

# EXECUTIVE SUMMARY

• 405 E Strawbridge Ave Melbourne, FL 32901



## OFFERING SUMMARY

<b>Available SF:</b>	3,060 SF
<b>Lease Rate:</b>	\$17.50 SF/yr (NNN)
<b>Lot Size:</b>	0.29 Acres
<b>Year Built:</b>	2000
<b>Building Size:</b>	3,060 SF
<b>Zoning:</b>	CI

## PROPERTY OVERVIEW

Welcome to the heart of vibrant downtown Melbourne! This exceptional +/- 3,060 sq. ft. office space offers a prime location for your business to thrive. 405 E Strawbridge Ave has 100 ft. of frontage on US-192 with excellent visibility for the 21,000 vehicles driving by daily.

This office features five (5) private offices, large open workspace, two (2) bathrooms + shower, kitchen area, reception, and an upstairs loft space.

Enjoy the convenience of nearby cafes, restaurants, and retail shopping.

Seize the opportunity to establish your business in this dynamic and strategic location.

Contact us today to schedule a viewing and take the first step towards elevating your business in downtown Melbourne!

## LOCATION OVERVIEW

Conveniently located on E Strawbridge Avenue between Oak and Hickory St.

Close to "Historic Downtown" area , vibrant with shopping, dining, galleries and entertainment.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

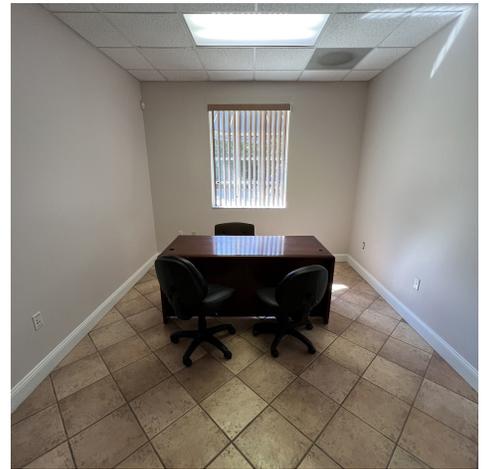
### Lightle Beckner Robison, Inc.

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

• 405 E Strawbridge Ave Melbourne, FL 32901



**ROB BECKNER, SIOR**

Principal  
321.722.0707 X11  
rob@teamlbr.com

**CHARLES DUVALL**

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

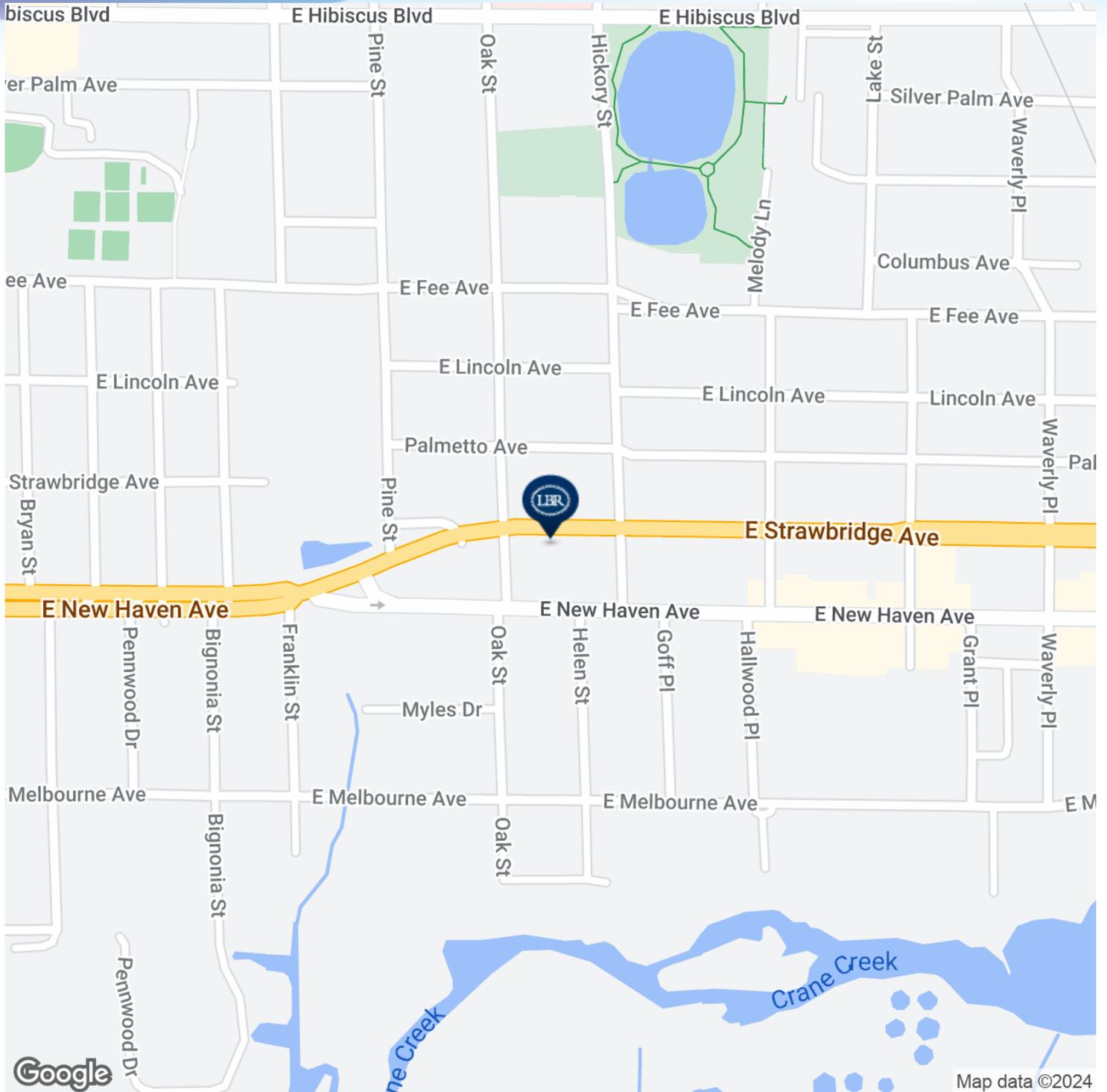
**Lightle Beckner Robison, Inc.**

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.

# LOCATION MAP

• 405 E Strawbridge Ave Melbourne, FL 32901



**ROB BECKNER, SIOR**

Principal  
321.722.0707 X11  
rob@teamlbr.com

**CHARLES DUVALL**

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

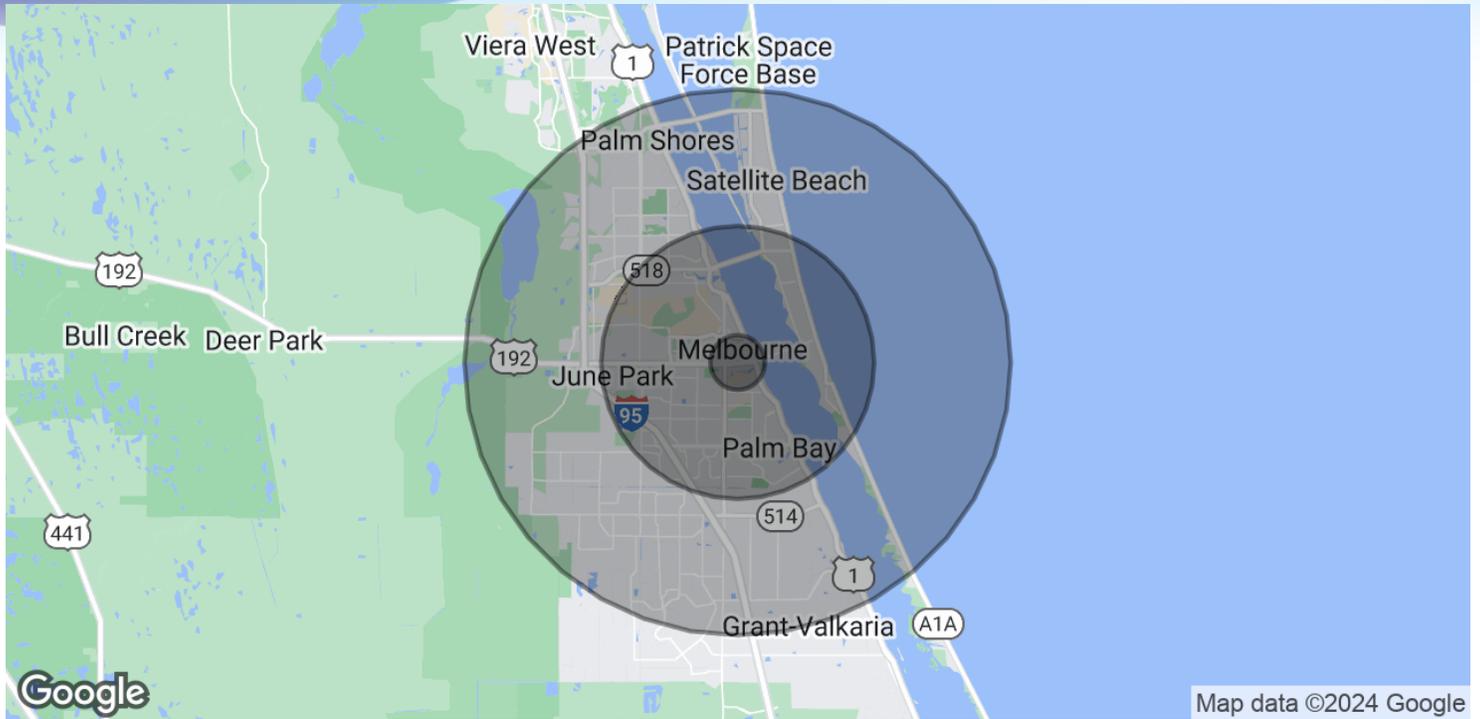
**Lightle Beckner Robison, Inc.**

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.

# DEMOGRAPHICS MAP & REPORT

• 405 E Strawbridge Ave Melbourne, FL 32901



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,965	130,988	283,935
Average Age	42.3	44.4	45.0
Average Age (Male)	38.7	41.8	42.8
Average Age (Female)	46.4	46.8	46.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,911	61,447	124,192
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$41,179	\$63,428	\$69,597
Average House Value	\$216,206	\$207,670	\$223,884

\* Demographic data derived from 2020 ACS - US Census

### 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.