



CASA BELLA OFFICE BUILDING FOR SALE

Prime Investment Opportunity Space Coast Melbourne Florida

6032 Farcenda Place Melbourne, FL 32940

FOR SALE | \$1,600,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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CASA BELLA SUNTREE VIERA

6032 Farcenda Place • 6032 Farcenda Place Melbourne, FL 32940



OFFERING SUMMARY

Sale Price: \$1,600,000

Price / SF: \$273.69

Year Built: 2008

Building Size: 5,846 SF

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

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% Tenant Occupied Medical User and Law Office User
7% Cape 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%

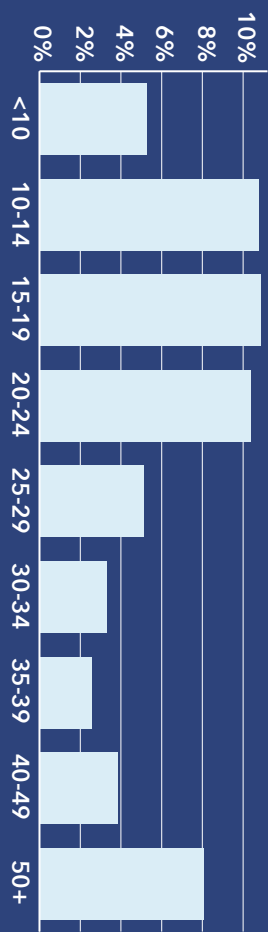
Blue Collar



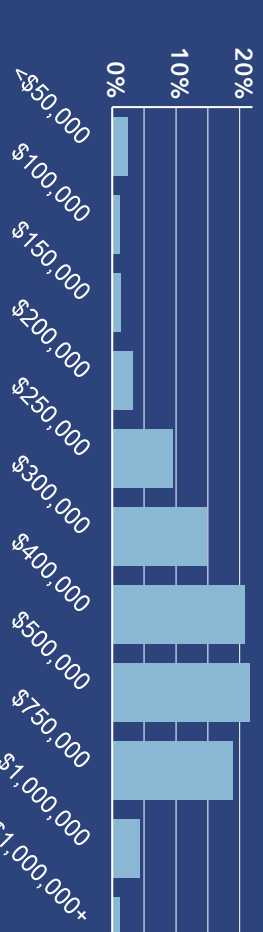
72.4%

White Collar

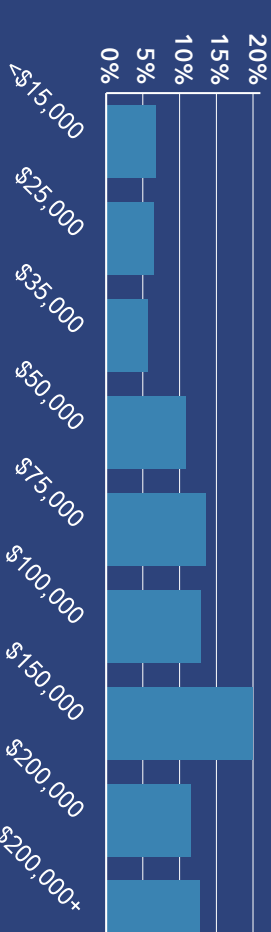
Mortgage as Percent of Salary



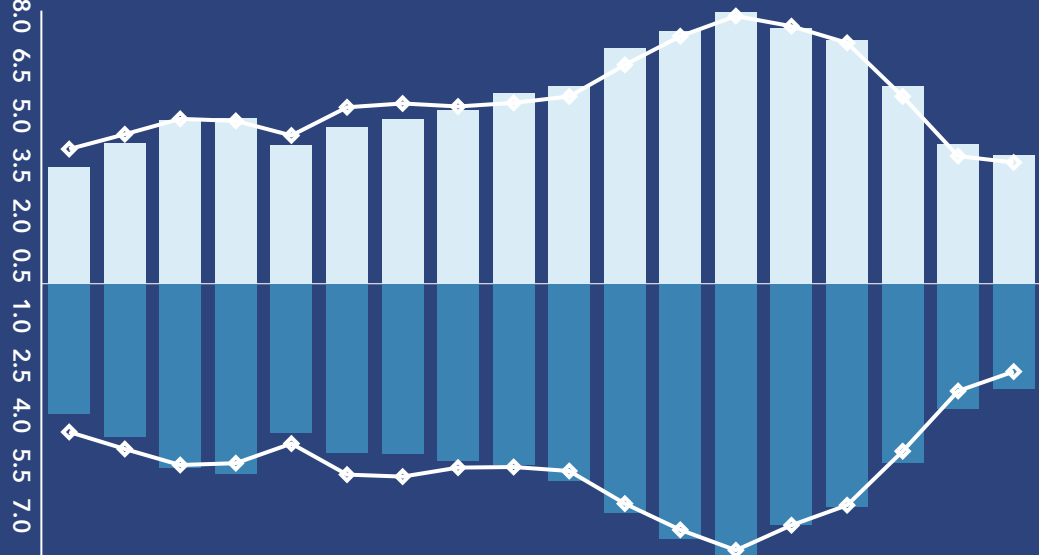
Home Value



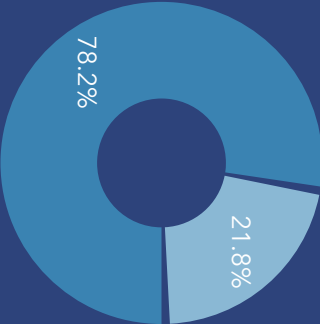
Household Income



Age Profile: 5 Year Increments



Home Ownership



Educational Attainment



Housing: Year Built



Commute Time: Minutes

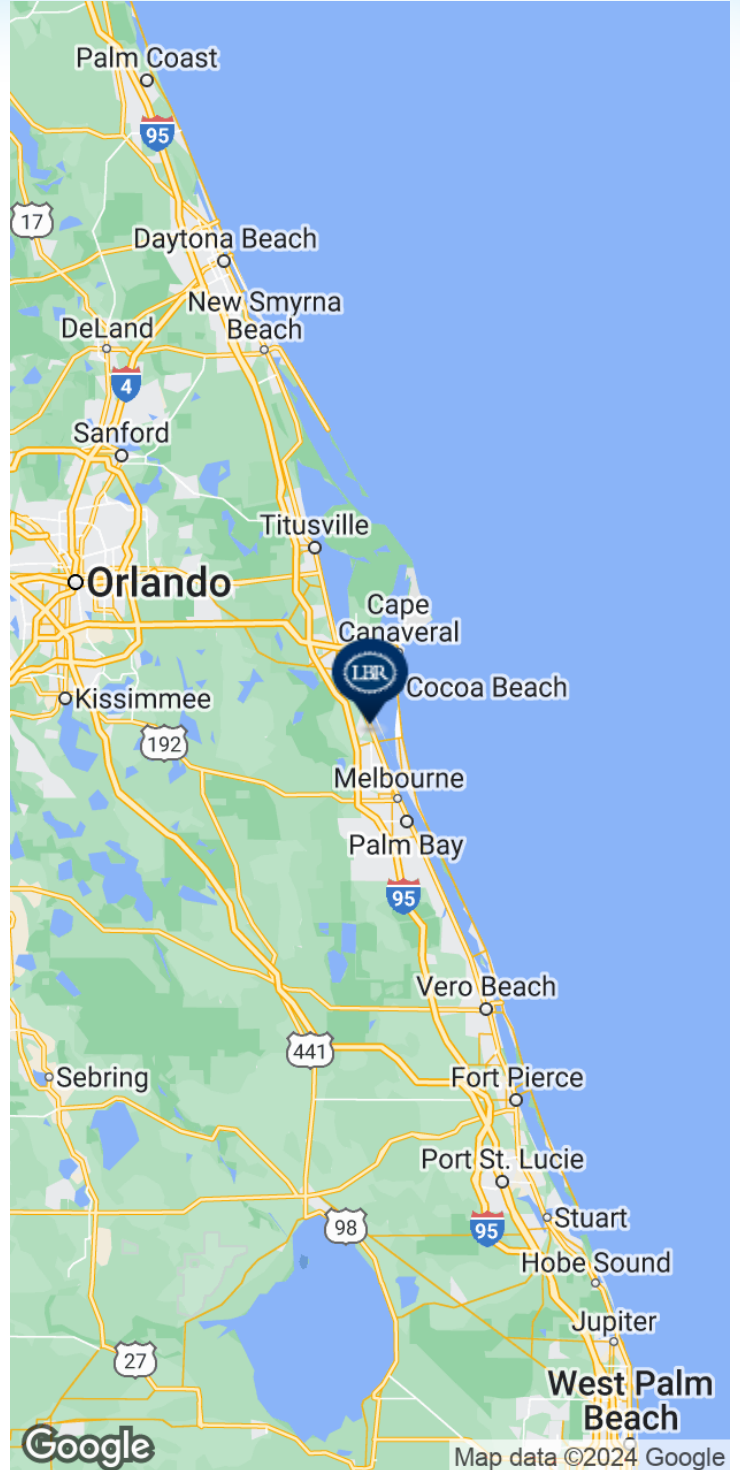
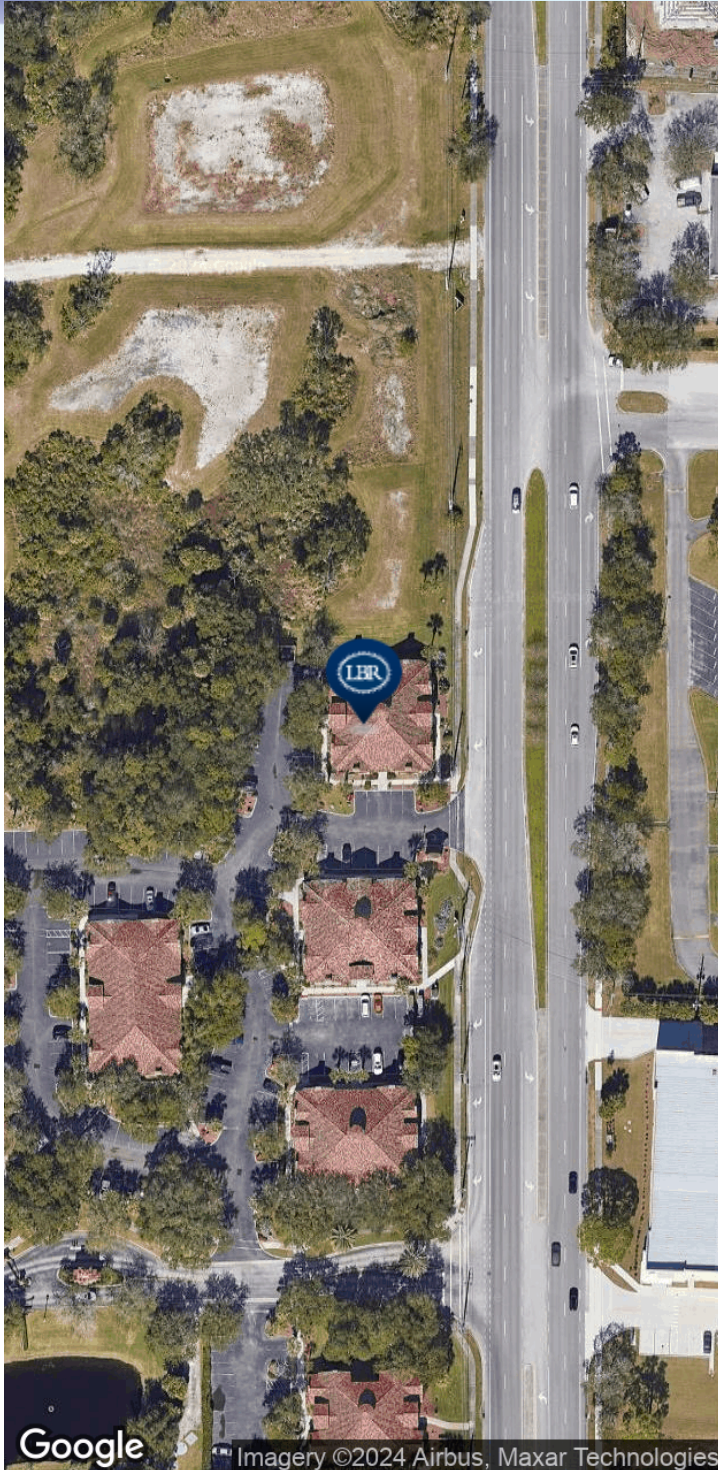


THE SCIENCE OF WHERE

Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

LOCATION MAP

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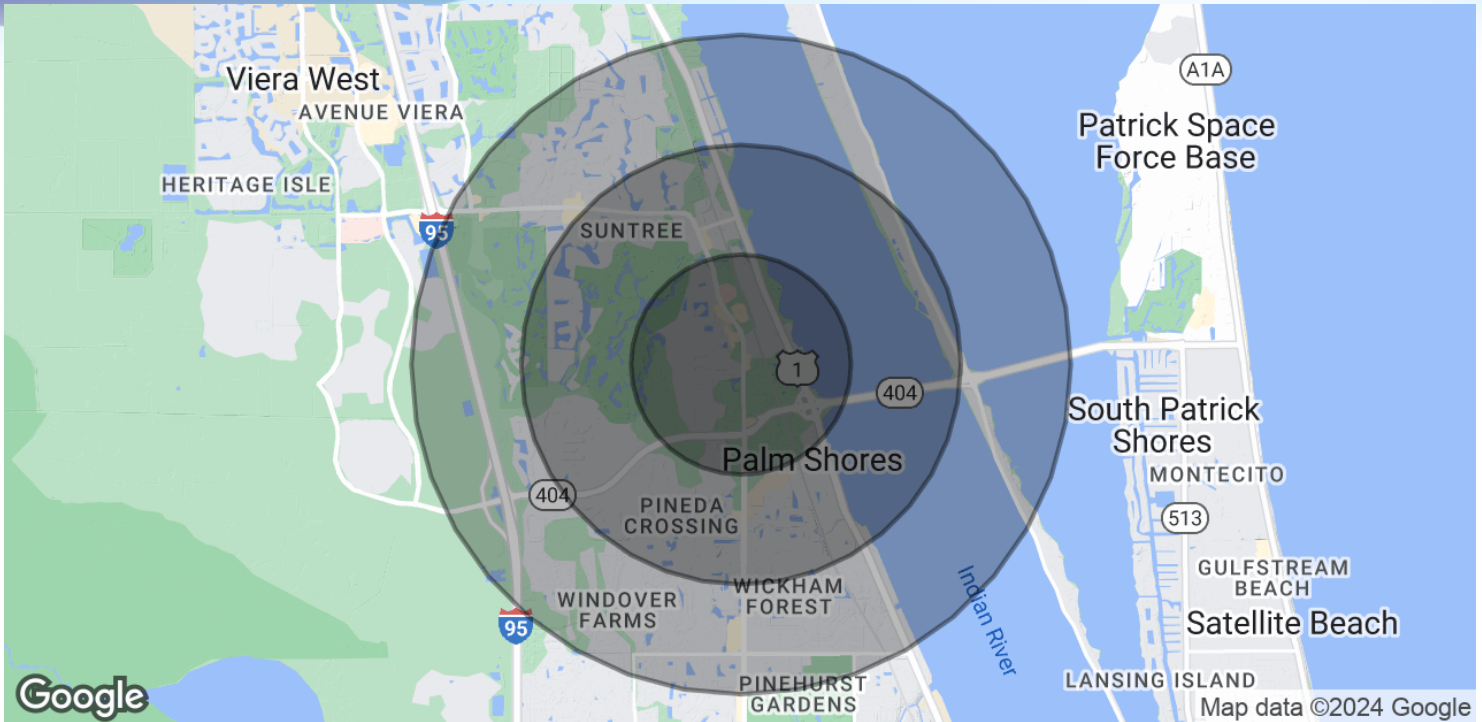
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,088	17,042	35,442
Average Age	52.3	50.7	48.6
Average Age (Male)	52.5	50.7	47.9
Average Age (Female)	51.6	50.4	49.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,956	7,852	15,678
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$129,826	\$111,308	\$102,533
Average House Value	\$360,636	\$345,460	\$326,716

2020 American Community Survey (ACS)

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