

PROPERTY BROCHURE



Presented by

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Harbor City Business Brokers
1209 N. Harbor City Blvd
Melbourne, FL 32935

Sale Price: \$1,100,000

This is a Lot/Existing building for sale for re-development. This property is in a very desirable location, surrounded by many medical offices & other businesses, and on a busy road. All the drawings and plans are available and ready to build. The Sellers have done all the legwork. This will save a tremendous amount of time and money for the new Buyer/Builder.

- Ø Property Use Type: Medical/Office.
- Ø Zoning: BU-2 – Office, Retail, Warehousing & Wholesale Commercial.
- Ø The proposed Medical/Office building size is 8750 sqft.
- Ø It can be subdivided into smaller units (see plans).
- Ø This property has two access points (From Suntree Blvd & 3rd Street).
- Ø Five Hospitals within 21 miles radius.

Below is the rendering image.



Lot/Existing Building Details:

3150 Suntree Blvd, Rockledge, FL 32955

Off Market

* Sold Date: 5/6/2019
* Public Record

Property Facts	Public Facts	Listing Facts	Refinements
Property Type	Healthcare	-	Commercial
Property Subtype	Dental Bldg	-	Medical
Number of Buildings	-	-	1
Number of Units	2	-	5
Number of Stories	1	-	1
Building Area (sq ft)	1,430	-	1,430
Lot Size	0.64 acres	-	0.64 acres
Lot Dimensions	27878 SF	-	27878 SF
Year Built	1957	-	1957
Roofing	Metal	-	Metal
Fireplaces	Yes	-	NO
Garage (spaces)	0	-	0
Construction	Masonry	-	Masonry
Exterior Walls	Stucco	-	Stucco

Extended Property Facts

Interior Details

1st Floor Finished	1430 sq ft
Base Area	1430 sq ft

Exterior Details

Lot Size - Square Feet	27878 sq ft
Lot Size - Acres	0.640 ac
Neighborhood Code	510000
Roof Type	Wood Truss

Other Details

Effective Year Built	1995
Building Quality	C
Patio	300
Wood Fence	24
Asphalt Paving	5445
Concrete Paving	613

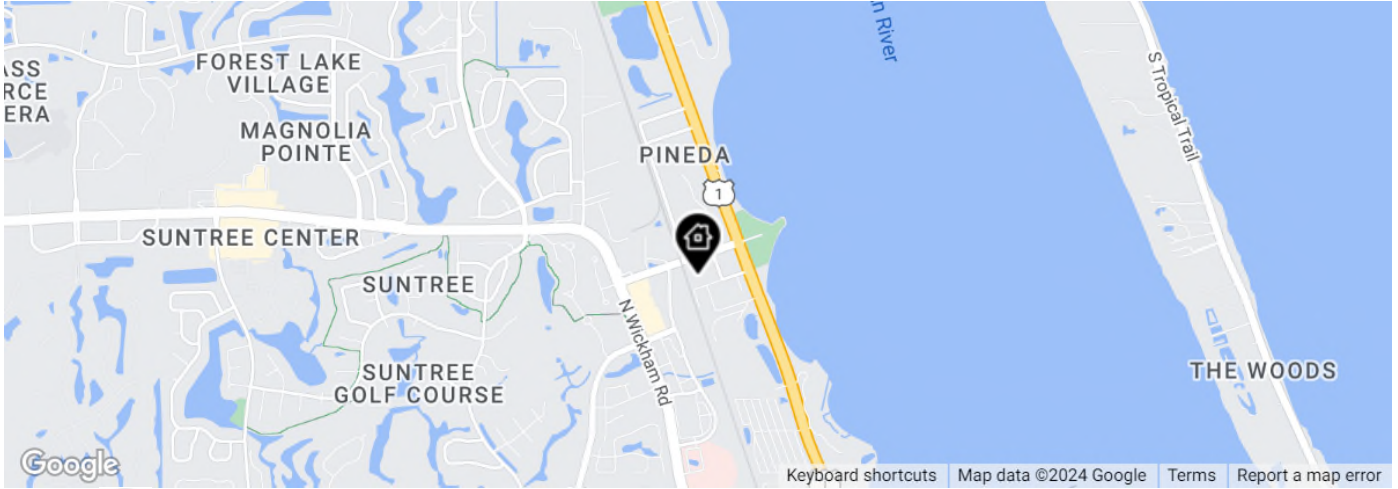
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Public Facts

Legal Description

APN	26-36-13-DE-00001.0-0003.00 01
Tax ID	2602426
FIPS Parcel Number	1200926-36-13-DE-00001.0-0003.00 01
Census Tract	120090628.002027
Abbreviated Description	SEC/TWN/RNG/MER:SEC 13 TWN 26S RNG 36E PINEDALOTS 3,4,6,8,10,12 & E 1/2 OF VAC 4TH ST LYING ADJACENT TO LOTS 4,6,8,10 & 12 BLK 1 EXC ORB 4745 PG 1573 MAP REF:MB 1 PG 41
City/Municipality/Township	Rockledge, FL 32955
Building Name	3150 SUNTREE LLC
General Use	Medical Bldg/Offices
Overall Use	MEDICAL

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property



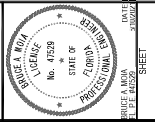


GEOMETRY PLAN

SUNTREE MEDICAL OFFICE

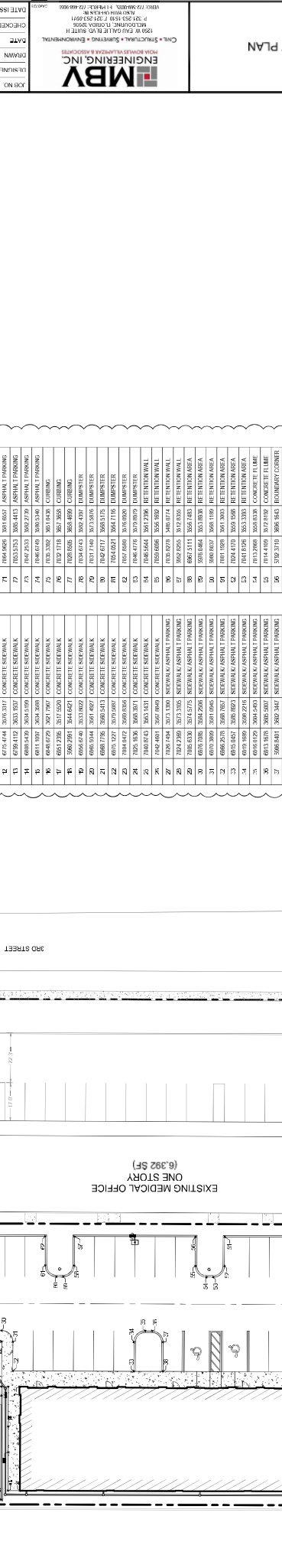
FLORIDA

BREVARD COUNTY




C-12


20-1057




Point #	Nothing	Existing	Description
1	6743.1005	508.1483	SE WALKWAY
2	6743.2213	504.2654	SE WALKWAY
3	6749.7144	501.1464	PROPOSED BILLING
4	6750.0556	502.0200	PROPOSED BILLING
5	6842.7700	505.1050	PROPOSED BILLING
6	6842.7700	505.1050	PROPOSED BILLING
7	6846.1936	502.5452	PROPOSED BILLING
8	6846.1936	502.5452	PROPOSED BILLING
9	6871.6922	503.8916	CONCRETE SHEWALK
10	6871.6922	503.8916	CONCRETE SHEWALK
11	6784.3065	502.8986	CONCRETE SHEWALK
12	6785.4744	505.3317	CONCRETE SHEWALK
13	6789.4142	503.5937	CONCRETE SHEWALK
14	6803.5439	501.0258	CONCRETE SHEWALK
15	6803.5439	501.0258	CONCRETE SHEWALK
16	6847.6259	501.7667	CONCRETE SHEWALK
17	6851.1236	517.5500	CONCRETE SHEWALK
18	5869.7291	544.4521	CONCRETE SHEWALK
19	6595.6740	503.8922	CONCRETE SHEWALK
20	6595.6740	503.8922	CONCRETE SHEWALK
21	6588.1736	508.5413	CONCRETE SHEWALK
22	6595.1227	507.5987	CONCRETE SHEWALK
23	7018.0472	509.0554	CONCRETE SHEWALK
24	7018.0472	509.0554	CONCRETE SHEWALK
25	7020.8125	505.1531	CONCRETE SHEWALK
26	1045.4041	522.8940	CONCRETE SHEWALK
27	1024.7494	517.1300	SE WALKWAY
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29	1026.6330	521.5715	SE WALKWAY
30	6595.1936	504.2568	SE WALKWAY
31	6595.3069	501.0565	SE WALKWAY
32	6595.2576	508.1057	SE WALKWAY
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39	6962.1762	509.0753	SE WALKWAY
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41	6592.5720	505.0201	SE WALKWAY
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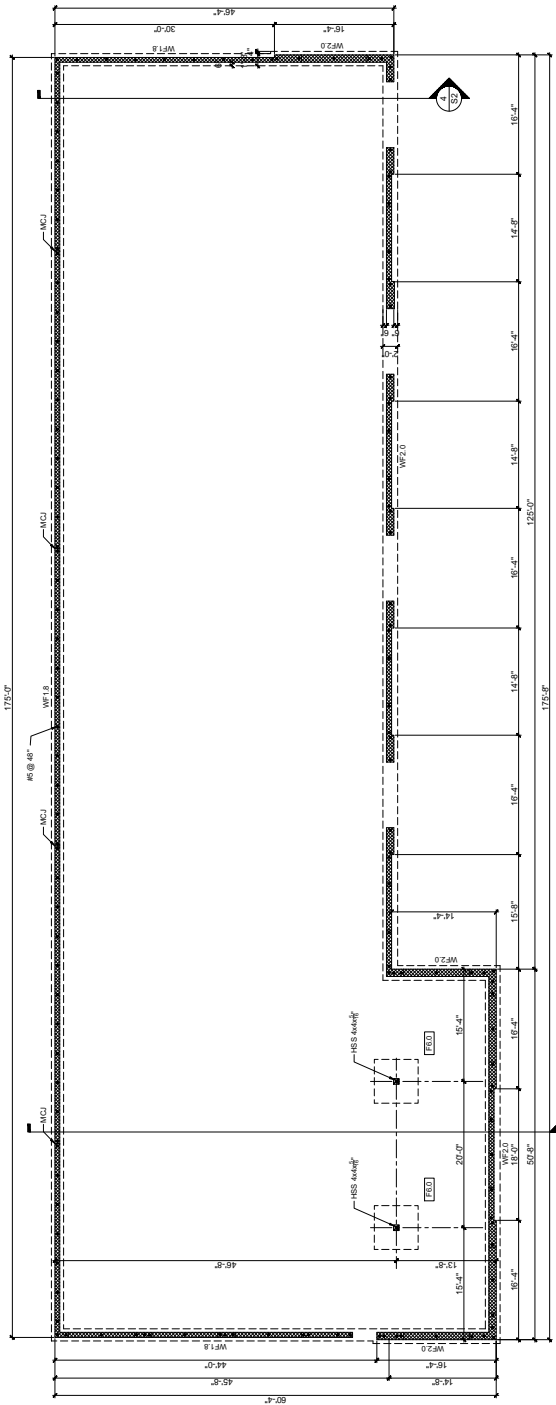
GRAPHIC SCALE
 1 inch = 20 ft.



811
 CALL BEFORE YOU DIG
 Call before you dig.



POSTED SPEED LIMIT 40 MPH

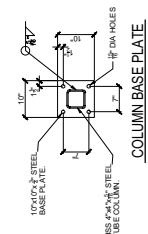


FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

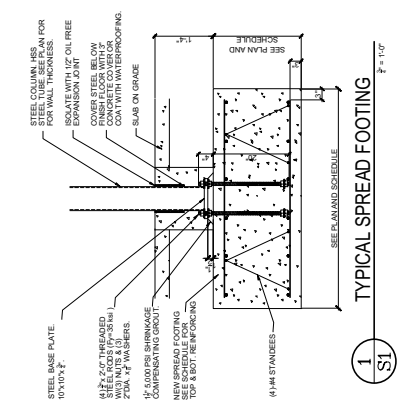
FOUNDATION SCHEDULE

MARK	DIMENSIONS		REINFORCEMENT		NOTES
	WIDTH	LENGTH	TOP	BOTTOM	
WF2.0	24"	12'	2#5	3#5	#3@48" TIES 6" X 18"
WF1.8	20"	12'	2#5	4#5	#3@48" TIES 6" X 14"
TE1	8"	16"	1#5	1#5	
TE2	12"	16"	1#5	2#5	
FR0	6'-0"	27'	5#6 E.W.	6#6 E.W.	SEE 1/S1

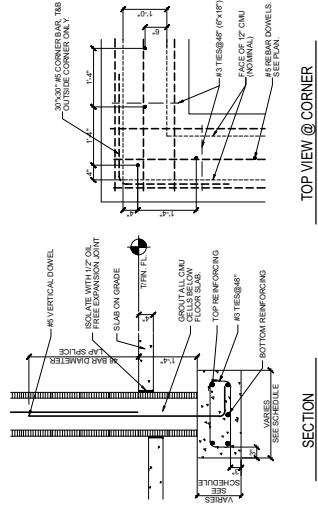
E.W. = EACHWAY L = LONG DIRECTION S = SHORT DIRECTION



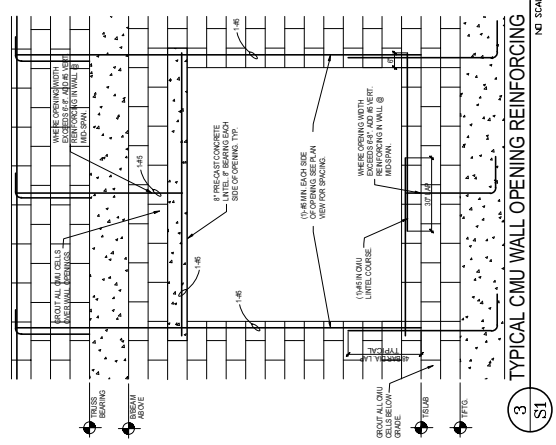
COLUMN BASE PLATE



1 TYPICAL SPREAD FOOTING
 SCALE: 1/4" = 1'-0"

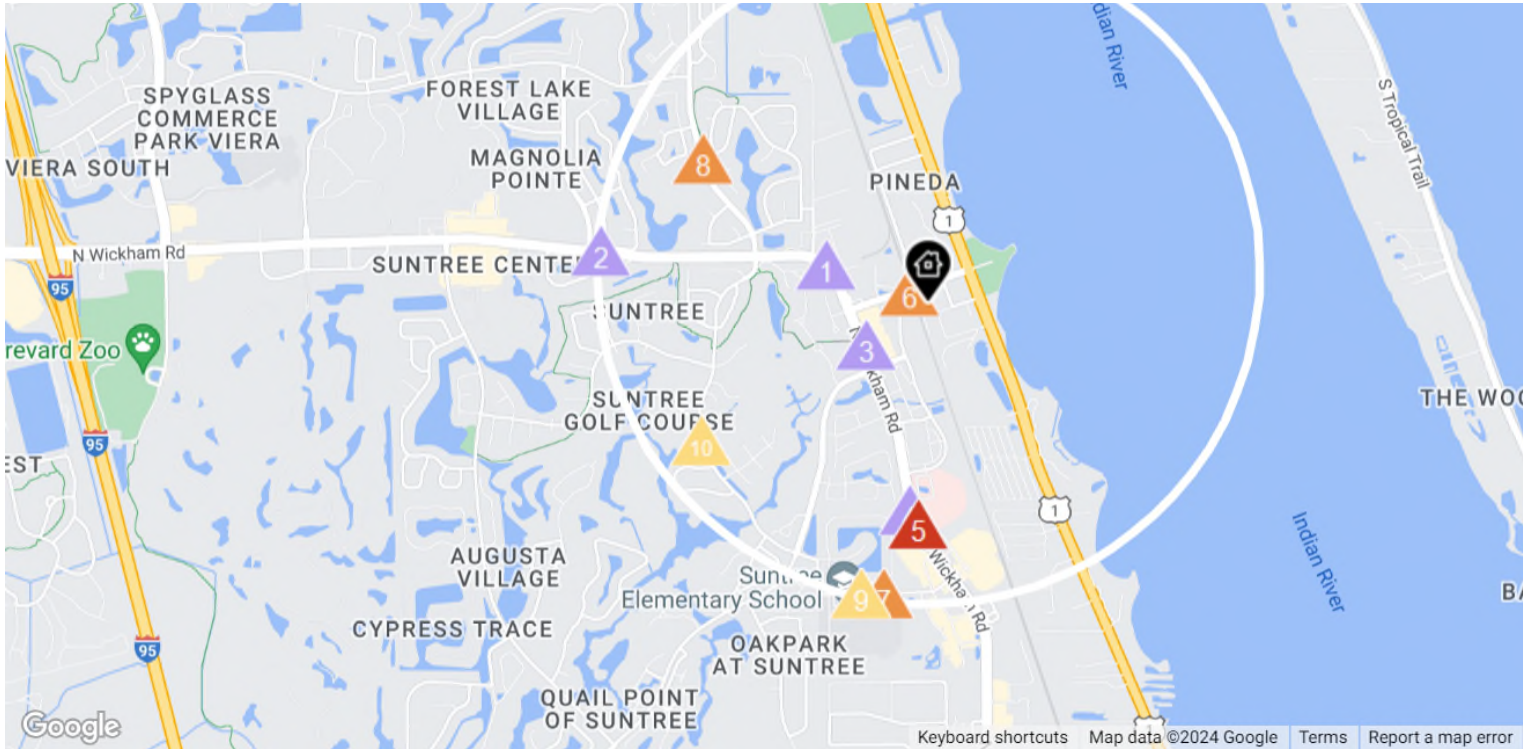


2 TYPICAL WALL FOOTING (WF)
 SCALE: 1/4" = 1'-0"



3 TYPICAL CMU WALL OPENING REINFORCING
 NO SCALE

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

38,860

2023 Est. daily traffic counts

Street: N Wickham Rd
 Cross: Waelti Dr
 Cross Dir: NW
 Dist: 0.05 miles

Historical counts

Year	Count	Type
2008	38,680	AADT
2001	33,198	ADT
1997	26,418	ADT

2

34,641

2023 Est. daily traffic counts

Street: N Wickham Rd
 Cross: Interlachen Rd
 Cross Dir: W
 Dist: 0.46 miles

Historical counts

Year	Count	Type
2008	34,480	AADT
2001	29,088	ADT
1997	26,661	ADT

3

30,271

2023 Est. daily traffic counts

Street: N Wickham Rd
 Cross: Saint Andrews Blvd
 Cross Dir: SE
 Dist: 0.08 miles

Historical counts

Year	Count	Type
2008	30,130	AADT
2001	25,343	ADT
1997	22,572	ADT

4

30,162

2023 Est. daily traffic counts

Street: North Wickham Road
 Cross: Oak Haven Dr
 Cross Dir: NW
 Dist: 0.09 miles

Historical counts

Year	Count	Type
2022	27,100	AADT
2021	31,000	AADT
2020	31,000	AADT
2019	32,000	AADT
2018	34,000	AADT

5

29,557

2023 Est. daily traffic counts

Street: N Wickham Rd
 Cross: Pineda Ct
 Cross Dir: N
 Dist: 0.16 miles

Historical counts

Year	Count	Type
2008	29,420	AADT
2000	25,609	ADT
1999	24,204	ADT
1998	22,709	ADT
1997	22,762	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Nearby Traffic Details

6

14,896

2023 Est. daily traffic counts

Street: **Suntree Blvd**
 Cross: **Pineda Ct**
 Cross Dir: **W**
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2022	14,200	AADT
2021	14,200	AADT
2020	15,500	AADT
2019	15,900	AADT
2018	15,700	AADT

7

7,070

2023 Est. daily traffic counts

Street: **S Pinehurst Ave**
 Cross: **Vizcaya Ct**
 Cross Dir: **NW**
 Dist: **0.22 miles**

Historical counts

Year	Count	Type
2008	7,060	AADT

8

6,529

2023 Est. daily traffic counts

Street: **N Pinehurst Ave**
 Cross: **Timberlake Dr**
 Cross Dir: **N**
 Dist: **-**

Historical counts

Year	Count	Type
2009	6,520	AADT

9

5,100

2023 Est. daily traffic counts

Street: **Jordan Blass Drive**
 Cross: **Vizcaya Ct**
 Cross Dir: **NW**
 Dist: **0.14 miles**

Historical counts

Year	Count	Type
2022	4,400	AADT
2021	4,400	AADT
2020	6,000	AADT
2019	6,200	AADT
2018	6,200	AADT

10

2,413

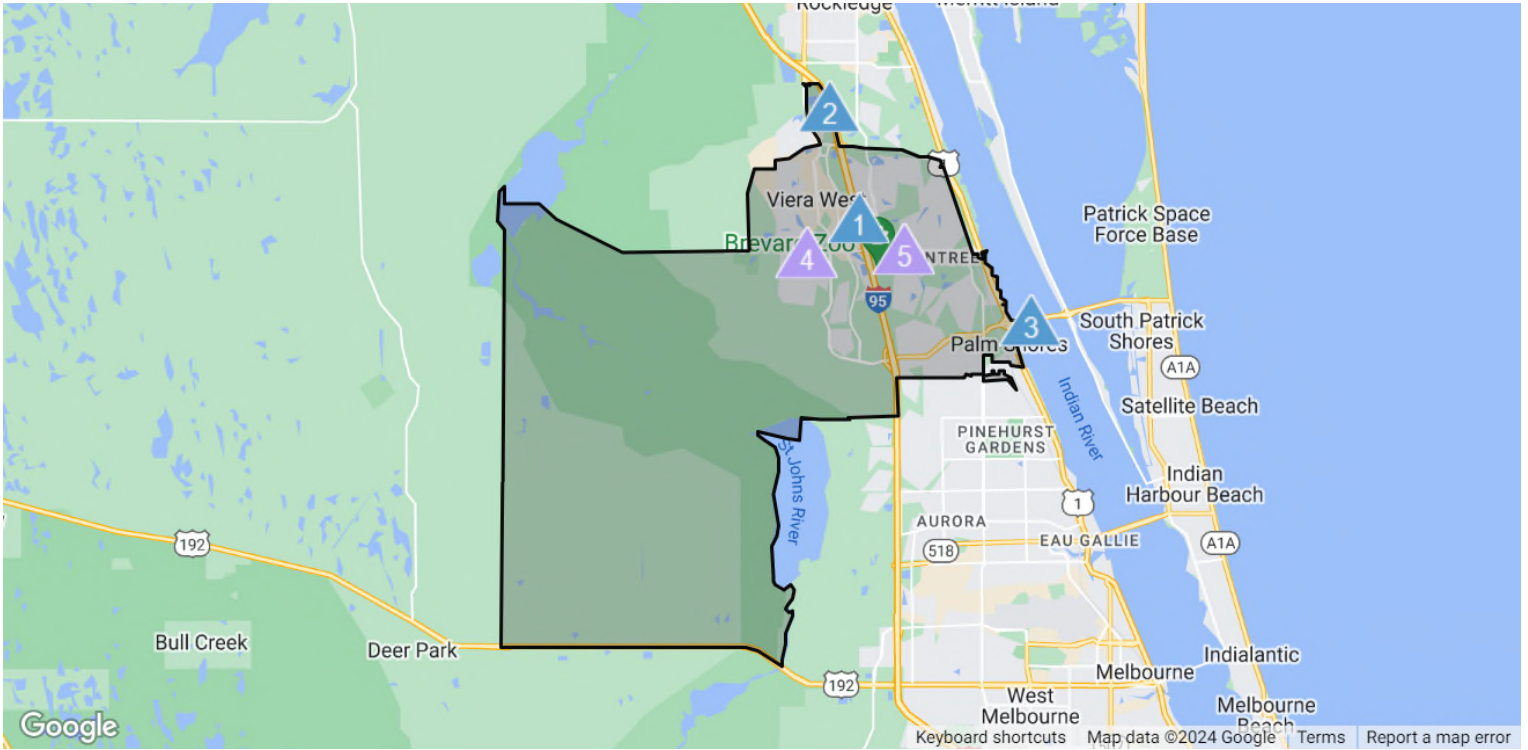
2023 Est. daily traffic counts

Street: **Pinehurst Ave**
 Cross: **Whispering Pines Cir**
 Cross Dir: **N**
 Dist: **0.07 miles**

Historical counts

Year	Count	Type
2008	2,410	AADT

Melbourne FL 32940 -Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

85,135

2023 Est. daily traffic counts

Street: I- 95
 Cross: N Wickham Rd
 Cross Dir: S
 Dist: 1.9 miles

Historical counts

Year	Count	Type
2022	▲ 88,000	AADT
2021	▲ 84,000	AADT
2020	▲ 83,000	AADT
2019	▲ 86,000	AADT
2018	▲ 75,500	AADT

2

77,255

2023 Est. daily traffic counts

Street: I- 95
 Cross: Fiske Blvd
 Cross Dir: NW
 Dist: 1.04 miles

Historical counts

Year	Count	Type
2009	▲ 80,000	AADT
2008	▲ 77,000	AADT
2005	▲ 61,500	AADT
2000	▲ 50,500	AADT
1997	▲ 54,000	AADT

3

50,383

2023 Est. daily traffic counts

Street: Pineda Causeway
 Cross: Rockledge Blvd
 Cross Dir: W
 Dist: 0.49 miles

Historical counts

Year	Count	Type
2022	▲ 46,500	AADT
2021	▲ 52,500	AADT
2020	▲ 52,500	AADT
2019	▲ 53,500	AADT
2018	▲ 46,500	AADT

4

44,819

2023 Est. daily traffic counts

Street: North Wickham Road
 Cross: Ensemble Ln
 Cross Dir: SE
 Dist: 0.14 miles

Historical counts

Year	Count	Type
2021	▲ 44,500	AADT
2020	▲ 44,500	AADT
2019	▲ 45,500	AADT
2018	▲ 47,000	AADT

5

43,056

2023 Est. daily traffic counts

Street: N Wickham Rd
 Cross: Capron Trl
 Cross Dir: E
 Dist: 0.03 miles

Historical counts

Year	Count	Type
2020	▲ 44,500	AADT
2008	▲ 36,940	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Criteria Used for Analysis

Median Household Income
\$91,488

Median Age
51.3

Total Population
47,646

1st Dominant Segment
Comfortable Empty Nesters

Consumer Segmentation

Life Mode

What are the people like that live in this area?

GenXurban

Gen X in middle age; families with fewer kids and a mortgage

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments

	Comfortable Empty Nesters	Midlife Constants	Savvy Suburbanites	Green Acres	Exurbanites
% of Households	8,527 (42.6%)	3,617 (18.1%)	2,768 (13.8%)	1,654 (8.3%)	1,297 (6.5%)
% of Brevard County	30,569 (11.7%)	38,174 (14.6%)	6,832 (2.6%)	8,105 (3.1%)	7,980 (3.0%)
Lifestyle Group	GenXurban	GenXurban	Affluent Estates	Cozy Country Living	Affluent Estates
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Rural	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples Without Kids	Married Couples	Married Couples	Married Couples
Average Household Size	2.5	2.31	2.8	2.66	2.51
Median Age	49	47.8	45.8	44.8	52
Diversity Index	45.2	47.1	47.9	36.4	47.1
Median Household Income	\$89,300	\$64,700	\$128,200	\$94,600	\$120,800
Median Net Worth	\$363,500	\$191,700	\$699,800	\$347,000	\$748,400
Median Home Value	\$262,100	\$199,700	\$418,100	\$300,900	\$489,700
Homeownership	87.7 %	74.9 %	91.1 %	87.9 %	86.4 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	Bachelor's Degree	High School Diploma	Bachelor's Degree
Preferred Activities	Play golf, ski and work out regularly . Home maintenance a priority among these homeowners.	Sociable, church-going residents . Enjoy movies at home, reading, fishing and golf.	They like to cook and prefer natural or organic products. . Pursue a number of sports, from skiing to golf.	Pursue physical fitness vigorously, . Active in communities and social organizations.	Gardening and home improvement are priorities . Active in their communities.
Financial	Portfolio includes stocks, CODs, mutual funds and real estate	42% receive Social Security, 27% also receive retirement income	Not afraid of debt	Comfortable with debt, and investments.	Rely on financial planners and extensive reading
Media	Listen to sports radio; watch sports on TV	After TV, Radio and newspapers are medias of choice	Well-connected and use technology to stay current	Provided by satellite service, radio and television	Well-connected and use the internet to stay current
Vehicle	Own 1-2 vehicles	Own domestic SUVs, trucks	Prefer late model, family-oriented vehicles:	Late model trucks SUVs, ATVs and motorcycles	Choose late-model luxury cars, SUVs

Melbourne, FL 32940: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



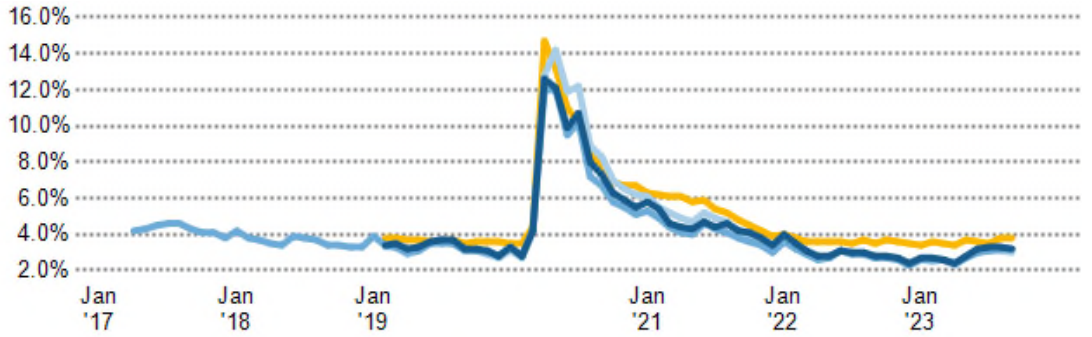
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Melbourne
- Brevard County
- Florida
- USA

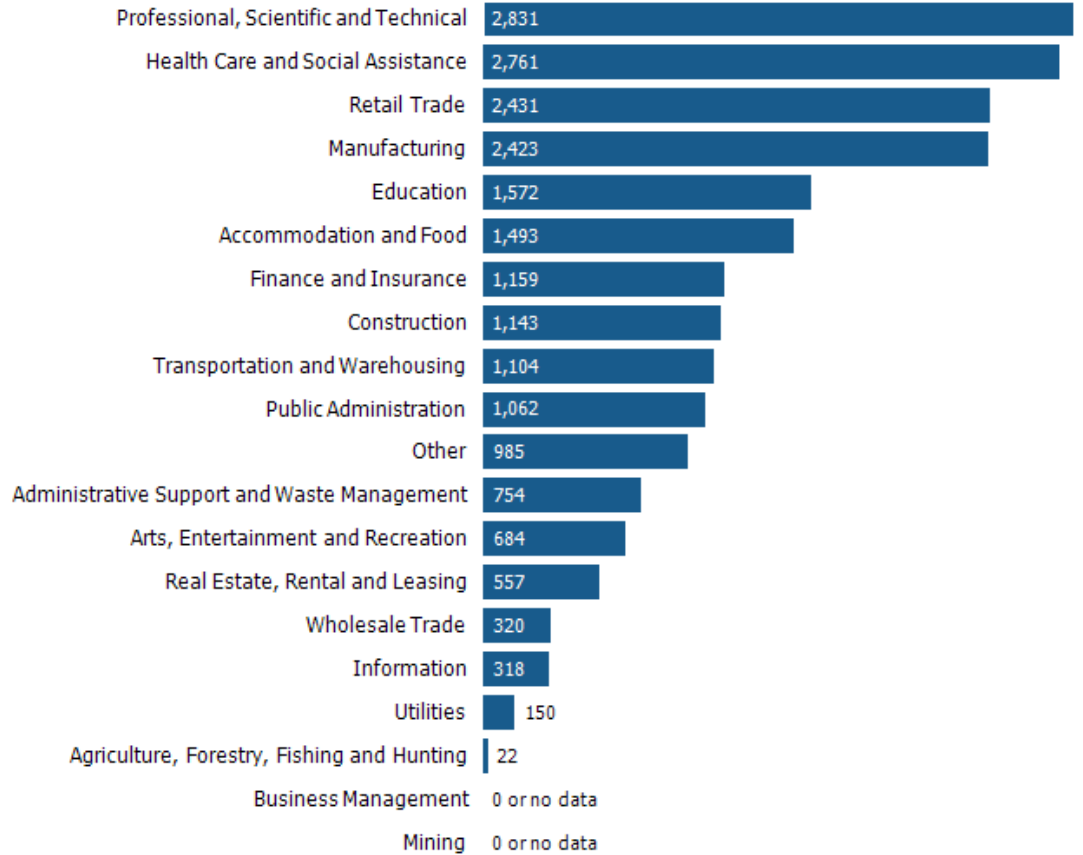


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



Analysis Criteria Information

Average Household Income
Dollars

2022 Average Household Income

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

Median Household Income
Dollars

2022 Median Household Income

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2010-2022 Population Growth Rate
Percent change

2010-2022 Growth Rate: Population

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2010-2022 Households Growth Rate
Percent change

Percentage change (increase) in households from 2010 to 2022.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022-2025 Household Income Growth Rate
Percent change

2022-2027 Growth Rate: Median HH Inc

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually