

HIDDEN HARBOR ESTATES - TWO COMMERCIAL PARCELS

1.62 ACRES & .257 ACRES | MELBOURNE



1245 W. EAU GALLIE BLVD. | MELBOURNE, FL 32935

**AVAILABLE: PAD-READY LOT WITH HIGH VISIBILITY IN
BOOMING MELBOURNE**

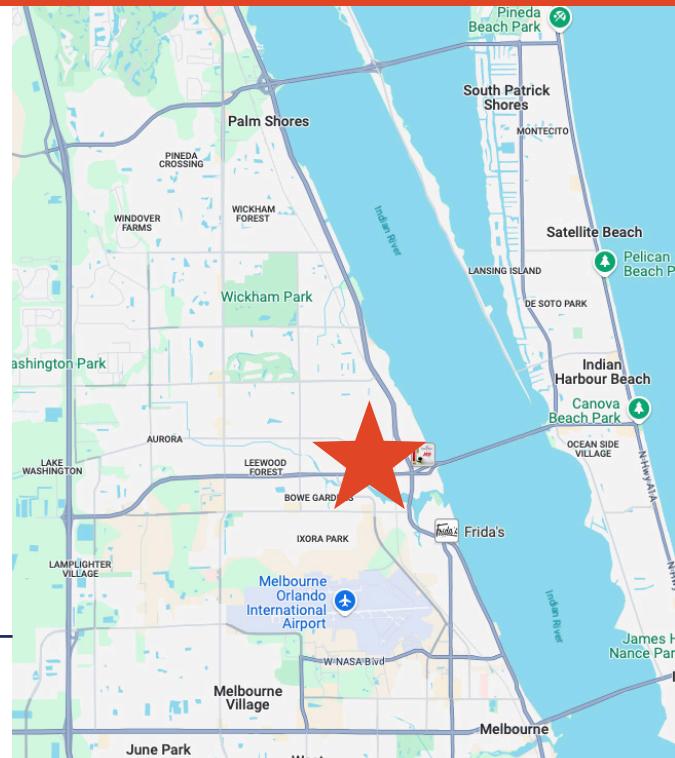
**PRICE: 1.62 Acres - \$965,000
.257 Acres - \$250,000**

PROPERTY HIGHLIGHTS

- Prime commercial location
- Approved concept site features 17,580 SF of mixed-use
- Ample parking
- Off-site retention
- Zoned C-1A

CHARINE LEWIS
321-508-9030
charine@v3capital.com

JOE POIRIER
321-537-7996
joe@v3capital.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



8240 Devereux Dr., 103B
Melbourne, FL 32940
407-848-1663
V3CommercialAdvisors.com

**NEARBY TO MELBOURNE INT. AIRPORT, US
HWY I & I-95, L3HARRIS AND NORTHROP
GRUMMAN**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,335	46,055	135,477
Households	3,969	20,774	57,545
Avg. HH Income	\$72,215	\$77,352	\$90,169

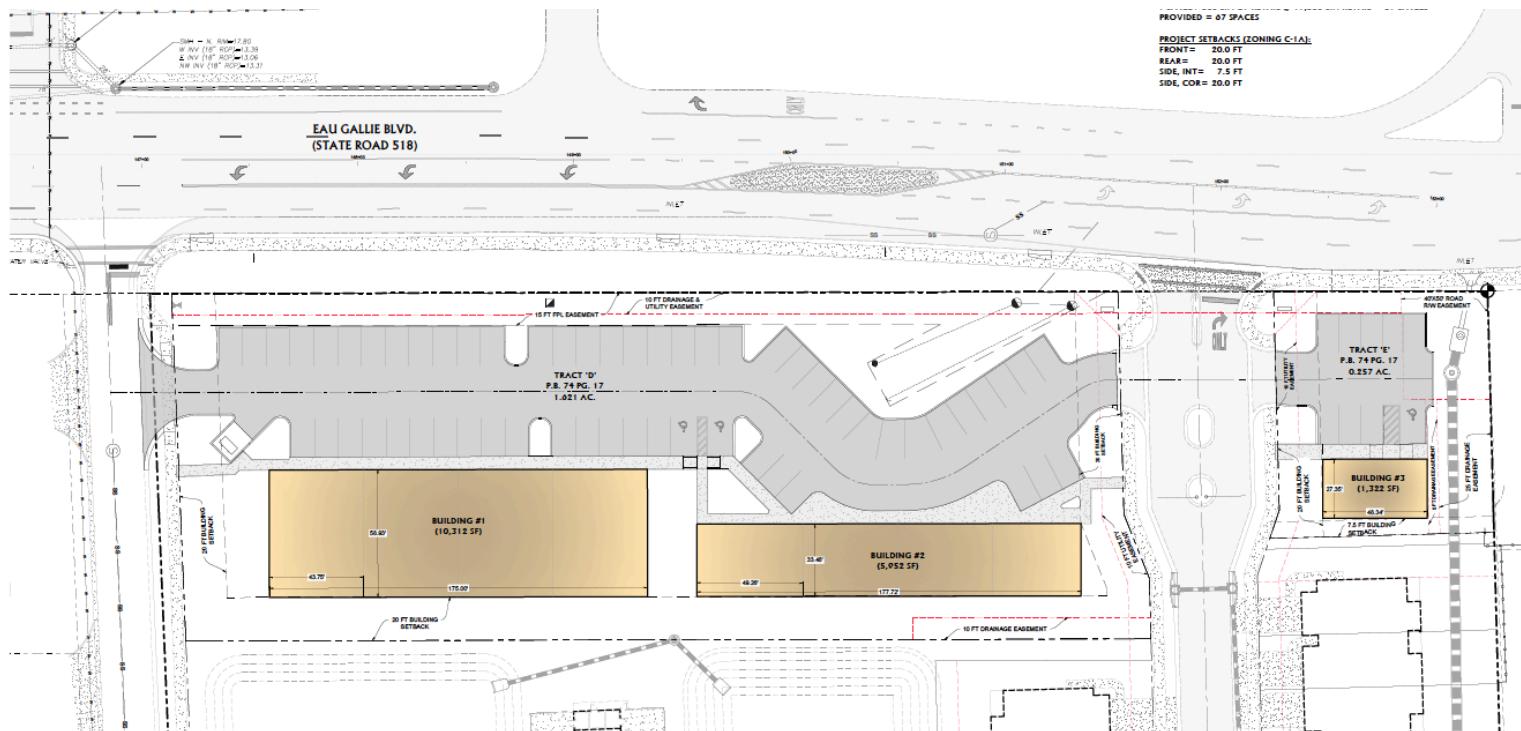
OUTPARCEL CONCEPTUAL LAYOUT

TRACT D:

- 1.62 Acres
- 15,364 SF Conceptual

TRACT E:

- .257 Acres
- 1,322 SF Conceptual



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LOCATION & RETAILER MAP



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