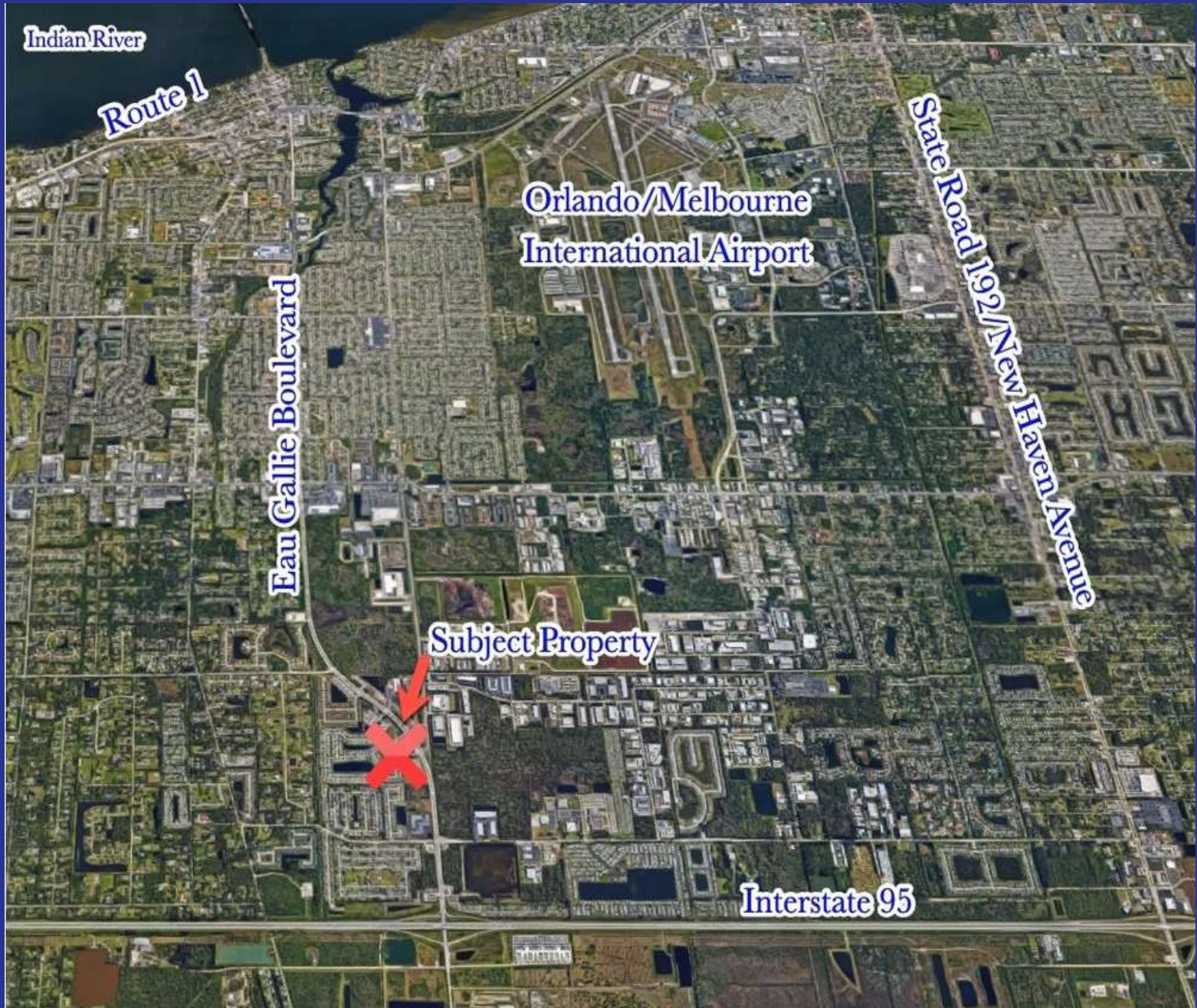


# Permit-Ready Office Pad Sites in Melbourne's Business District FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

Eau Gallie Boulevard, Melbourne, FL 32935

## Ready-To-Build Office Pad Sites Melbourne's Business District



Contact:



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## OFFERING SUMMARY

**Sale Price:** \$675,000

**Utilities:** Water and Sewer  
City of Melbourne

**Lot Size:** 5,000 EA

**Traffic Count:** 19,166  
Eau Gallie  
Boulevard

## PROPERTY HIGHLIGHTS

- These centrally-located office pad sites in Melbourne, Florida are nestled in the heart of the Melbourne Business District. The property is permit-ready with the pad to grade, all retention in place and all utilities to site. Lots 10, 11, 12 available (addressed as 3092, 4002, 4012 Eau Gallie Boulevard, respectively) Minutes from Route 1 and the Melbourne International Airport to the southeast and Interstate 95 to the west, this ideal location provides access to all major arteries throughout Brevard County. The site is 10 minutes from Palm Bay Road, the Viera government center and has easy access to beaches. Zoning: City of Melbourne C-P — Commercial Parkway District.
- The provisions of this district are intended to apply to areas located adjacent to a main highway. Future Land Use: General Commercial
- This property is part of a commercial condominium and consists of three pad sites, two of which have the potential to be combined. It is important for buyers to note that retail use is not permitted on this property. For further details, please refer to the links of Declaration of Condominiums and Declaration of Covenants Easement and Restrictions. Please read carefully both declarations in which its is outlined the guidelines that buyers must adhere to. **Declaration of Condominium** - <https://tinyurl.com/84fw3wkp>  
**Declaration of Covenant Easement and Restrictions**- <https://tinyurl.com/yhu9bz3u>

## LOCATION OVERVIEW

Located where Eau Gallie Boulevard meets Sarno Road in the heart of Melbourne. With approximately 150 feet of indirect frontage, this is a high-visibility area with a daily traffic count of 17,940 cars passing daily. This location is minutes to the major arteries throughout the county, with the Interstate 95 interchange less than a mile to the west, and Route 1 and beachside bridges less than 5 miles eastbound along Eau Gallie Boulevard. The site is located just 10 minutes from Palm Bay Road, Orlando/Melbourne airport, the Viera government center and has easy access to beaches.



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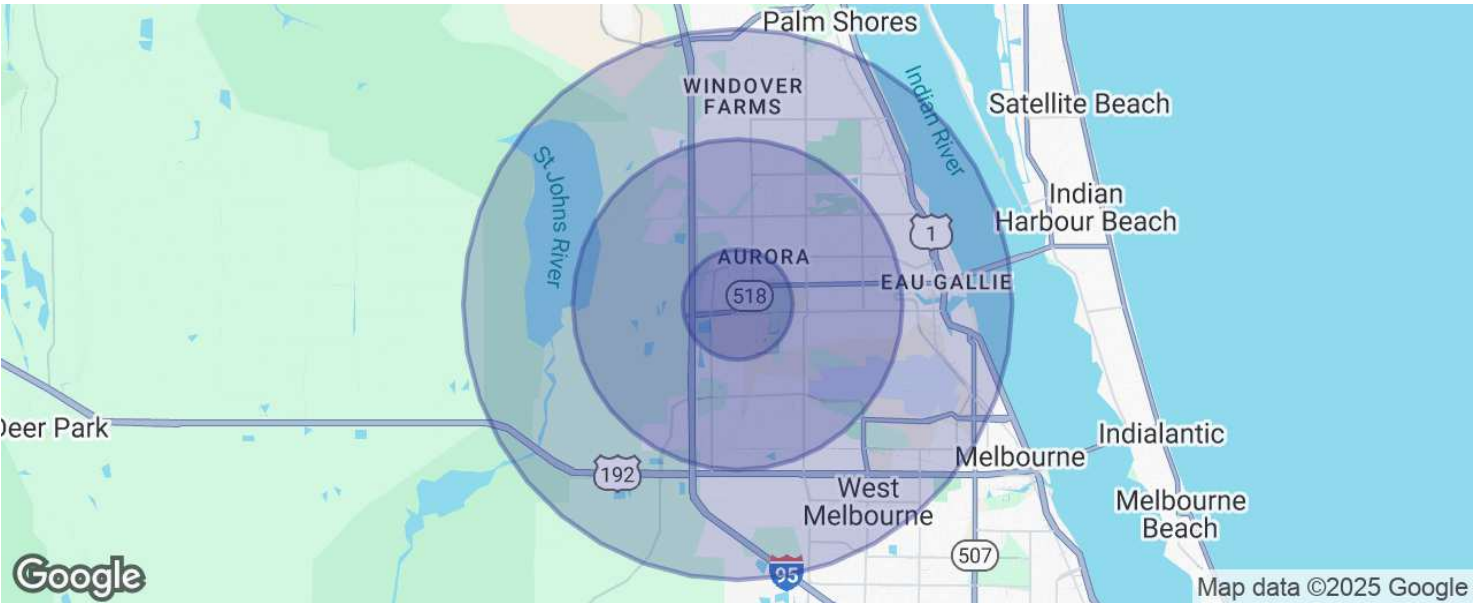
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,224	52,812	120,641
Median age	40.1	44.5	45.1
Median age (Male)	37.5	42.1	43.3
Median age (Female)	42.6	46.7	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,500	23,334	51,443
# of persons per HH	2.4	2.3	2.3
Average HH income	\$47,861	\$52,359	\$64,597
Average house value	\$141,067	\$170,809	\$234,881

\* Demographic data derived from 2020 ACS - US Census



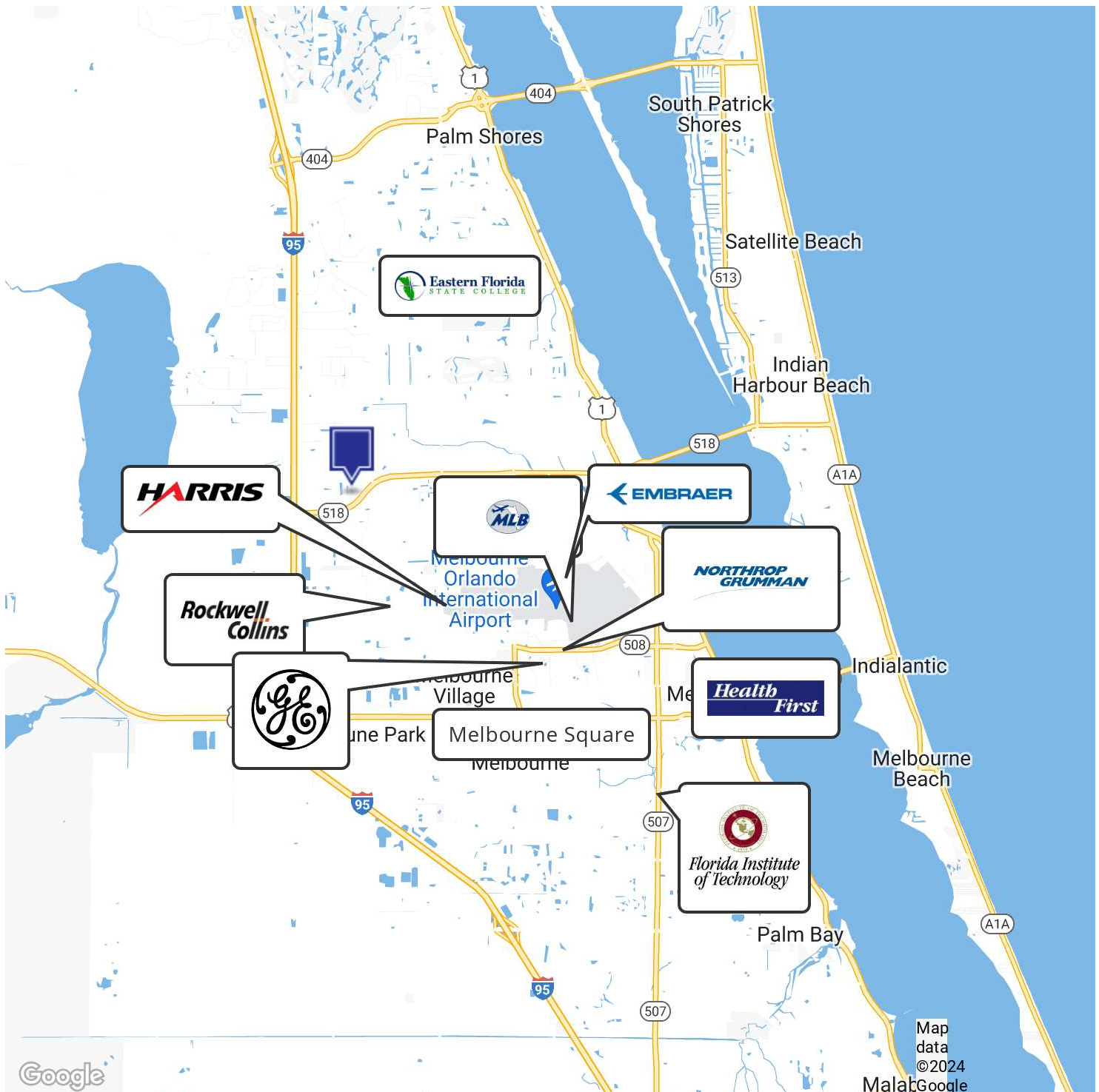
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