



# 1324 HIGHWAY A1A, MELBOURNE, FL 32901

1324 JIMMY BUFFETT MEMORIAL HIGHWAY, SATELLITE BEACH, FL 32937

RETAIL PROPERTY FOR SALE



## PROPERTY DESCRIPTION

A1A visibility does not get better than this. 9,550 square feet of commercial space on one of Brevard County's highest-traffic coastal corridors, with 29,000+ vehicles passing daily. An established dental practice anchors the center at 4,829 square feet, with two additional suites delivered ready for occupancy: 2,071 square feet of vanilla shell and 2,650 square feet of grey shell, giving a buyer flexibility to lease as-is or negotiate build-to-suit terms.

The location sells itself. Directly across from Satellite High School and DeLaura Middle School, captive daily traffic from two schools feeding a dense suburban trade area. Less than a mile from a new 27-acre mixed-use development adding residential density and retail demand. Patrick Space Force Base is a short drive south, keeping the local employment base stable and growing.

The trade area fundamentals back the investment thesis. Average household income exceeds \$110,000 within three miles. Over 26,000 residents in the immediate area. This is an affluent, coastal submarket with limited competitive supply and a consumer base that spends.

## OFFERING SUMMARY

Sale Price:	\$2,250,000
Number of Units:	5
Lot Size:	0.72 Acres
Building Size:	9,550 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	218	775	2,671
Total Population	523	1,953	6,942
Average HH Income	\$128,597	\$141,032	\$141,365

Owner  
**CASSANDRA HARTFORD**  
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Zoned commercial and suited for retail or professional services, the two vacant suites offer distinct lease-up scenarios. The vanilla shell attracts tenants ready to move fast. The grey shell opens the door for a build-to-suit deal at a premium rate. Together they represent a clear value-add path with an income-producing anchor already in place.

In a market like this, coastal retail with this kind of visibility does not come available often. The anchor is in place, the location is proven, and 4,721 square feet of vacant space is ready to work for you. Lease both suites and collect three streams of income. Occupy one and let the other two pay your mortgage. Either way, A1A does the heavy lifting.

## LOCATION DESCRIPTION

- Located in Satellite Beach, part of the Palm Bay-Melbourne-Titusville metro area
- The surrounding area (within 3 miles) has an average household income of \$110,000+
- High visibility location with 29,000+ vehicles passing daily on Hwy A1A
- Close proximity to Satellite High School (1,500+ students) and Delaura Middle School (800+ students)
- Less than 1 mile from a new 27-acre development of condos, single-family homes, and a 4-star hotel
- Near Patrick Space Force Base, which has 10,000+ employees

### Demographic Data (within 3 miles)

- Population: 26,258
- Households: 11,302
- Average Household Income: \$110,307

Owner

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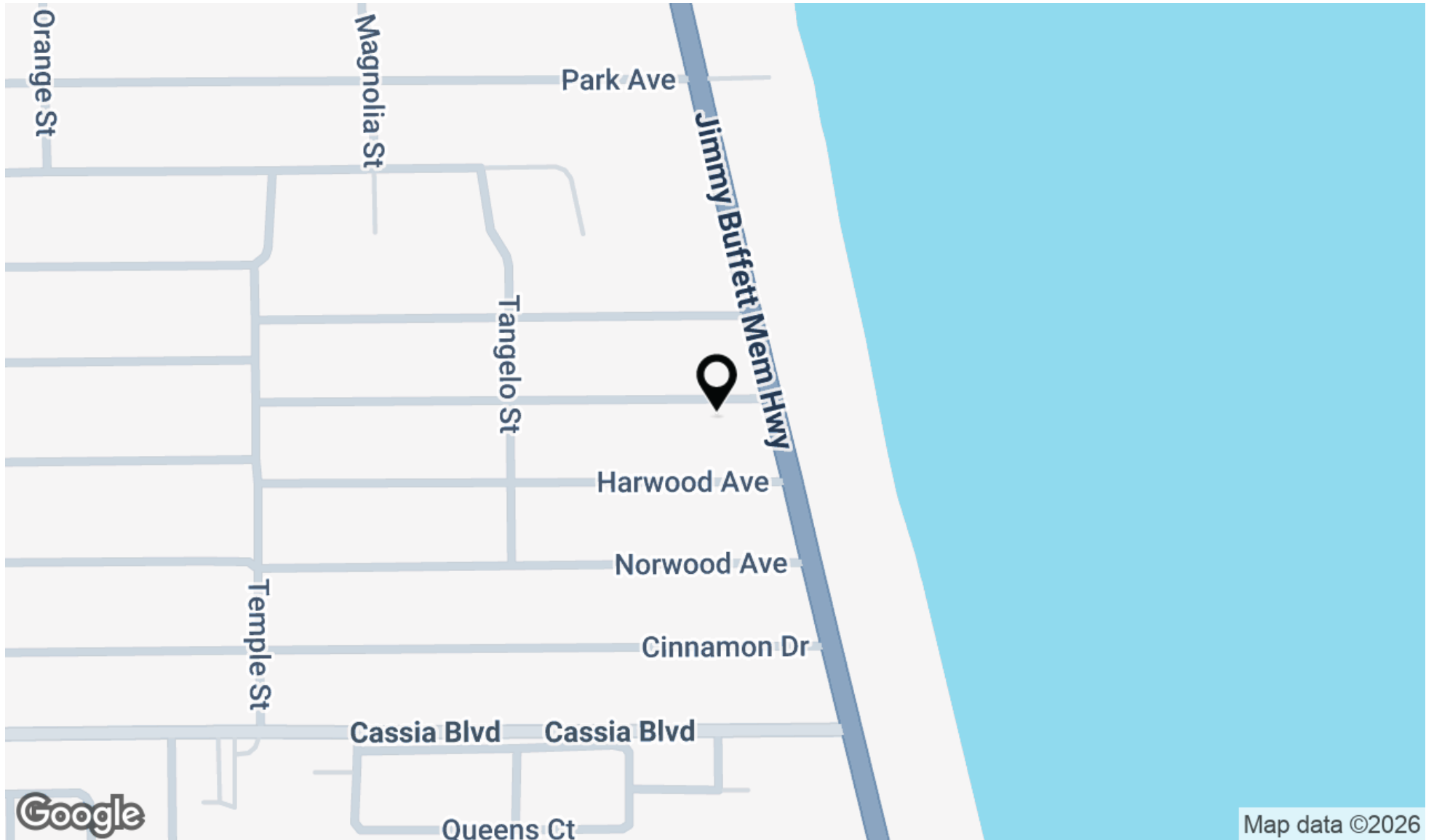
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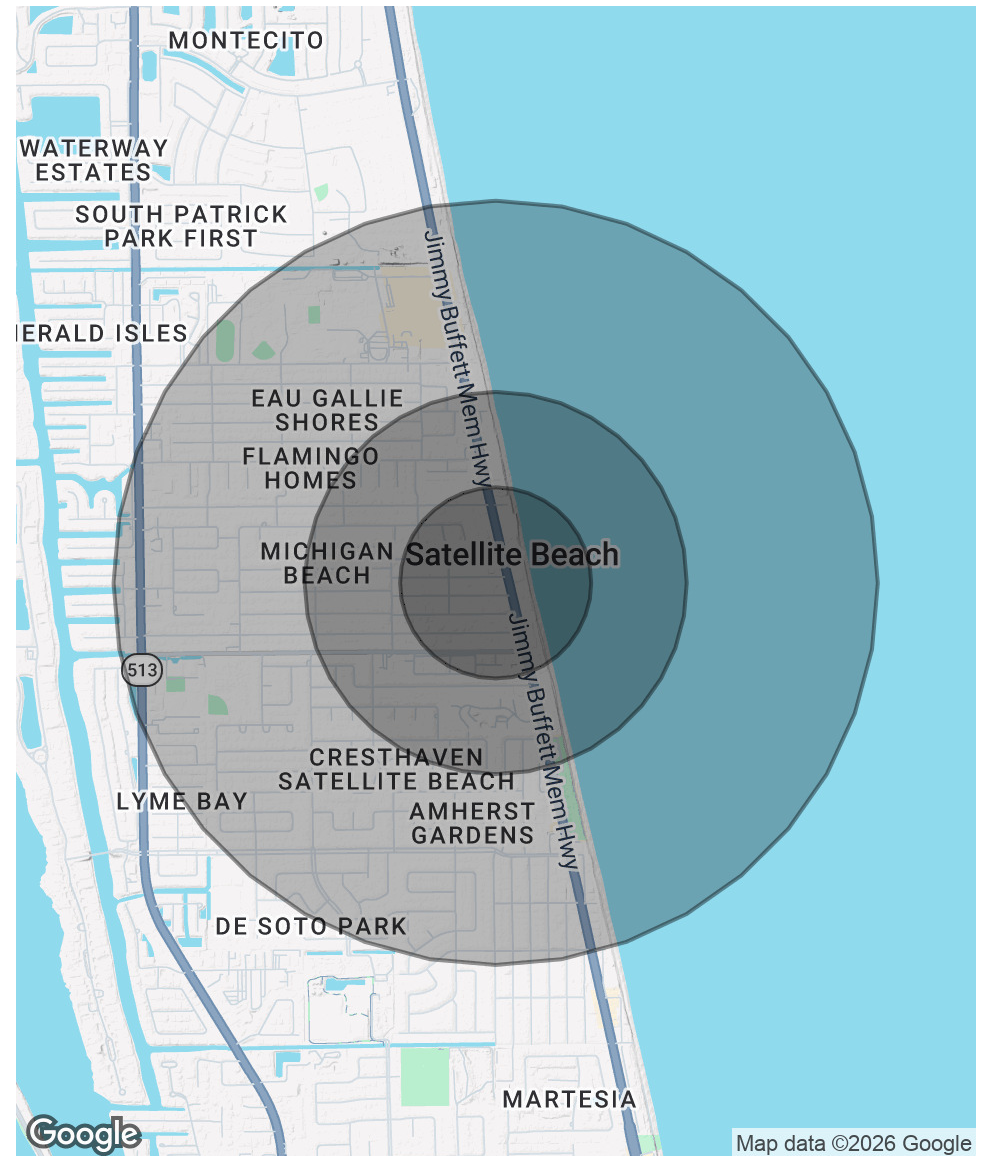
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	523	1,953	6,942
Average Age	49.1	48.3	46.4
Average Age (Male)	48.9	49.3	47.7
Average Age (Female)	48.3	45.6	43.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	218	775	2,671
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$128,597	\$141,032	\$141,365
Average House Value	\$446,297	\$454,813	\$470,118

2023 American Community Survey (ACS)



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