

1052 Cypress Ave

Melbourne FL

Retail/Mixed Use Re-Development Site

Prepared by:

CHRISTOPHER SETTINERI

(973)-407-0008

Chris@SettineriGroup.com



Settineri
Group

OUR MISSION

REAL ESTATE IS ABOUT PEOPLE OCCUPYING WELL DESIGNED SPACES

Our mission is to empower individuals and businesses to thrive by providing them with spaces that inspire and support their unique goals.

Whether you're a tenant searching for the ideal location or a property owner looking to maximize the potential of your asset, we are here to guide you through every step of the process. Join us in redefining the commercial real estate experience—one where people come first, and success follows naturally.

TABLE OF CONTENTS



04	Executive Summary	11	Site Aerial
06	Broker Bios	12	Site Data
08	Regional Location	13	Benchmark Demos
09	Trade Area	15	Photos and Renderings

EXECUTIVE SUMMARY

This offering presents a prime ± 3.2 -acre redevelopment opportunity in the heart of the Eau Gallie Arts District (EGAD). Formerly occupied by Bank of America, the property represents a rare opportunity to establish a **grocery-anchored retail destination** or mixed-use project in one of Melbourne's most active and rapidly evolving urban corridors.

Offered for **Sale or Lease** the site offers the scale, frontage, and flexibility necessary to support a range of uses including **grocery, neighborhood retail, mixed-use, hospitality, medical, multifamily, or adaptive reuse concepts**. Prior entitlement efforts advanced plans for a **326-unit mixed-use development** featuring approximately **18,000 SF of ground-floor retail** and structured parking, creating meaningful embedded planning value and demonstrating the site's development capacity.

Strategically positioned along **Eau Gallie Causeway**, the property benefits from exceptional visibility, strong traffic exposure (*55,000 AADT US-1*), and direct connectivity between mainland Melbourne and the beaches. With limited large-format development opportunities remaining in the market, the site presents a unique opportunity for a grocer or developer to establish a long-term presence and serve as a catalyst for continued growth within the district.



Address	1052 Cypress Blvd Melbourne FL,
Price (Sale)	<u>\$5,250,000</u>
Lease Rate	<u>\$450,000 (Ground Lease),</u> <i>Build to Suit Options Available!</i>
County	Brevard
PID	27-37-21-25-0000B.0-0000.00
Size	3.18 Acres , 29,554 SF
Proposed Use	Grocery, Mixed Use, or Multifamily
Parking	Yes: On-Site
Existing Use	Multi Story Office / Retail / Bank





CHRISTOPHER SETTINERI

Managing Broker: Settineri Group

Christopher Settineri is a seasoned Commercial Real Estate professional with over 10 years of experience spanning commercial brokerage, development, financing, and property management. He is the founder and CEO of Settineri Group, where he leads strategic real estate transactions for individual owners, institutions, and multi-unit operators. He is responsible for over \$300mm in CRE transactions.

Previously, Christopher served as a Senior Broker at SVN from 2015 to 2023, Chief Development Officer at Whistle Express Carwash from 2023–2024, Sr. Director of Real Estate at Mammoth Holdings from 2021–2023, and Director of Acquisitions at Summergate Development Company from 2020–2021. He holds a Master’s in Architecture from the University of Florida, blending his design expertise with a deep understanding of the commercial real estate market.

BROKER BIOS



CAMILA CASTRO

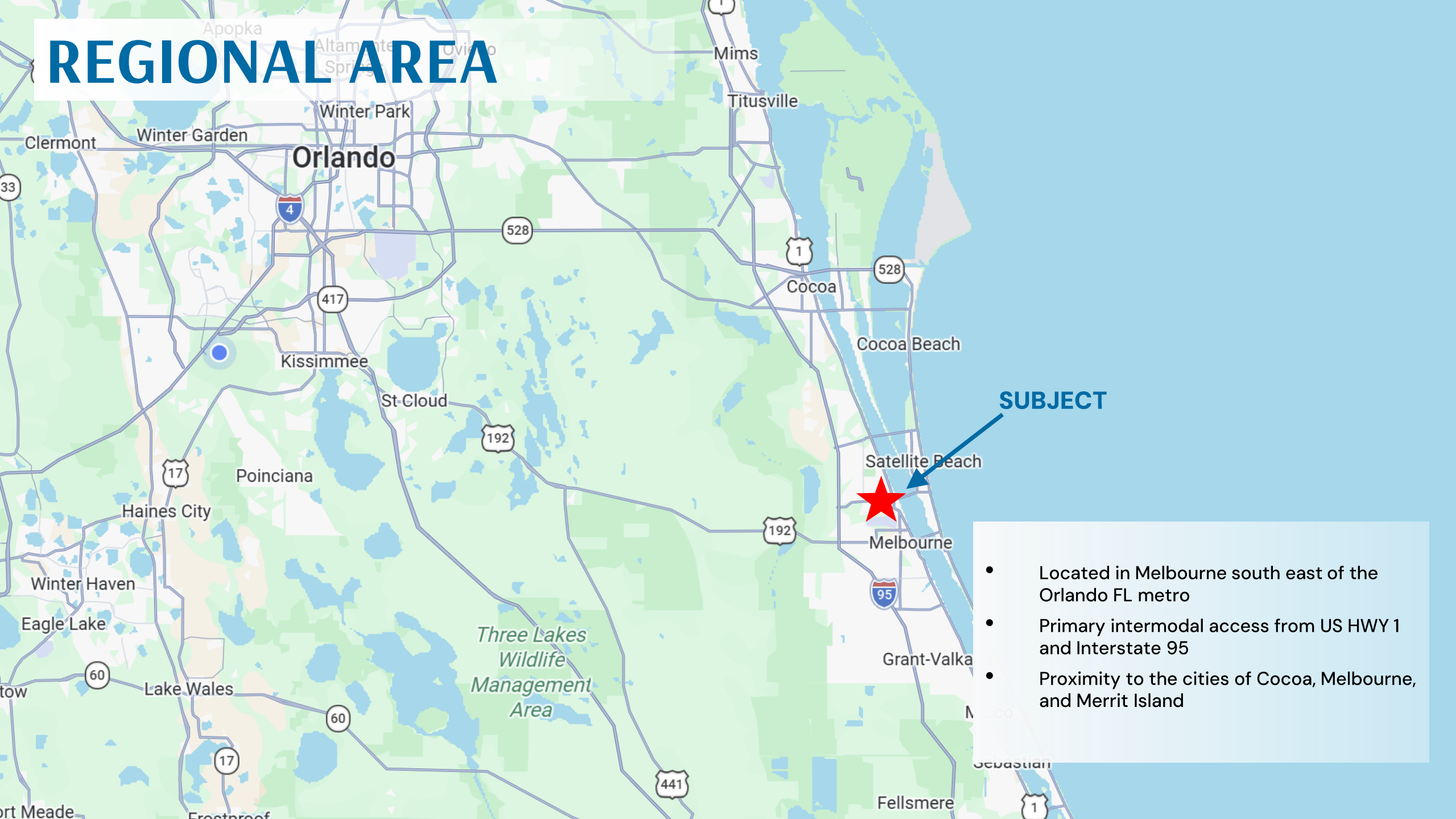
Associate: Settineri Group

Camila Castro is a commercial real estate advisor specializing in **medical office properties** and **land acquisitions** across Florida. With an **MBA from the University of Florida** and a **Bachelor's degree from Rollins College**, she brings a strong background in finance, strategy, and market analysis to every engagement.

At **Settineri Group**, she partners with investors, healthcare professionals, and developers to identify strategic opportunities and guide land transactions. Her approach is **analytical, relationship-driven**, and focused on delivering long-term value in Florida's evolving commercial landscape.

Camila also serves on the **Board of Directors for the Central Florida Commercial Association of Realtors (CFCAR)**, where she helps shape industry standards and advocate for the region's commercial real estate community.

REGIONAL AREA



SUBJECT

- Located in Melbourne south east of the Orlando FL metro
- Primary intermodal access from US HWY 1 and Interstate 95
- Proximity to the cities of Cocoa, Melbourne, and Merrit Island

TRADE AREA



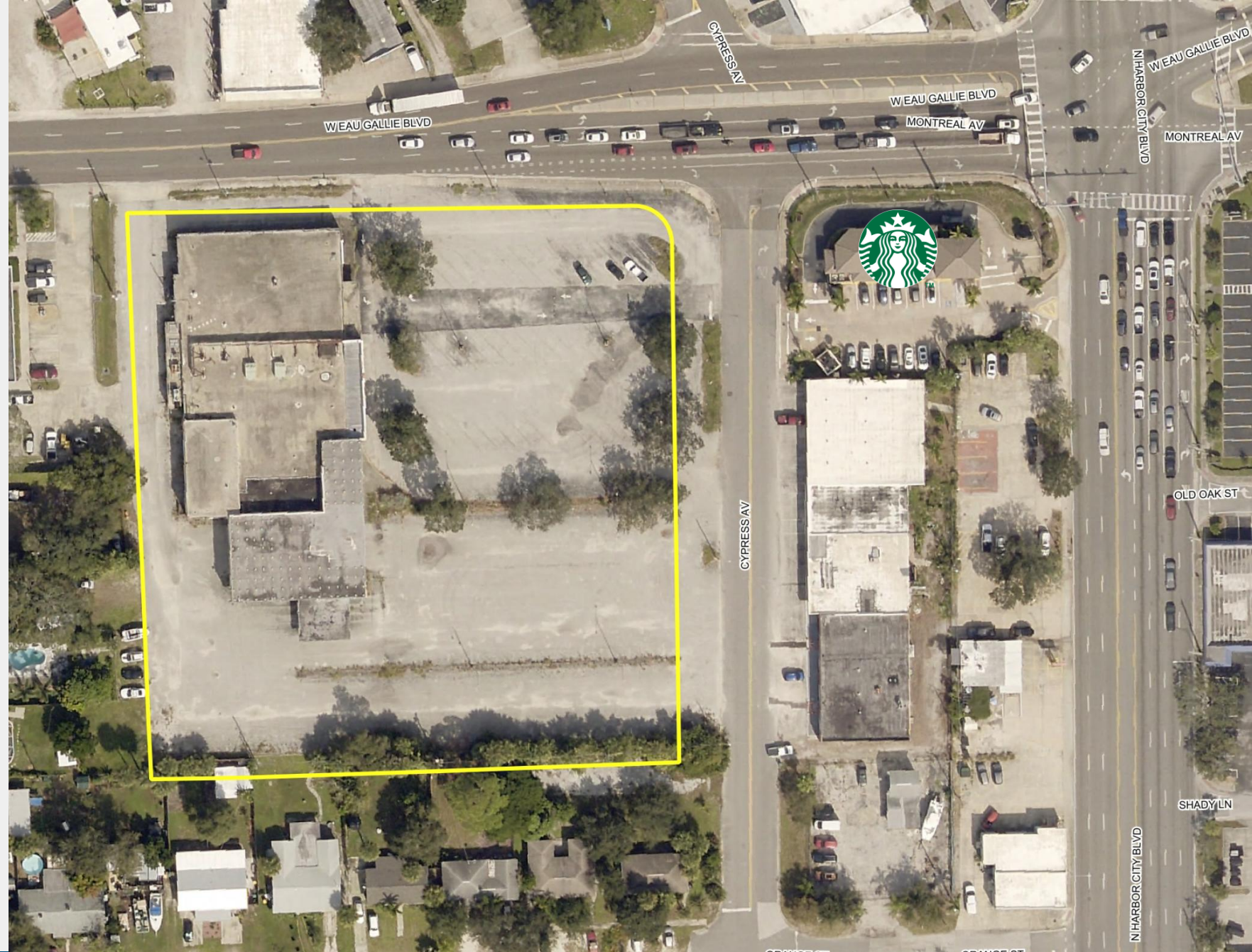
NEIGHBORHOOD AREA

- Located Along Eau Gallie Blvd. with ~398' of frontage this site stands as the largest parcel within the Eau Gallie arts district.




SITE AERIAL

- The site maintains access from W Eau Gallie Blvd, Cypress Ave., and Orange Ave Via Cypress.
- The site sits directly across from Starbucks and the US 1/Eau Gallie Intersection



SITE DATA

Owner and Property Description		Parcel Map
Owner Name:	ADMIRAL OF SUMMERVILLE LLC	
Mailing Address:	6209 COVEY CT FLOYDS KNOBS IN 47119	
Site Address:	1052 CYPRESS AVE MELBOURNE FL 32935	
Subdivision:	EAU GALLIE, REPT OF PT OF PLAT OF	
County:	BREVARD	
Land Use Code:	1810	
Land Use Desc:	C-OFFICE BUILDING - MULTI TENANT - 2 OR MORE STORIES	
Land Use FDOR Code:	18	
Land Use FDOR Desc:	Multi-Story Office	
Zoning:		
Acres:	3.18	
PIN:	27-37-21-25-0000B.0-0000.00	
PIN2:	27 3721-25-B	
ALTKEY:	2724977	
Last Data Update:	04/13/2026	
Legal Description (not official)		
EAU GALLIE, REPLAT OF PART OF PLAT OF BLK B EXC AS DESC IN JUDGEMENT LIEN BK 1 PG 193, PB 10 PG 19, MONTREAL AVE R/W		

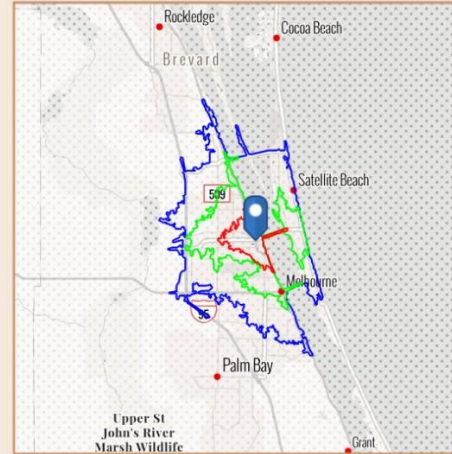
BENCHMARK DEMOGRAPHICS

The 5 Min drive time maintains a median household income of \$77,515 which is in line with the state average of \$78,205.

BENCHMARK DEMOGRAPHICS

1052 Cypress Ave, Melbourne, Florida, 32935

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



Data from ESRI Analytics and US Census Bureau 2020-2024

AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	
	5 mins	10 mins	15 mins	Counties	CBSAs	Florida	USA
				Brevard County	Palm Bay-Melbourne-Titusville, FL Metropolitan Statistical Area		
0 - 4	4.79%	4.28%	4.03%	4.23%	4.23%	4.69%	5.39%
5 - 9	4.98%	4.53%	4.39%	4.60%	4.60%	5.03%	5.75%
10 - 14	5.03%	4.73%	4.77%	5.09%	5.09%	5.34%	5.98%
15 - 19	5.09%	4.91%	5.34%	5.32%	5.32%	5.84%	6.47%
20 - 34	17.78%	16.67%	16.37%	15.66%	15.66%	18.43%	20.33%
35 - 54	25.50%	23.45%	22.55%	22.73%	22.73%	24.41%	25.20%
55 - 74	26.71%	28.70%	29.46%	29.82%	29.82%	25.55%	22.82%
75+	10.07%	12.78%	13.12%	12.56%	12.56%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	8.8%	8.2%	7.3%	6.3%	6.3%	8.0%	8.3%
\$15,000-\$24,999	6.9%	6.4%	5.9%	6.0%	6.0%	5.8%	5.9%
\$25,000-\$34,999	5.9%	6.5%	6.4%	6.9%	6.9%	6.7%	6.3%
\$35,000-\$49,999	14.9%	12.1%	11.3%	11.0%	11.0%	10.5%	9.8%
\$50,000-\$74,999	17.7%	14.6%	13.2%	13.8%	13.8%	16.9%	15.6%
\$75,000-\$99,999	16.2%	16.1%	15.1%	15.1%	15.1%	12.9%	12.5%
\$100,000-\$149,999	19.9%	19.0%	18.2%	18.9%	18.9%	18.4%	17.8%
\$150,000-\$199,999	6.6%	8.1%	9.7%	9.7%	9.7%	8.7%	9.8%
\$200,000+	3.2%	9.0%	12.8%	12.4%	12.4%	12.1%	14.0%
KEY FACTS							
Population	15,960	72,792	151,701	650,954	650,954	23,027,836	339,887,819
Daytime Population	18,461	88,224	182,296	641,012	641,012	22,846,618	338,218,372
Employees	7,973	34,687	68,996	289,108	289,108	10,832,721	167,630,539
Households	7,051	33,309	67,090	278,529	278,529	9,263,074	132,422,916
Average HH Size	2.24	2.14	2.21	2.31	2.31	2.43	2.50
Median Age	43.7	47.4	48.6	48.4	48.4	43.6	39.6
HOUSING FACTS							
Median Home Value	337,797	384,238	427,779	396,223	396,223	416,969	370,578
Owner Occupied %	62.7%	64.7%	68.2%	74.2%	74.2%	67.2%	64.2%
Renter Occupied %	37.3%	35.3%	31.8%	25.8%	25.8%	32.8%	35.8%
Total Housing Units	7,652	37,116	74,819	310,433	310,433	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$68,431	\$77,515	\$82,931	\$83,249	\$83,249	\$78,205	\$81,624
Per Capita Income	\$35,239	\$44,847	\$49,432	\$47,562	\$47,562	\$44,891	\$45,360
Median Net Worth	\$158,315	\$220,534	\$291,156	\$325,159	\$325,159	\$253,219	\$228,144

BENCHMARK DEMOGRAPHICS (CONT.)

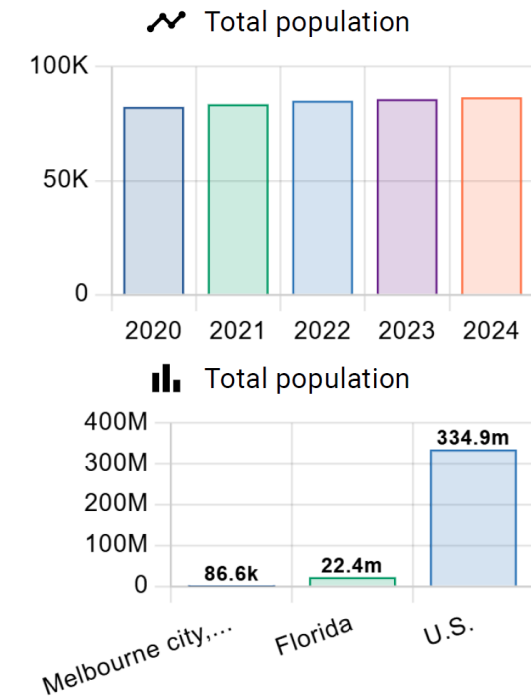
Melbourne maintains a steady but growing population with an approximately 1.6% increase in total population annually from 2020-2024.

Data from US Census Bureau 2020-2024

Demographic Characteristics

Includes information on total population and population by age, race, and ethnicity from the American Community Survey 5-Year Estimates

	Estimate
Total population	86,576
Percent male	48.6%
Percent female	51.4%
Percent under 5 years	4.3%
Percent under 18 years	17.6%
Percent 18 years and over	82.4%
Percent 21 years and over	78.1%
Percent working age (25 to 64 years)	50.2%
Percent 65 years and over	22.5%
Median age	42.5
Percent White	71.74%
Percent Black or African American	10.11%
Percent American Indian and Alaska Native	0.11%
Percent Asian	3.07%
Percent Native Hawaiian and Other Pacific Islander	0.09%
Percent some other race	4.00%
Percent two or more races	10.88%
Percent Hispanic (of any race)	12.23%



DUNKIN'











Thank you.

Prepared by:

CHRISTOPHER SETTINERI

(973)-407-0008

Chris@SettineriGroup.com



Settineri
Group