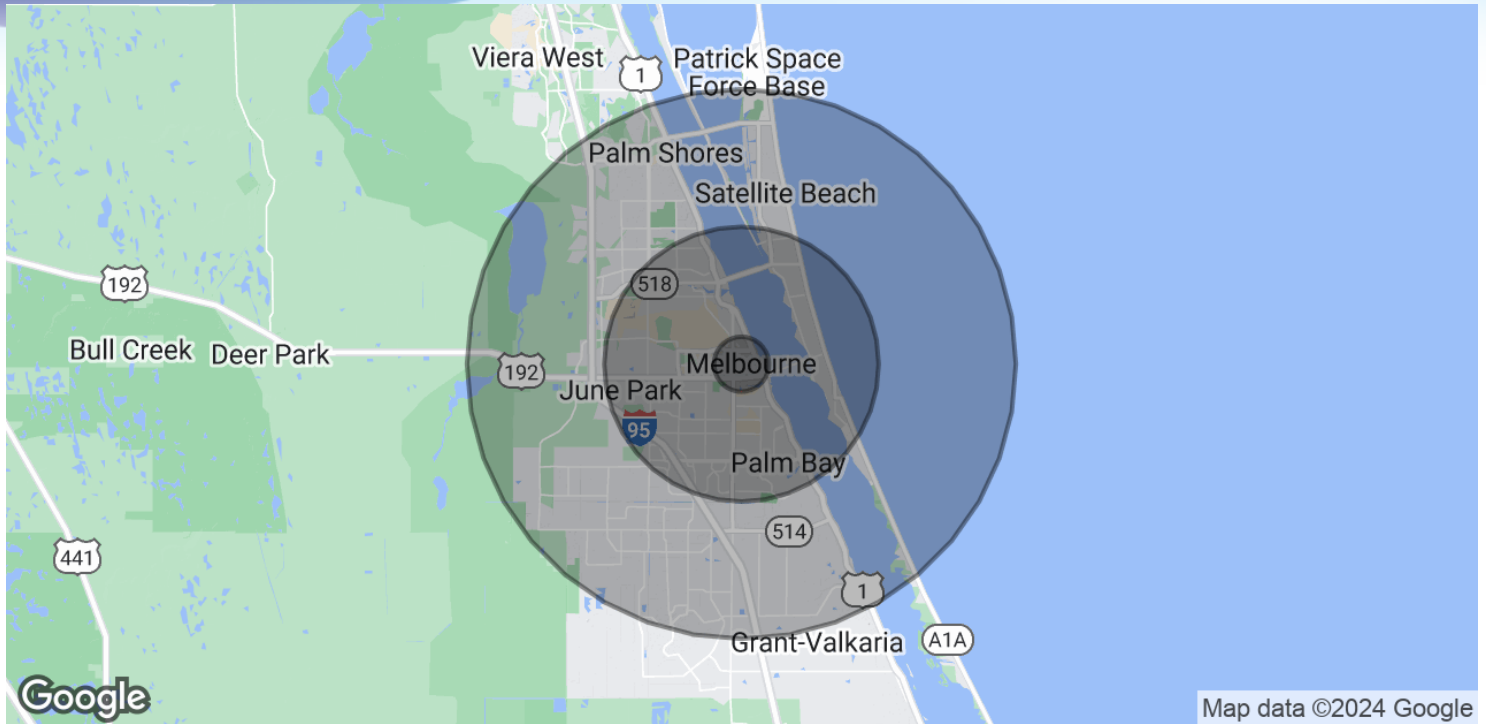
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,283	131,080	283,344
Average Age	42.3	43.9	45.1
Average Age (Male)	38.8	41.8	42.9
Average Age (Female)	46.0	46.2	46.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,348	61,681	124,261
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$42,127	\$64,108	\$70,064
Average House Value	\$188,193	\$211,204	\$225,112

2020 American Community Survey (ACS)

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