

4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

Opportunity to Occupy One Unit and Collect Rental Income on Remaining Units



OFFERING SUMMARY

Sale Price: \$895,000

Acreage: 0.61 Acres

Facility SF: 4,786 SF

Zoning: City of Melbourne
General Commercial
(C2)

PROPERTY OVERVIEW

Unit A est. 1,125 SF Office. Delivered Vacant at Closing
 Unit B est. 1,243 SF Chiropractor's Office. Lease Expires 10/31/24
 Unit C est. 1,126 SF Office. Delivered Vacant at Closing
 Unit D est. 1,292 SF Restaurant. Seating for 43 Inside + 22 Outside. Expires 12/31/24
 Each Office has Reception Area, Multiple Hard Wall Offices, 2 Restrooms.
 City Water/Sewer, FPL Electric, Piped Underground Natural Gas
 Each Unit Separately Metered for Electric/Water
 24 Concrete Paved/Striped/Lighted Parking Spaces
 C-2 Zoning: Office, Medical/Dental, Electronic Assembly, Restaurant & More!
DO NOT DISTURB OCCUPANTS

LOCATION OVERVIEW

Strategically positioned just off of Sarno Road which is a direct connector between US1, Wickham Road & I-95 (via Eau Gallie Boulevard). Property situated directly adjacent to the Brevard County Tax Collector and Brevard County Sherrif's office. Close proximity to the Melbourne International Airport, Downtown Eau Gallie Arts District (EGAD) and the beaches. Make this the future home for your business today!



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Zachary Ullian

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SIOR
 Individual Members
 Michael S. Ullian

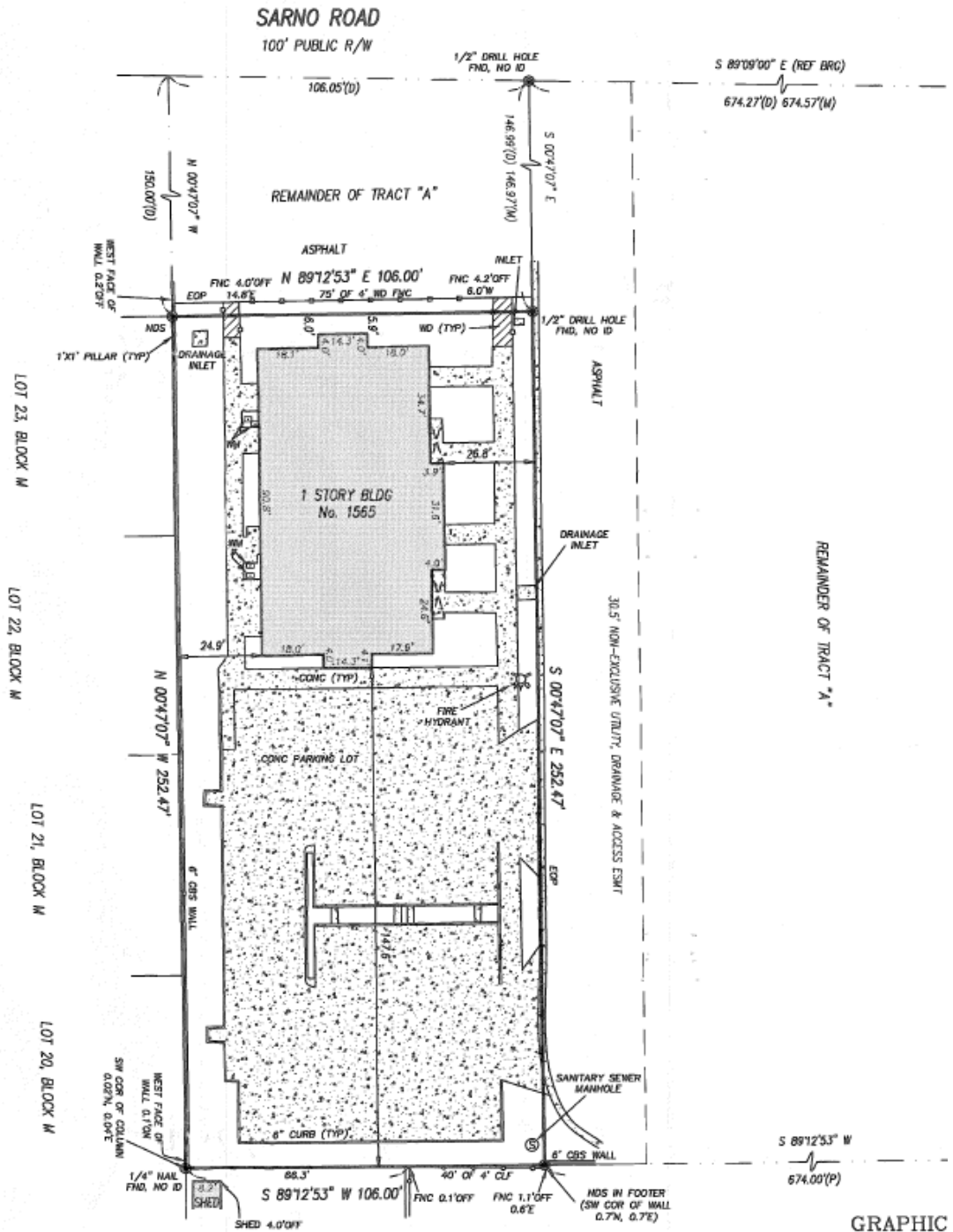
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Survey

MAP OF BOUNDARY SURVEY

Accepted and Received
By: *Michael S. Ullian*
Date: *4/28/17*



GRAPHIC



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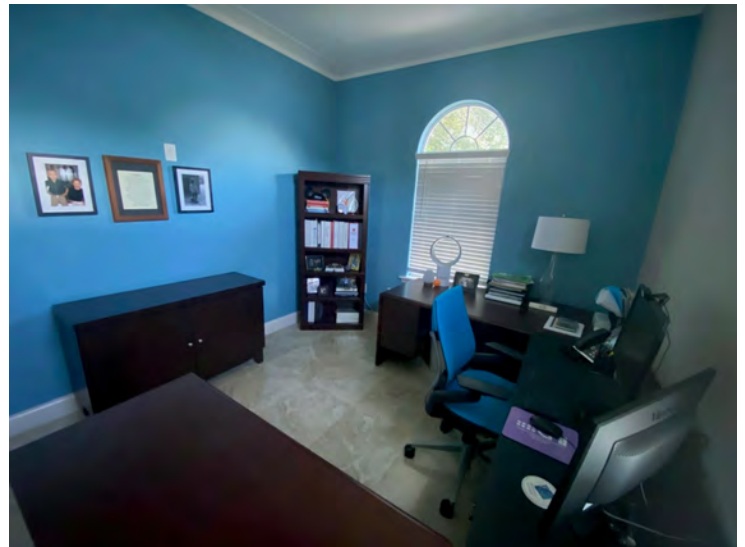


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Unit A Photos (est. 1,125 SF Office)



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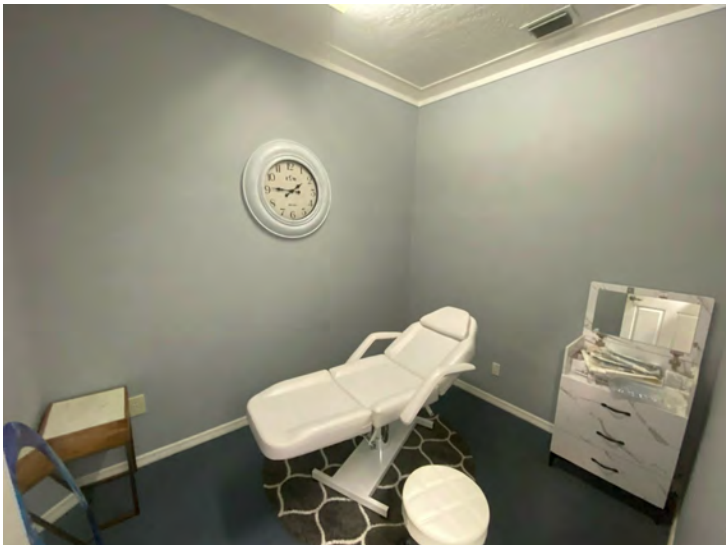


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Unit B Photos (est. 1,243 SF Chiropractor's Office)



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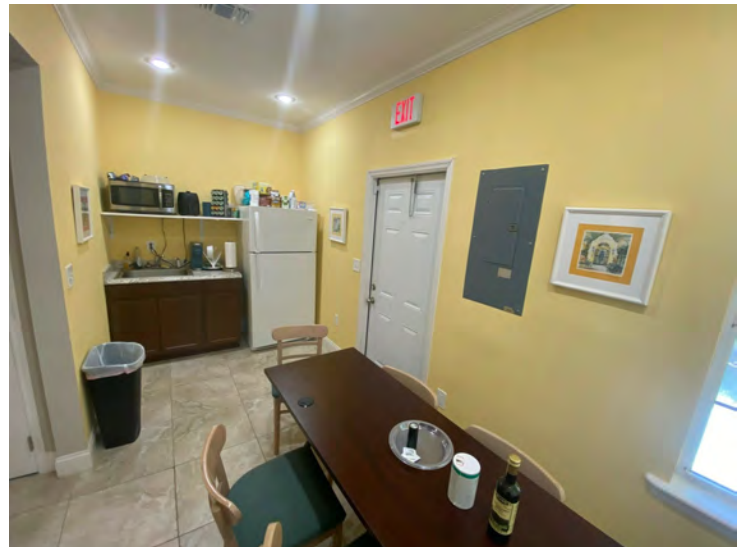
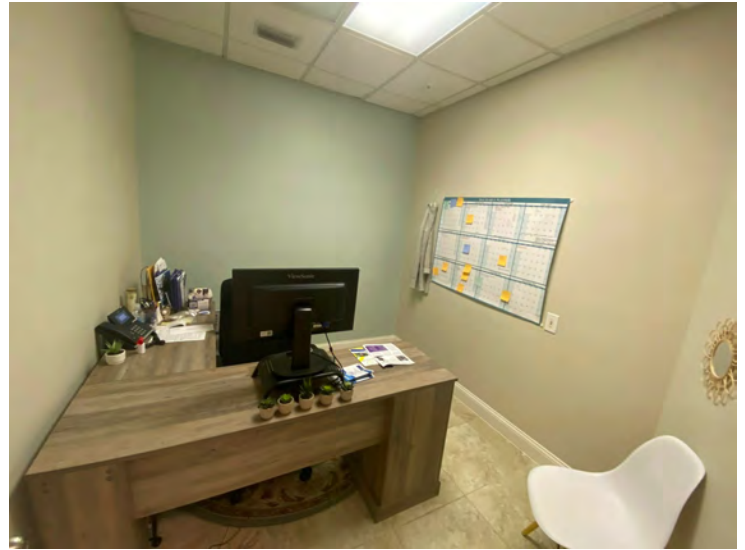


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Unit C Photos (est. 1,126 SF Office)



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Unit D Photos (est. 1,292 SF Restaurant)



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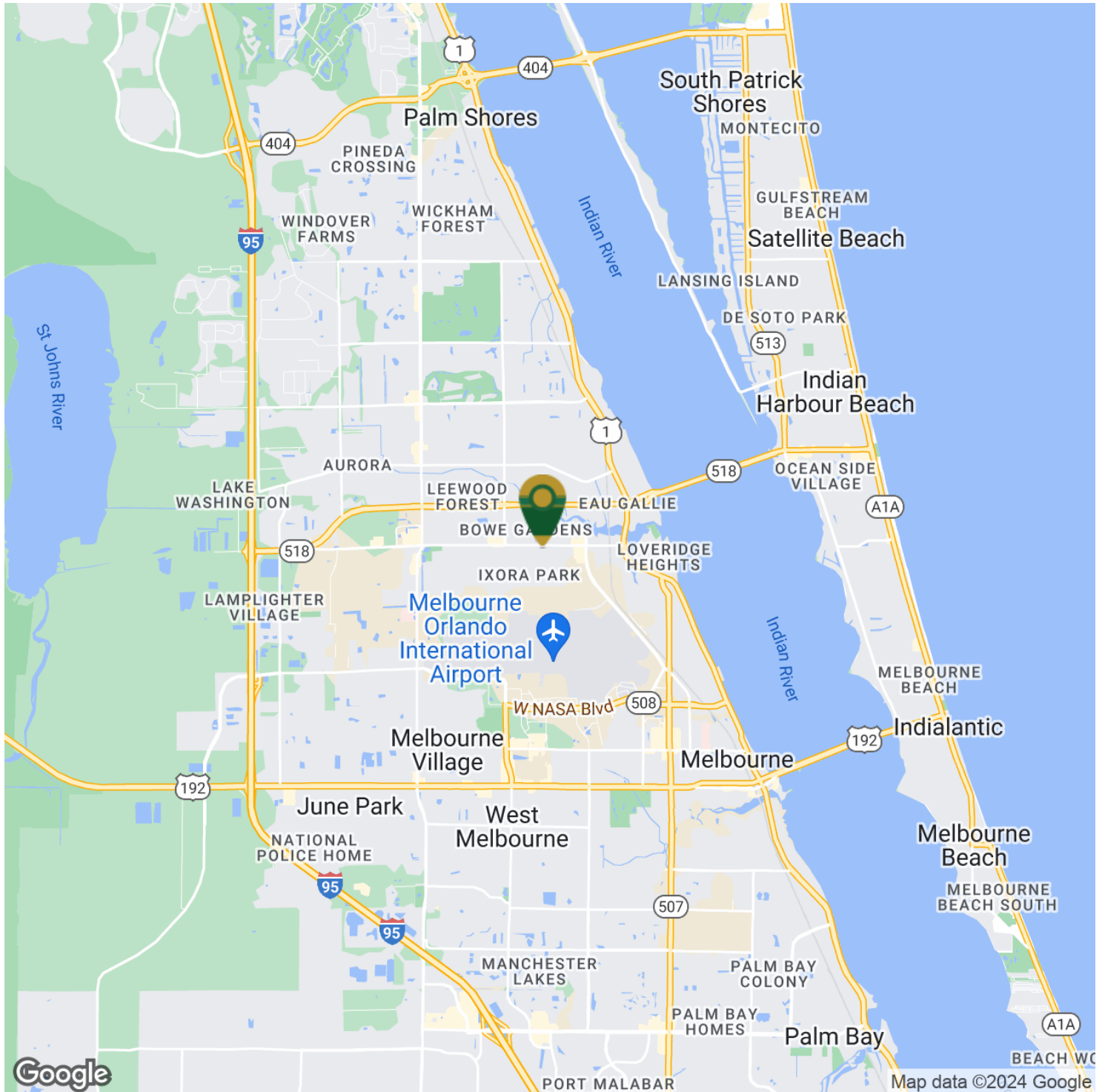


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Location Map



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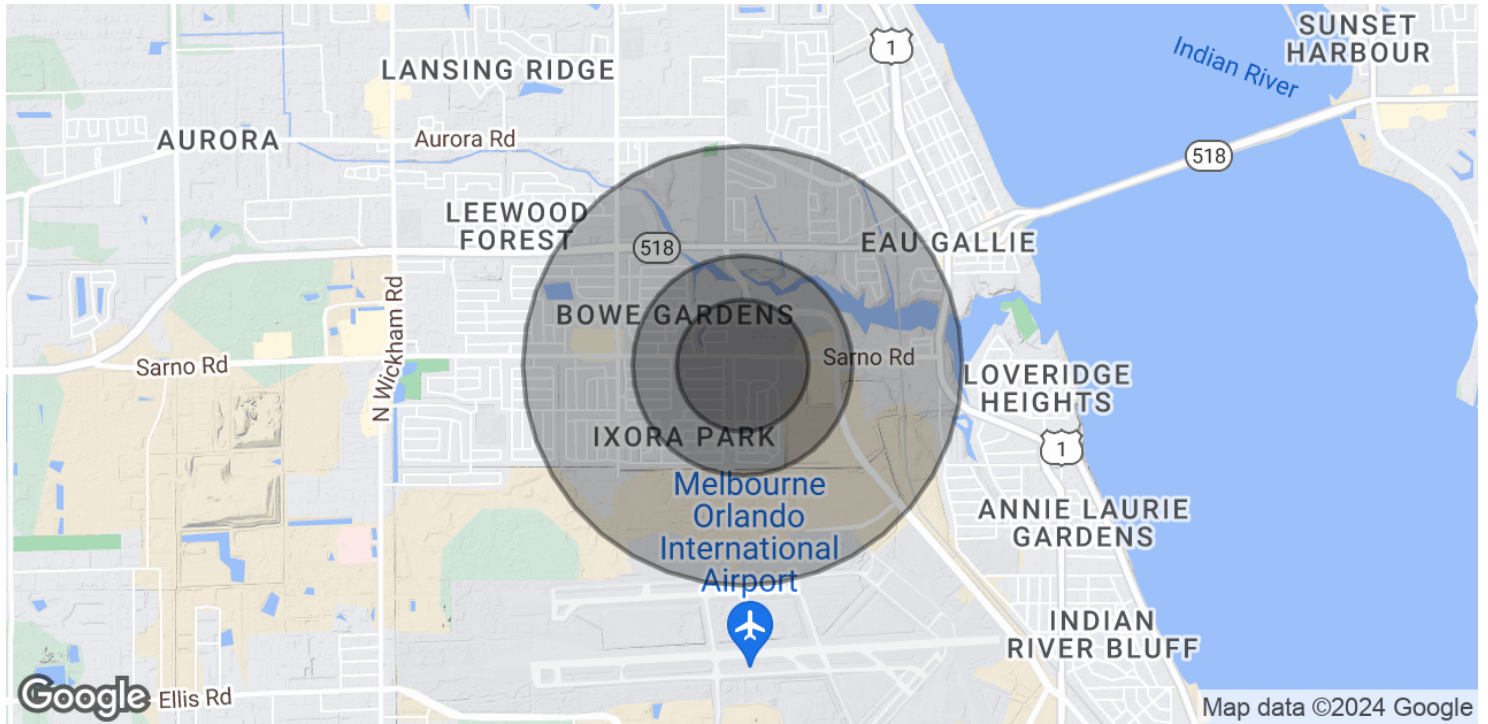


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Demographics Map & Report



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Population | 914 | 3,279 | 9,055 |
| Average Age | 43 | 43 | 43 |
| Average Age (Male) | 41 | 41 | 41 |
| Average Age (Female) | 45 | 45 | 45 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 381 | 1,392 | 3,838 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$86,289 | \$85,808 | \$76,667 |
| Average House Value | \$263,130 | \$265,525 | \$274,820 |

Demographics data derived from AlphaMap



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