

RETAIL FOR LEASE

Harbor City Plaza • 404 - 426 N Harbor City Blvd Melbourne, FL 32935



OFFERING SUMMARY

Available SF:	1,398 SF
Lease Rate:	\$20.00 SF/yr (MG)
Lot Size:	0.92 Acres
Year Built:	1959
Building Size:	15,352 SF
Zoning:	C2
Market:	South Brevard
Submarket:	Melbourne

PROPERTY OVERVIEW

Great place for your retail business!

Conveniently located between Eau Gallie and Melbourne Causeways

Space is clean and ready for your business

Storefront Parking

Easy Access from US 1

High Visibility

Façade and Monument Signage

LOCATION OVERVIEW

Located on US 1 between Babcock St. and Laurie St.

- US 1 & Laurie St. by U-Haul
- South of Sarno Rd.
- Del's Freeze is at the south corner

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@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

Harbor City Plaza • 404 - 426 N Harbor City Blvd Melbourne, FL 32935



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@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.

AVAILABLE SPACES

Harbor City Plaza • 404 - 426 N Harbor City Blvd Melbourne, FL 32935

LEASE TYPE | MG

TOTAL SPACE | 1,398 SF

LEASE TERM | Negotiable

CAM & TAX | \$20.00 SF/yr

HARBOR CITY PLAZA

404 – 426 N. Harbor City Blvd. (US 1)
Melbourne, FL 32935

Smoke Shop	Susie's D&L Stained Glass	#410	PS Thai	Affordable Cemetery Monuments	Mission Road Foods	Polish Pottery	Aces High Tattoo	#424	Digital Reprographic Center
------------	------------------------------	------	---------	----------------------------------	-----------------------	----------------	---------------------	------	--------------------------------

UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#424	Available	1,398 SF	Modified Gross	\$20.00 SF/yr

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@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.

AERIAL MAP

Harbor City Plaza • 404 - 426 N Harbor City Blvd Melbourne, FL 32935



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

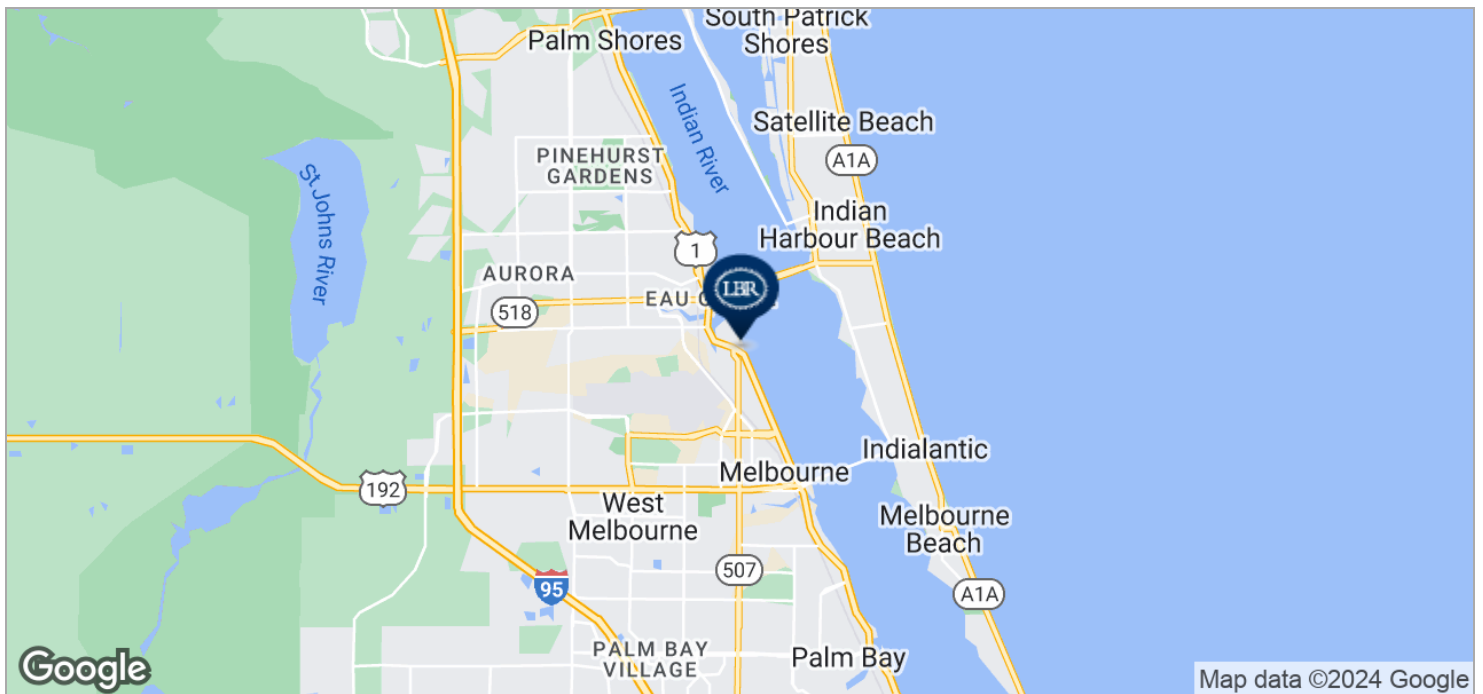
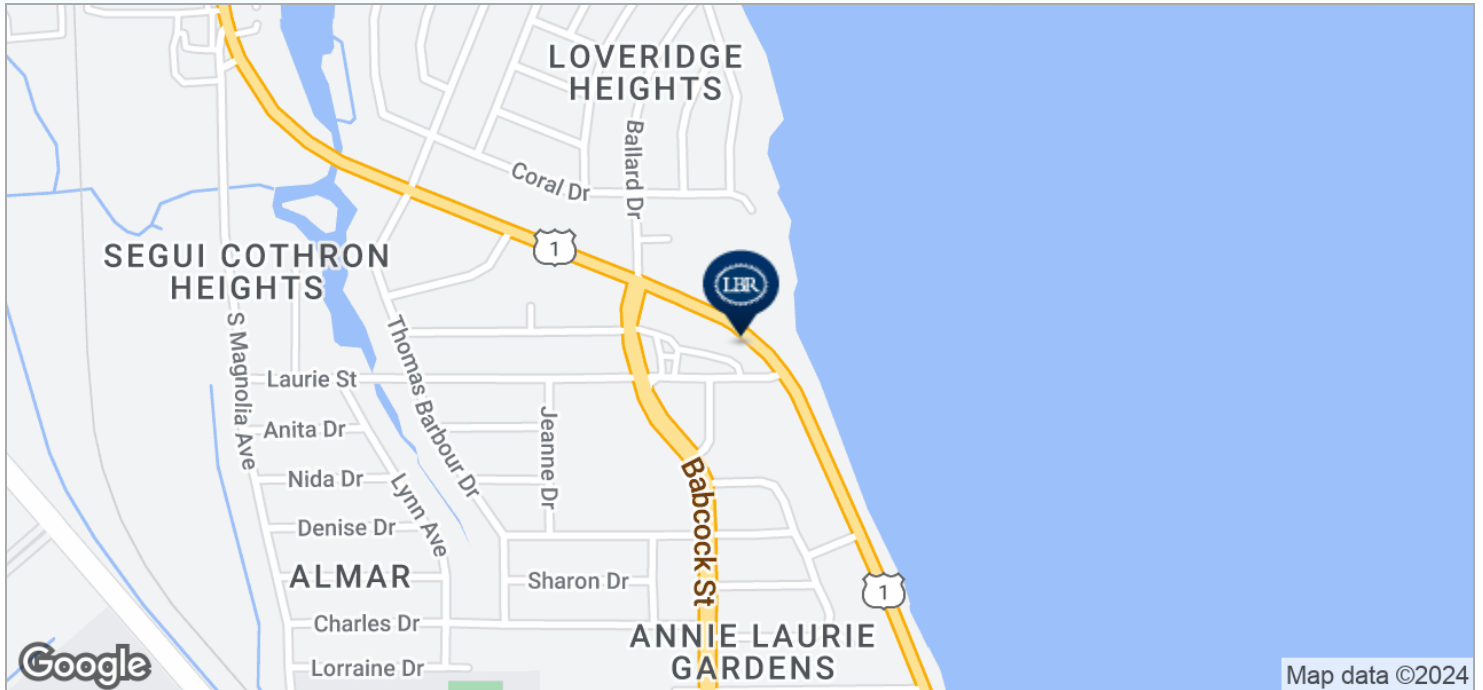
Lightle Beckner Robison, Inc.

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 MAPS

Harbor City Plaza • 404 - 426 N Harbor City Blvd Melbourne, FL 32935



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

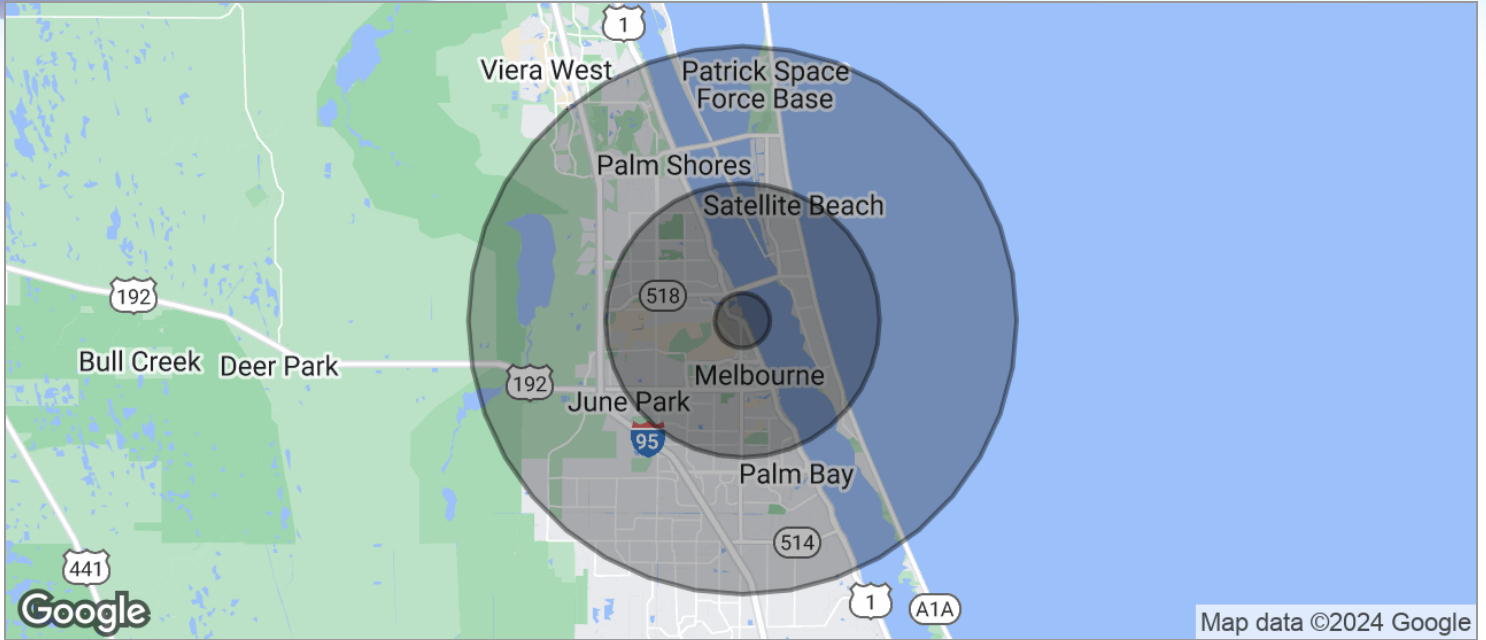
Lightle Beckner Robison, Inc.

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

Harbor City Plaza • 404 - 426 N Harbor City Blvd Melbourne, FL 32935



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,034	123,726	268,277
MEDIAN AGE	49.6	45.0	44.0
MEDIAN AGE (MALE)	47.8	42.9	42.2
MEDIAN AGE (FEMALE)	52.3	46.6	45.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,501	53,595	110,309
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$49,654	\$61,520	\$65,766
AVERAGE HOUSE VALUE	\$187,065	\$213,926	\$235,996

* Demographic data derived from 2020 ACS - US Census

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@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.