

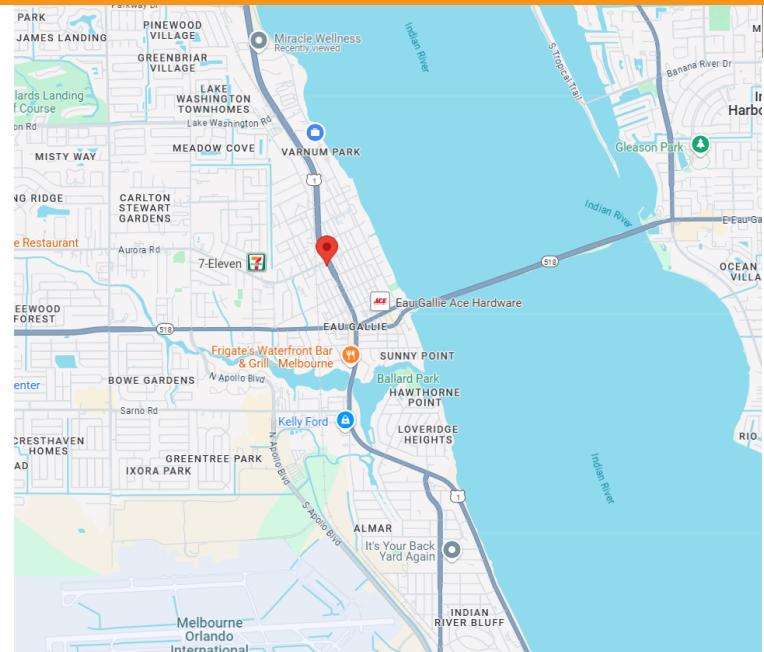
AUTOMOTIVE SHOP SPACE FOR LEASE

1700 N HARBOR CITY BLVD

Melbourne, FL 32935



- Automotive Shop Directly on US 1
- Very High Traffic and High Visibility Location
- 1,468 SF Building with Storefront/ Showroom, Garage with 2 Roll-Up Doors, 1 Restroom
- Vintage 1961 Construction
- Corner Lot with 40,130 Daily Traffic Counts
- C-2 Zoning
- \$25/SF/YR



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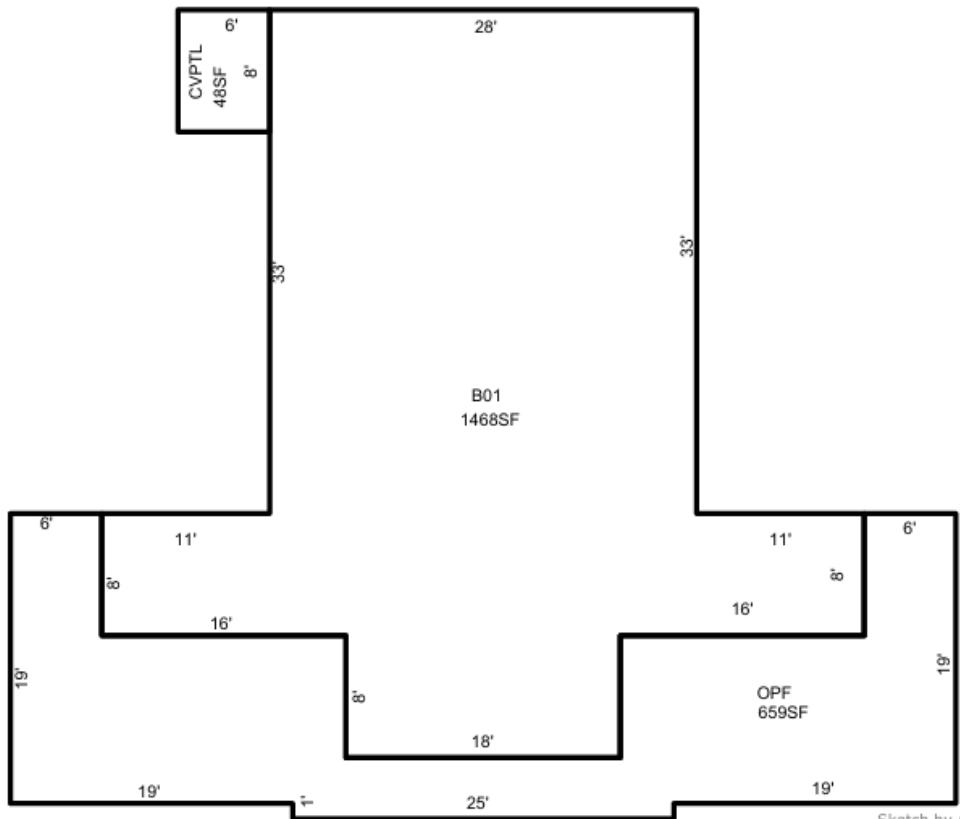
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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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Sketch by Apex Sketch

DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	7,107	51,890	127,364
2029 Pop Projection	7,764	56,377	138,857
Growth 2024-2029	0.7%	-0.2%	0.3%
Median Age	42.2	44.2	46.2
Bachelor's or Higher	20%	29%	33%
U.S. Armed Forces	6	98	397



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