

EXECUTIVE SUMMARY

• 836 Creel St Melbourne, FL 32935



OFFERING SUMMARY

Sale Price:	\$450,000
Price / SF:	\$333.09
Lot Size:	0.4 Acres
Year Built:	1952
Building Size:	1,351 SF
Renovated:	2021
Zoning:	C2
APN#:	27 3716-25-45-1

PROPERTY OVERVIEW

Located at 836 Creel Street, Melbourne, FL, this commercial property offers an exceptional location right off N Harbor City Blvd (US-1) in the heart of the Melbourne market. The 0.40-acre parcel features a fully-renovated building (2021) with two large offices, a reception area, a full bathroom with a shower, and a kitchen. It includes a spacious gravel fenced-in parking lot, perfect for a contracting business needing outdoor storage. With close proximity to the airport and major employers like Northrop Grumman, L3 Harris, and Embraer, this location ensures maximum visibility and access in the county's highest daytime population area.

LOCATION OVERVIEW

836 Creel Street, Melbourne, FL, offers an exceptional location right off N Harbor City Blvd (US-1) in the vibrant heart of the Melbourne market. This prime spot is just minutes from the airport and surrounded by major employers like Northrop Grumman, L3 Harris, and Embraer. Situated in the area with the highest daytime population in the county, the property ensures maximum visibility. Ideal for businesses seeking a strategic location with unparalleled access and proximity to key industry hubs.

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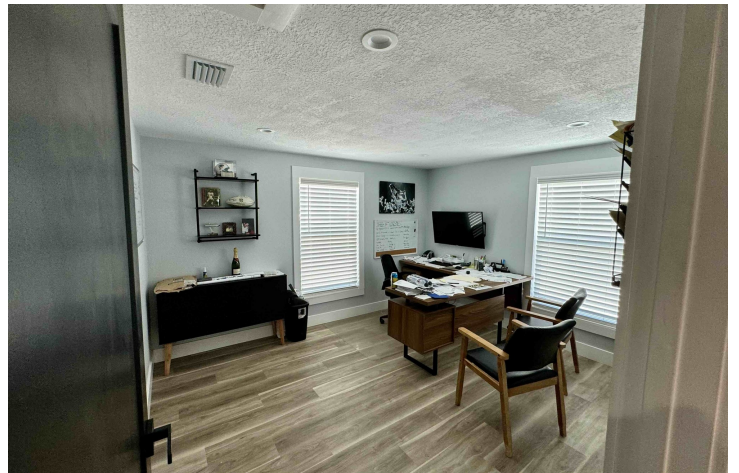
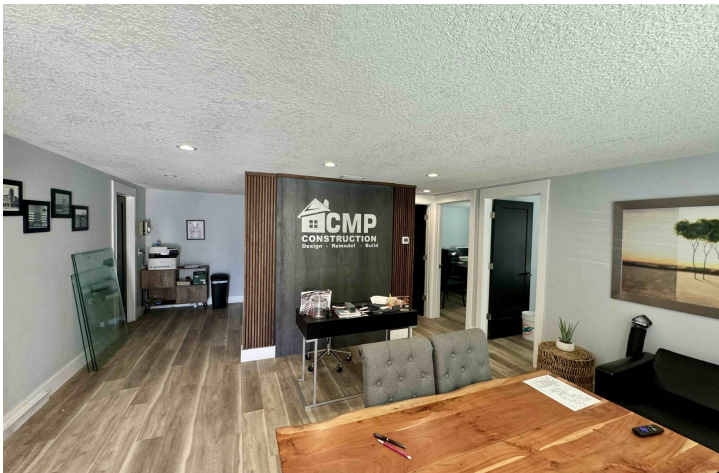
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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LOCATION MAP

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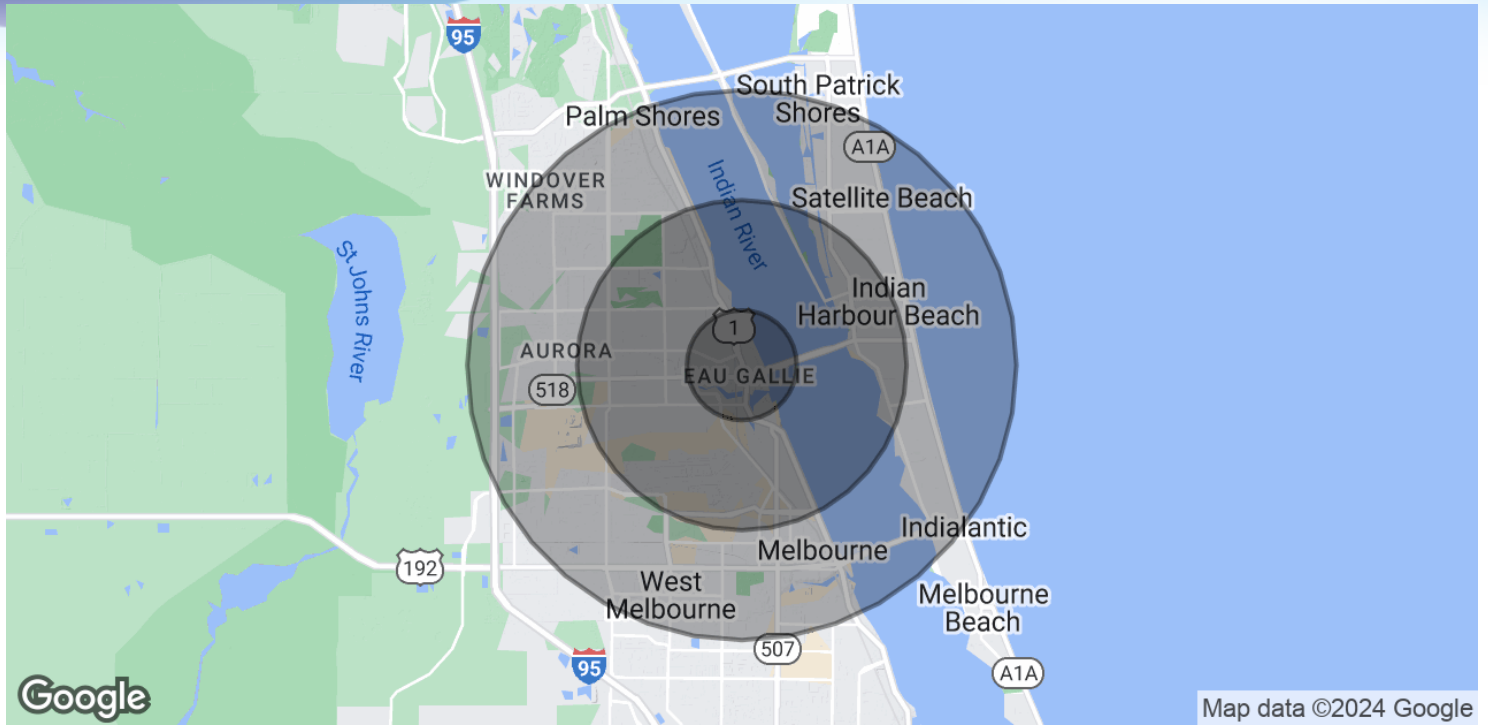
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,339	52,714	132,548
Average Age	44	46	47
Average Age (Male)	42	44	45
Average Age (Female)	46	47	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,810	23,725	57,972
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$74,855	\$89,367	\$99,921
Average House Value	\$337,894	\$361,007	\$400,597

Demographics data derived from AlphaMap

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