



CASA BELLA OFFICE BUILDING FOR SALE

Prime Investment Opportunity Space Coast - Melbourne Florida

6013 Farcenda Place Melbourne, FL 32940

FOR SALE | \$1,898,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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CASA BELLA SUNTREE-VIERA

• 6013 Farcenda Place Melbourne, FL 32940



OFFERING SUMMARY

Sale Price: \$1,898,000

Price / SF: \$286.53

Year Built: 2014

Building Size: 6,624 SF

APN#: 26-36-24-00-6.A

PROPERTY OVERVIEW

Presenting an Impeccable Property with Distinctive Iconic Spanish Style Architecture Features Include Terra Cotta Roof with Turret, Stucco Exterior Exquisite Craftsmanship with Meticulous Attention to Detail Enchanting Blend of Old World Charm with Modern Functionality

100% Occupied Building Tenants Include Family Medicine and Law Office
7% Cap Rate

LOCATION OVERVIEW

Highly Desirable Suntree-Viera Location on North Wickham Road
Prestigious Office Located at the Entrance to Casa Bella
Situated Immediately North of the Pineda Causeway

Interstate 95 at Wickham Road +/- 4 Miles
The Avenues at Viera +/- 5 Miles
Health First Viera Hospital +/- 5 Miles
Port Canaveral +/- 20 Miles
Orlando International Airport +/- 50 Miles

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COMMUNITY SUMMARY

6013 Farcenda Pl, Melbourne, Florida, 32940

Ring: 5 mile radius

95,726	2.17%	2.28	50.1	50.3	\$86,923	\$384,947	\$322,031	16.7%	55.7%	27.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.4%

Services



13.2%

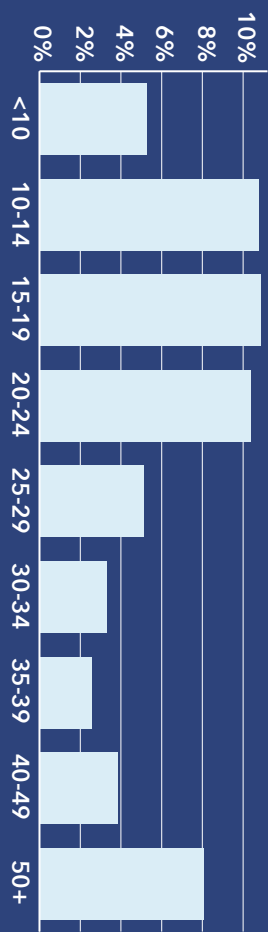
Blue Collar



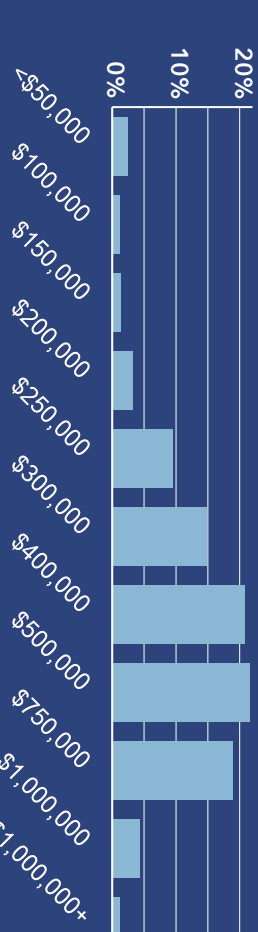
72.4%

White Collar

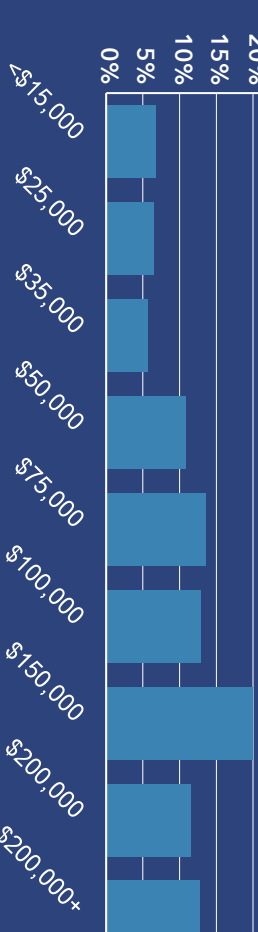
Mortgage as Percent of Salary



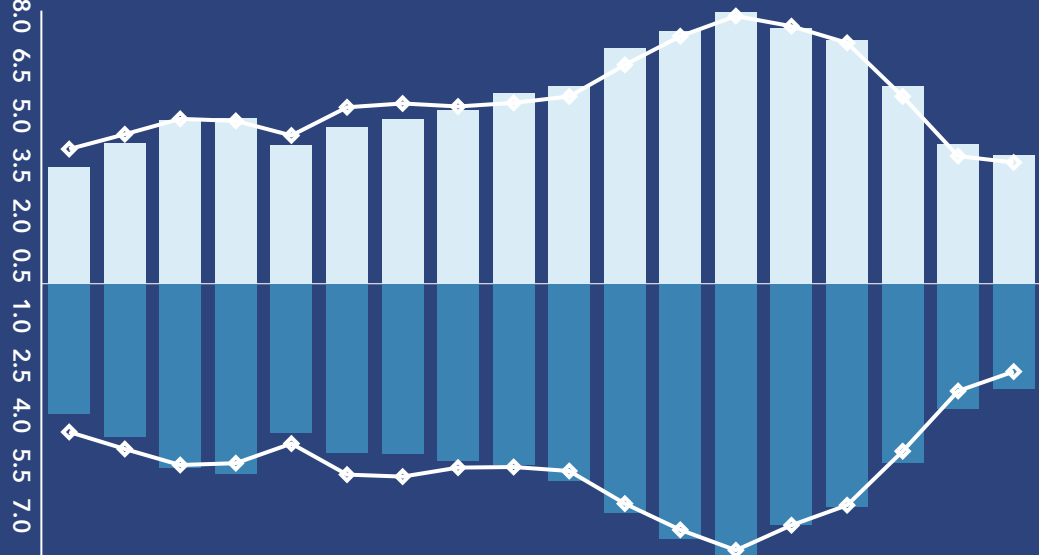
Home Value



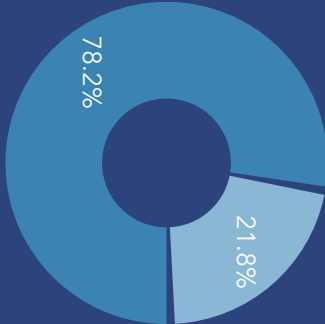
Household Income



Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



Educational Attainment

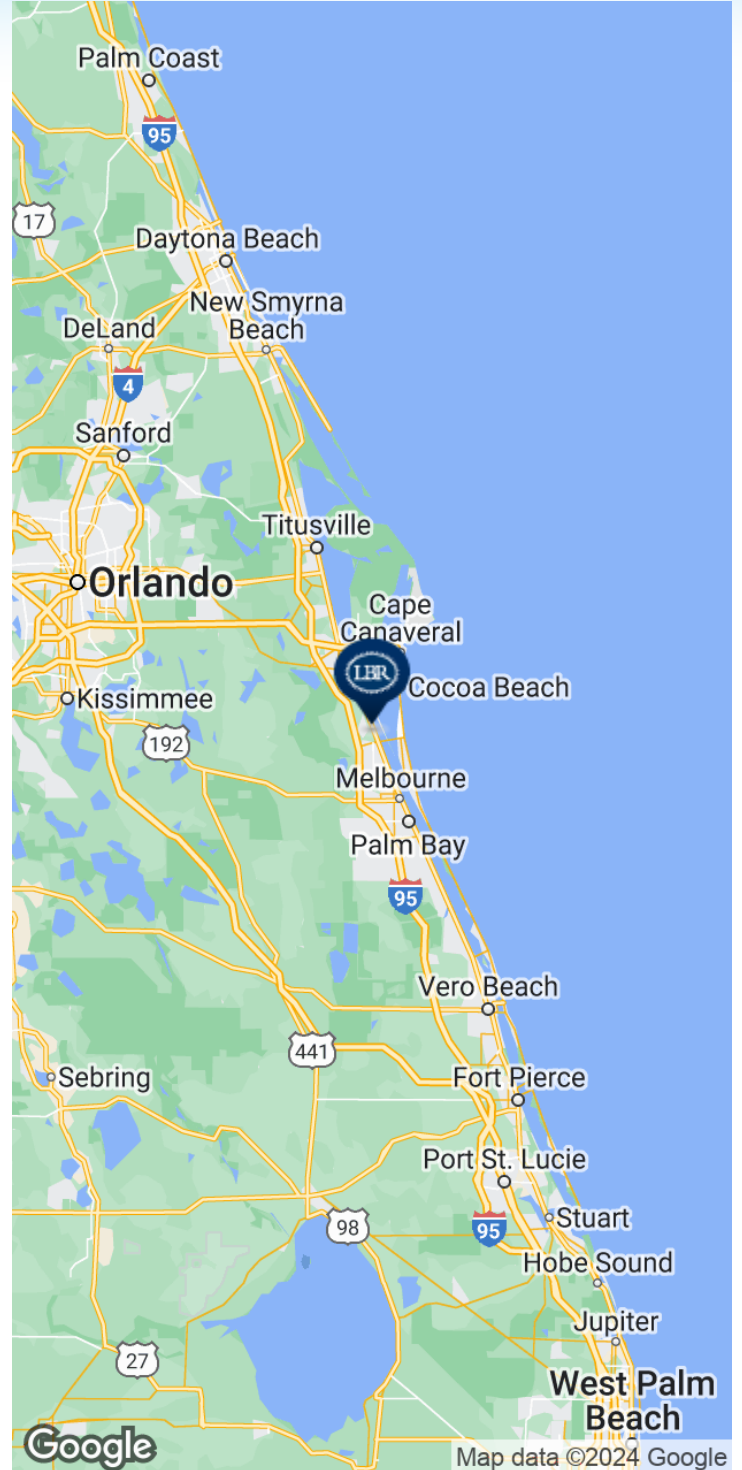
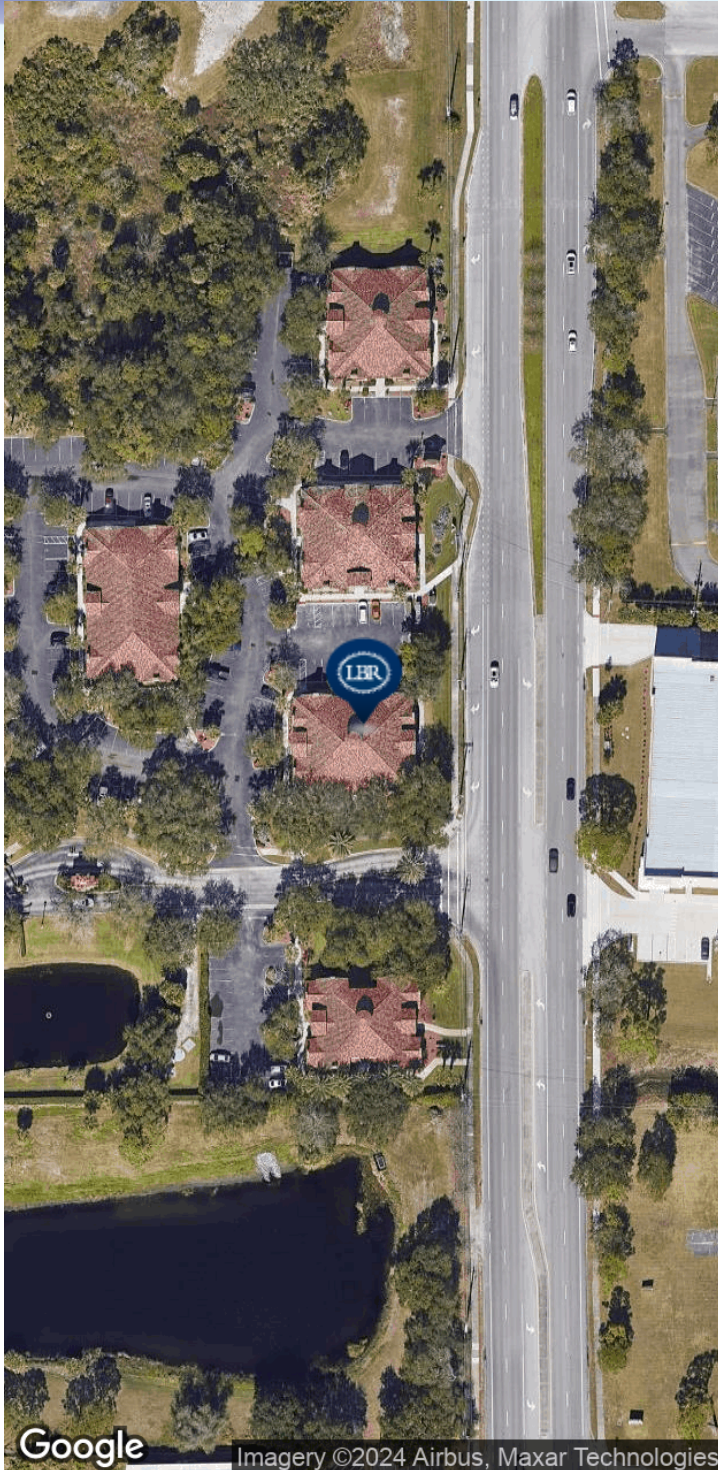


Commute Time: Minutes



LOCATION MAP

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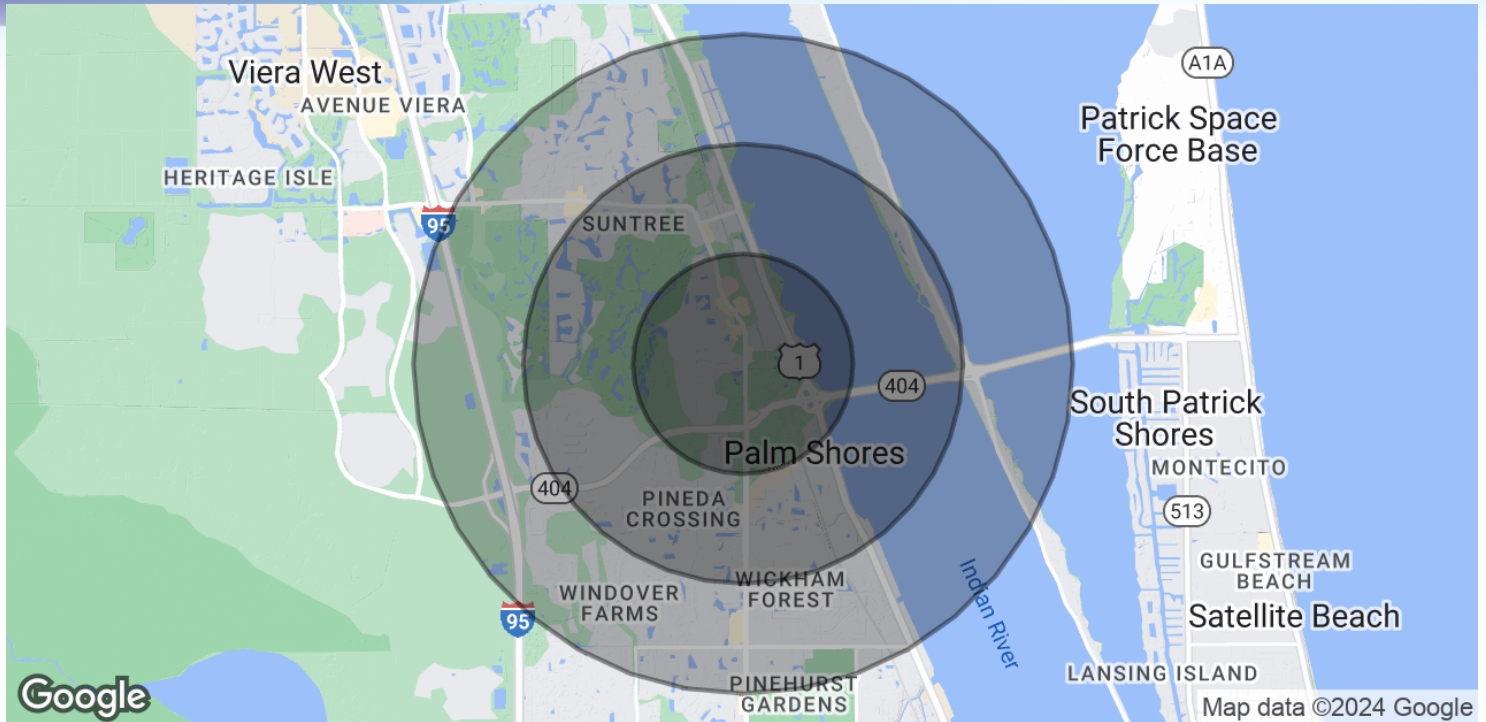
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,195	17,136	35,456
Average Age	52.0	50.7	48.7
Average Age (Male)	52.2	50.6	48.0
Average Age (Female)	51.3	50.4	49.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,976	7,869	15,700
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$130,664	\$111,811	\$102,452
Average House Value	\$362,469	\$344,464	\$326,710

2020 American Community Survey (ACS)

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