

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

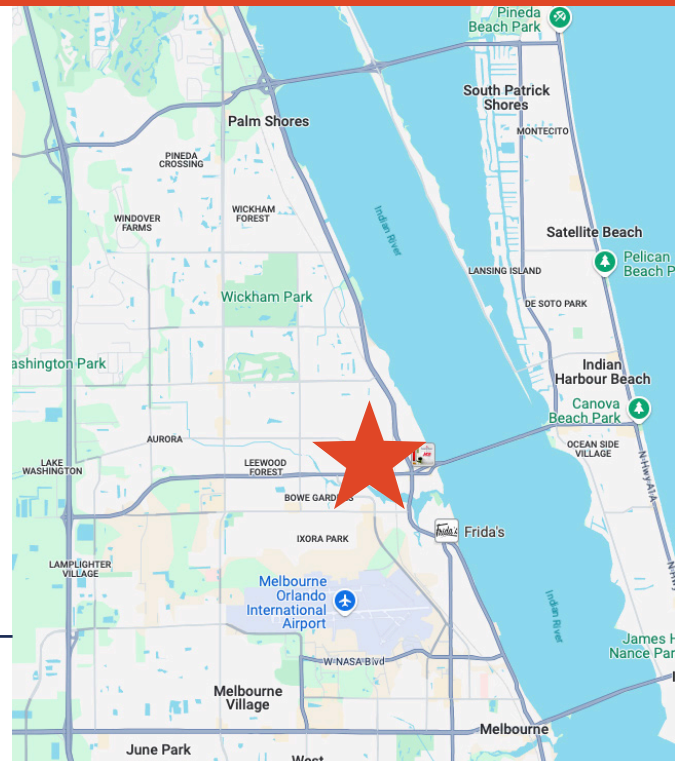
PRICE: 1.62 Acres - \$965,000
.257 Acres - \$250,000

PROPERTY HIGHLIGHTS

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

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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

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NEARBY TO MELBOURNE INT. AIRPORT, US
HWY 1 & 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

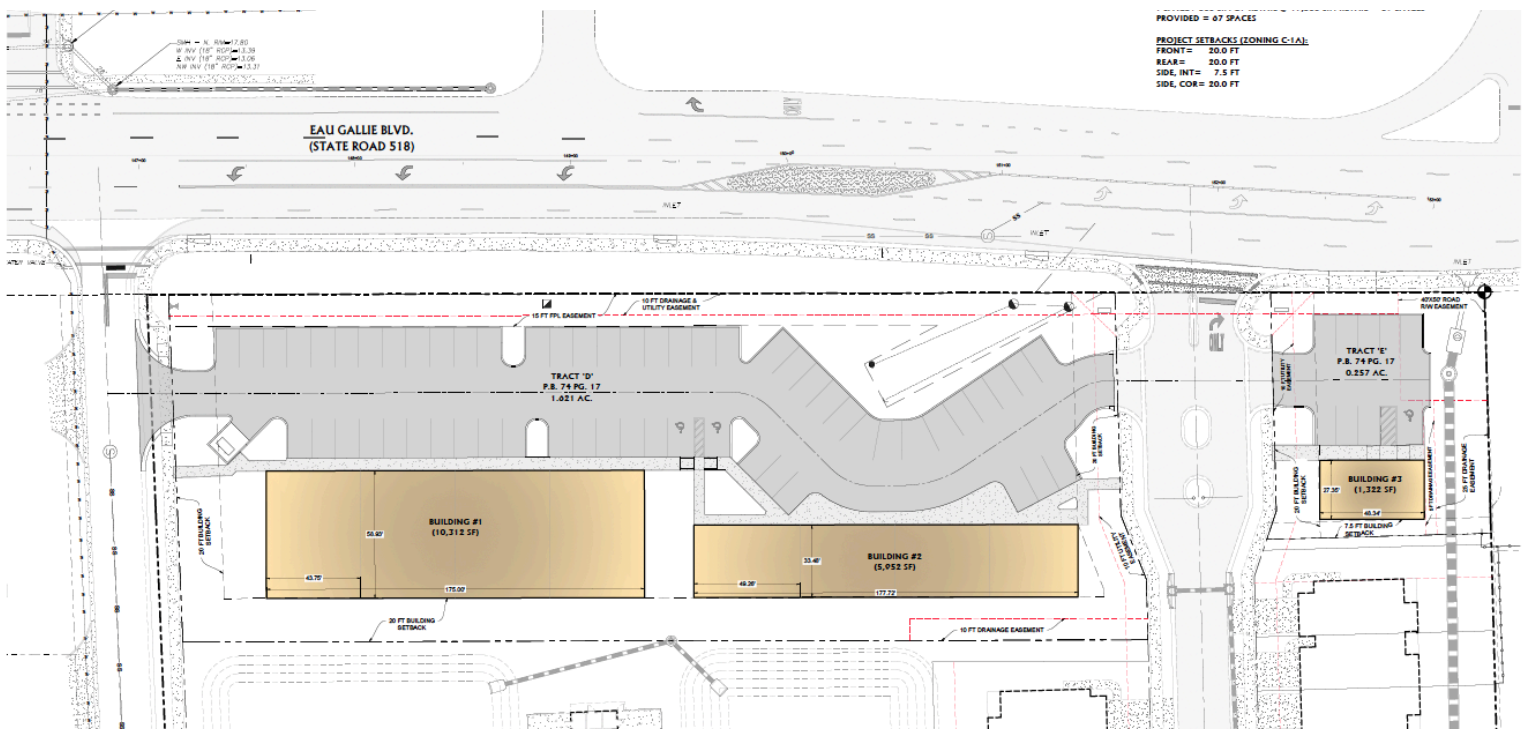
OUTPARCEL CONCEPTUAL LAYOUT

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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