

FOR LEASE / SALE

Prime Commercial Property

WATSON
COMMERCIAL
REAL ESTATE, INC



MELBOURNE
HIGH SCHOOL

S Apollo Blvd
Traffic Count 23,000

E Nasa Blvd
Traffic Count 18,300



PRICE

ADDRESS

SIZE

TYPE

ZONING

**950 S Apollo Blvd
Melbourne, FL 32901**

**1.51 AC
ACRES**

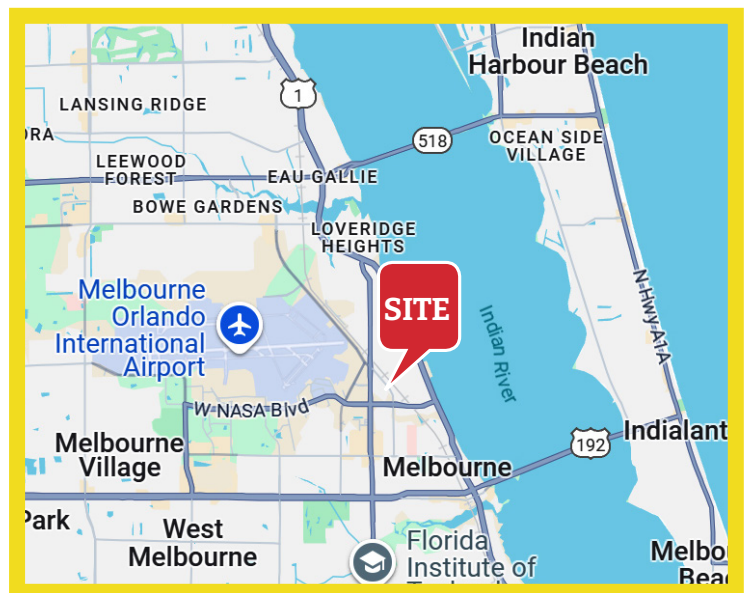
**BLDG
RETAIL**

**CP
Commercial**

FOR SALE **\$1,900,000**
FOR LEASE **\$9,000/mo NNN**

Property Highlights:

- ✓ **Exceptional Corner Location:**
Situated at the busy intersection of S Apollo Blvd and E Nasa Blvd.
- ✓ **High Traffic Counts:**
23,000 vehicles daily on S Apollo Blvd. 18,300 vehicles daily on E Nasa Blvd.
- ✓ **Proximity to Key Amenities:**
Just 4 minutes east of Orlando Melbourne International Airport. Conveniently located east of Babcock St, offering easy access to surrounding commercial and residential areas.
- ✓ **Versatile Potential:**
Ideal for retail, office.



Duane A. Watson

Broker

Office: (321) 459-0000 Ext. 15
Cell: (321) 223-8845

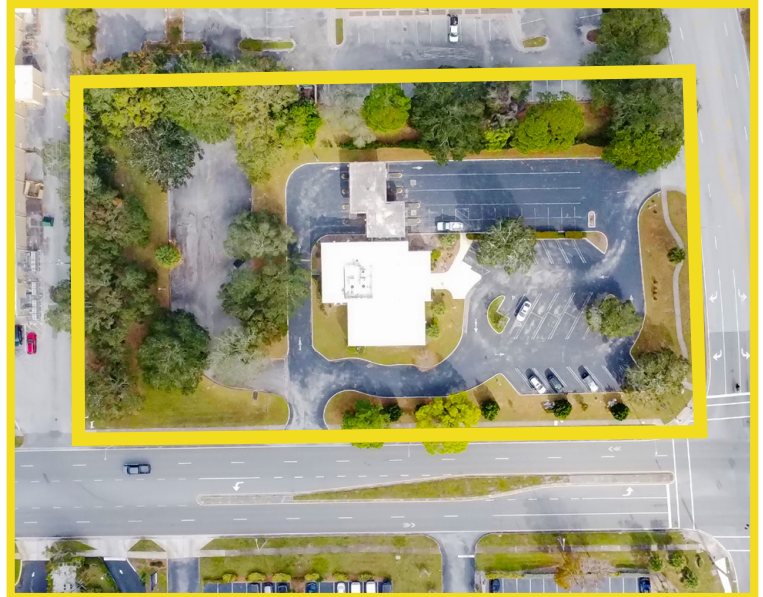


Paul Johnson

Director Of New Development

Office: (321) 501-3139
rpauljohnson@msn.com

950 S Apollo Blvd Melbourne, FL 32901



Summary

PRICE:	See Details on Page 1
TYPE:	Building
ZONING:	CP
SIZE:	1.51 Acres

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Total Population:	22,574	90,456	221,208
Avg Household Income:	\$101,775	\$73,088	\$76,159
2029 Total Households:	9,113	37,142	94,694



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