

PRIME LOCATION - BUSINESS RELOCATING



AVAILABLE
FOR SUBLEASE

2809 S Harbor City Blvd Melbourne, FL 32901

HIGHLIGHTS

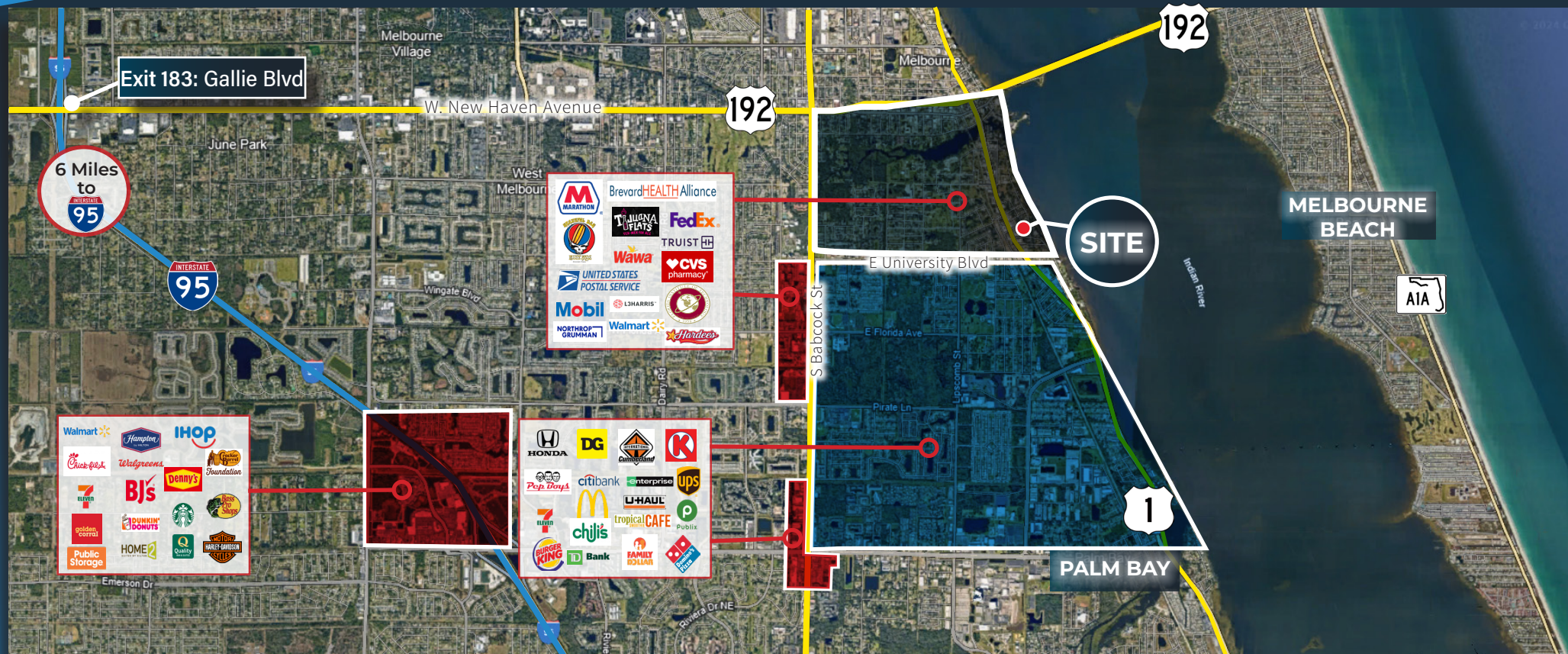
- 17,385 SF Available
- On 1.89 Acres
- South Harbor City Blvd Frontage
- 594 SF Open Porch for Outdoor Storage
- 18' Clear Height
- Industrial Zoning
- Business Relocating
- Flex space opportunity with a showroom



PREMIER OPPORTUNITIES FOR

- Retail Store Front
- Distribution
- Outside Storage
- Light Manufacturing

Situated in a vibrant and growing commercial area, this property provides excellent visibility and accessibility, ensuring high foot traffic and ease of client access. The space features a flexible layout, adaptable to various business purposes, including retail and light manufacturing.



HIGHLIGHTS

- 32,500 AADT
- South Harbor City Blvd Frontage
- 18' Clear Height
- Industrial Zoning
- Flex space opportunity with a showroom
- Centrally located within Florida
- Serviced by Duke Energy and FPU Gas
- Industrial zoned

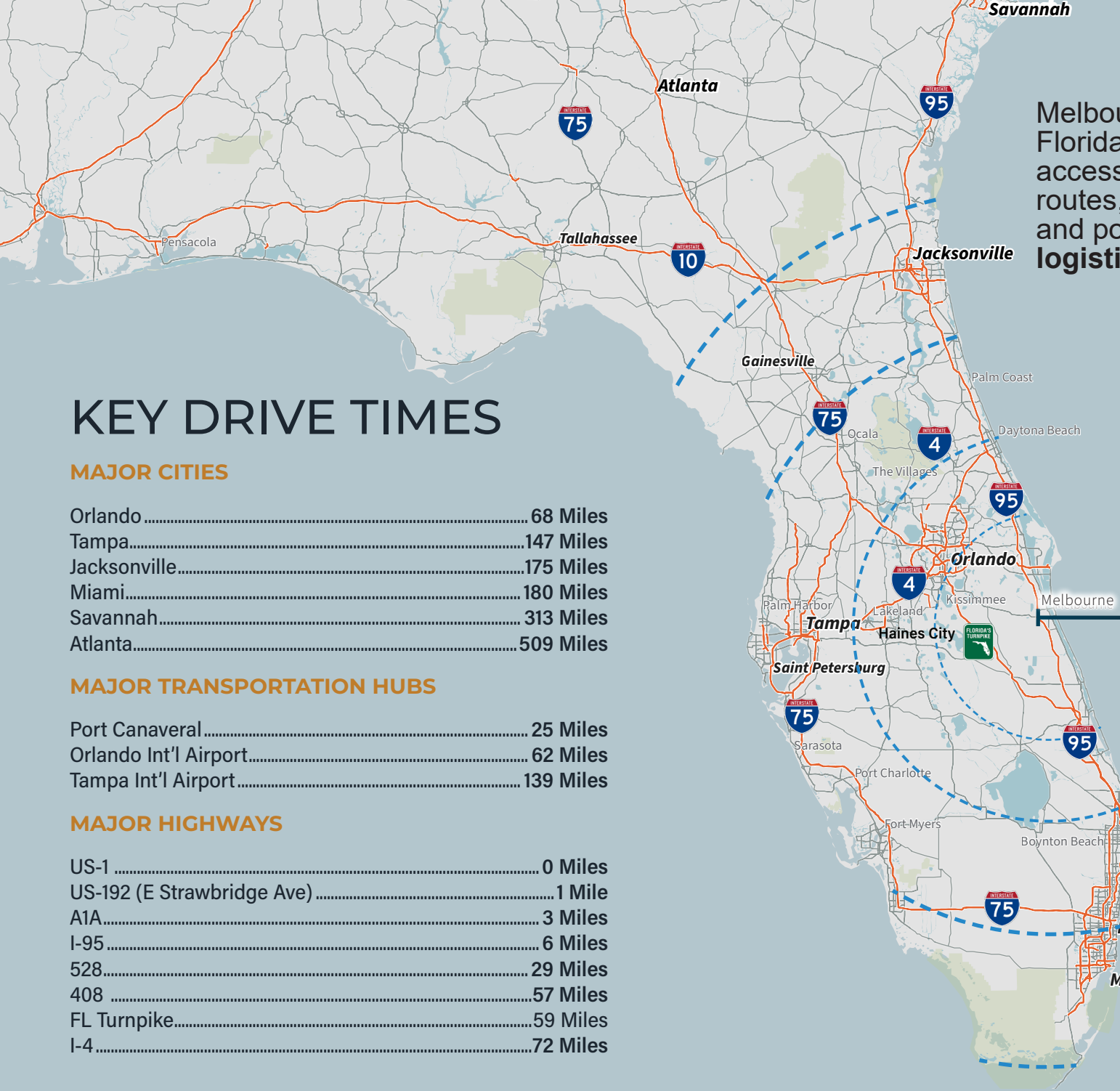
OUTSIDE STORAGE



REGIONAL DEMOGRAPHICS

Labor Force	3 MILE	5 MILE	10 MILE
Population	49,102	119,289	302,842
Households	22,897	53,830	127,635
Employees	33,777	62,596	112,827
Average HH Income	\$45,793	\$53,270	\$58,356





Melbourne's **central** positioning on Florida's east coast provides easy access to **major transportation** routes, including highways and ports, facilitating **efficient logistics and distribution.**

KEY DRIVE TIMES

MAJOR CITIES

Orlando.....	68 Miles
Tampa.....	147 Miles
Jacksonville.....	175 Miles
Miami.....	180 Miles
Savannah.....	313 Miles
Atlanta.....	509 Miles

MAJOR TRANSPORTATION HUBS

Port Canaveral.....	25 Miles
Orlando Int'l Airport.....	62 Miles
Tampa Int'l Airport.....	139 Miles

MAJOR HIGHWAYS

US-1.....	0 Miles
US-192 (E Strawbridge Ave).....	1 Mile
A1A.....	3 Miles
I-95.....	6 Miles
528.....	29 Miles
408.....	57 Miles
FL Turnpike.....	59 Miles
I-4.....	72 Miles


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Melboure, FL 32901**

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