

EXECUTIVE SUMMARY

E Strawbridge 2nd Floor Professional Office • 730 E Strawbridge Ave Melbourne, FL 32901



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

1.17 Acres

Building Size:

17,775 SF

Zoning:

C-C3

Market:

South Brevard

Submarket:

Melbourne

Traffic Count:

16,350

PROPERTY OVERVIEW

GREAT LOCATION IN DOWNTOWN MELBOURNE!

Nice second-story office space in the center of Downtown Melbourne.

Office space is accessible from the common lobby elevator and also an exterior staircase.

Upgraded build-out, generous windows, and solid surface countertops throughout.

Rent includes electric and water and janitorial.

PROPERTY HIGHLIGHTS

- New Construction
- Pick your paint and carpet!
- Full-service lease
- Ample Parking

JEFFERY T. ROBISON, CCIM

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Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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CONFERENCE ROOMS

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AVAILABLE SPACES

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Lease Rate:	N/A	Total Space	
Lease Type:		Lease Term:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
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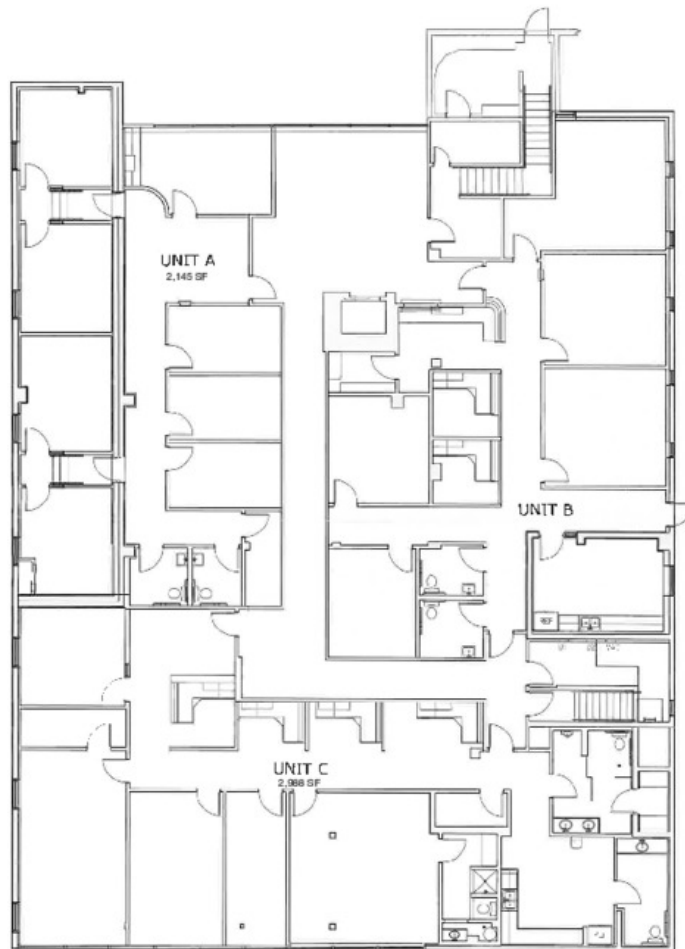
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FLOOR PLANS

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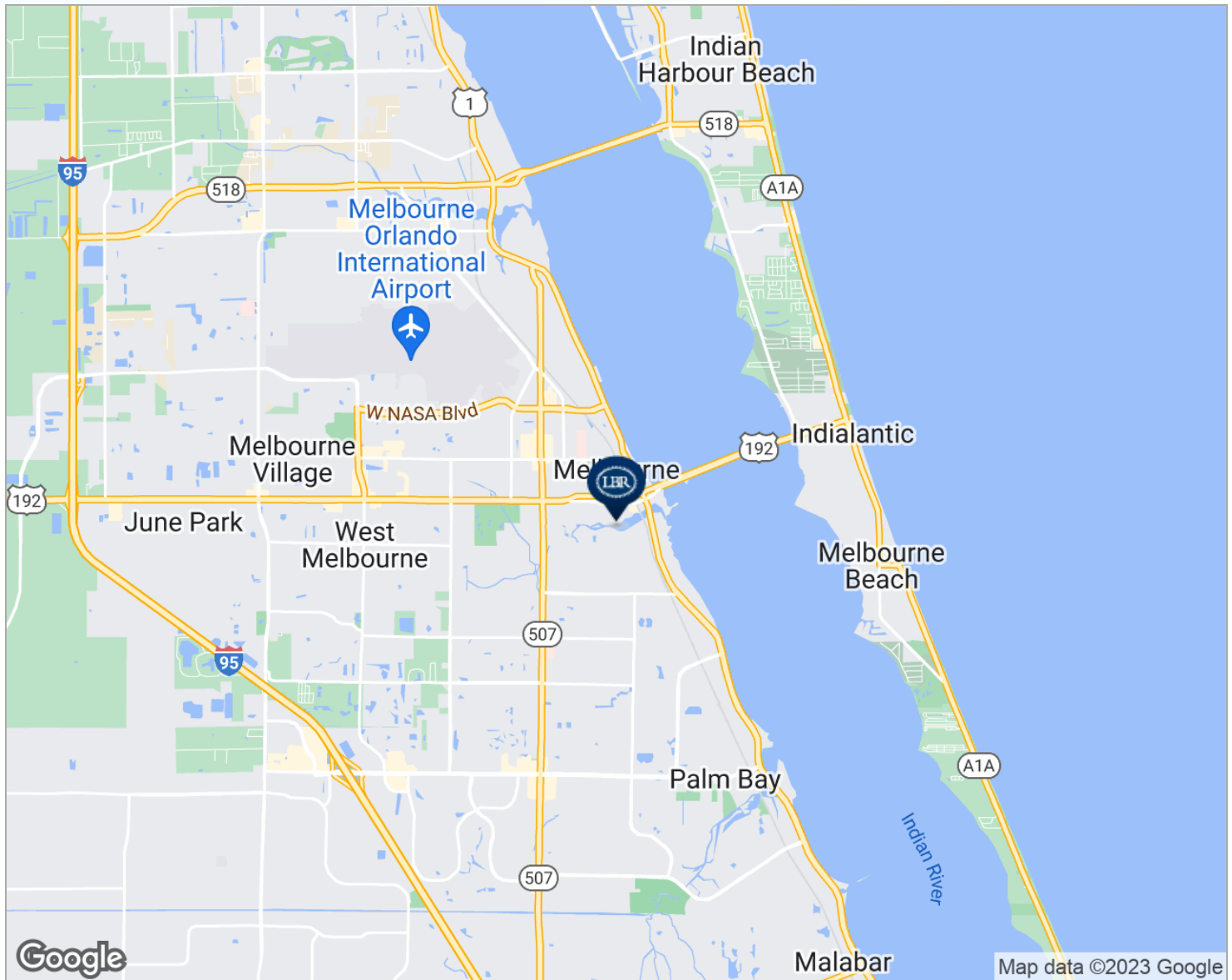
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LOCATION MAPS

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LOCATION DESCRIPTION

This office is located on E Strawbridge Ave (US 192) and Waverly Place.
Walking distance to all the restaurants and quaint shops of Downtown Melbourne.

One-half block from Melbourne's City Hall and government offices, as well as, the new Melby Hotel.

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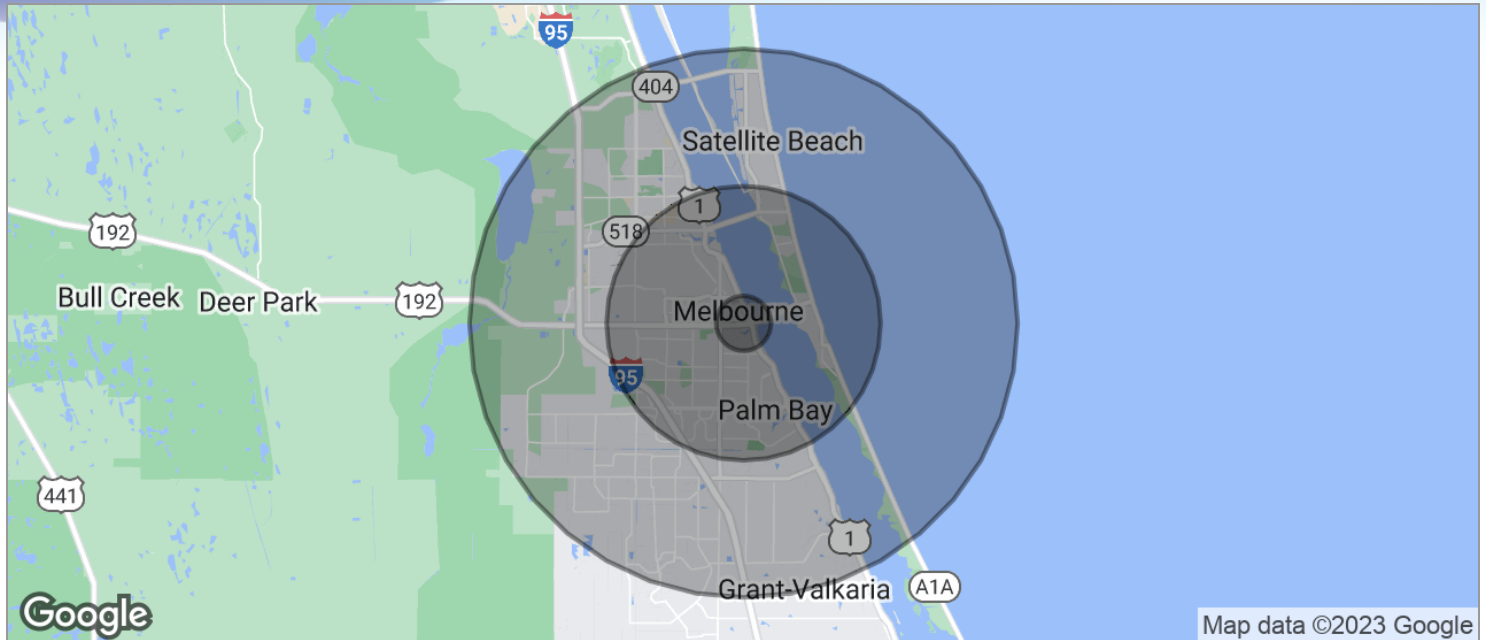
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DEMOGRAPHICS MAP

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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,048	118,653	273,374
MEDIAN AGE	47.1	44.4	43.6
MEDIAN AGE (MALE)	45.4	41.5	41.8
MEDIAN AGE (FEMALE)	42.1	47.0	45.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,822	51,224	111,427
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$37,031	\$58,957	\$63,889
AVERAGE HOUSE VALUE	\$212,502	\$201,729	\$228,673

* Demographic data derived from 2020 ACS - US Census

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