

# CONFIDENTIAL PROPERTY EVALUATION

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Prepared By: **Oren Stephen**

ISL Commercial

Principal

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2133 Sarno Rd

2133 Sarno Rd  
Melbourne FL 32803



Oren Stephen  
Principal

AGENTS

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Principal

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

# HIGHLIGHTS

- Across the street from a shopping plaza
- Multiple Businesses in the area
- 15 Minutes away from the ocean
- 30,000 cars daily

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
		1,100	\$16.75	NNN	CAM IS \$5.82/SF
Unit A	2145 Sarno Unit A	1,100	\$13.00	NNN	CAM IS \$5.82/SF
Unit B	2133 Sarno Rd Unit B	565	\$31.80	NNN	CAM IS \$5.82/SF

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## PROPERTY FEATURES

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TOTAL TENANTS	4
GLA (SF)	3,922
LAND SF	4,811
LAND ACRES	.3
YEAR BUILT	1958
YEAR RENOVATED	2016
AVERAGE REMAINING TERM	3-5
ZONING TYPE	C-2
BUILDING CLASS	Retail
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	16
NUMBER OF PADS	16
CORNER LOCATION	No
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

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## NEIGHBORING PROPERTIES

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NORTH	Bowe Gardens Shopping Plaza
SOUTH	Residential
EAST	Indian River Coffee
WEST	Family Dollar

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## MECHANICAL

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HVAC	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

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## CONSTRUCTION

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FOUNDATION	Concrete
PARKING SURFACE	Asphalt

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## TENANT INFORMATION

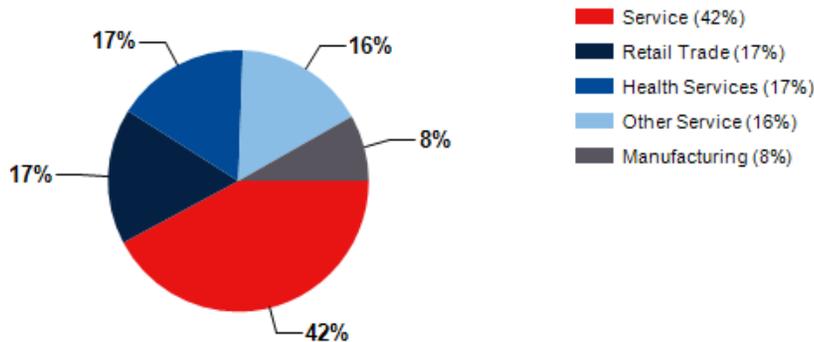
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MAJOR TENANT/S	Church
SHADOW ANCHOR	Pet Groomer
LEASE TYPE	NNN

## Location Summary

- Overview:**  
 Strategically situated on the major artery of Sarno Road, this Retail center stands as a beacon of opportunity in Melbourne. Spanning a significant footprint, this property already houses four tenants, underscoring its viability for consistent revenue generation. Whether for retail or office use, 2133 Sarno Road is positioned for success.  
 The owner recently painted the building and updated the plumbing system for the property. The parking lot was recently re striped as well.
- Potential Uses:**  
 While already serving multiple tenants, this space is versatile and ideally suited for additional retail shops or professional office spaces. Its prime location on Sarno Road and proximity to key city landmarks make it a fitting choice for businesses aiming to establish a prominent presence in Melbourne.

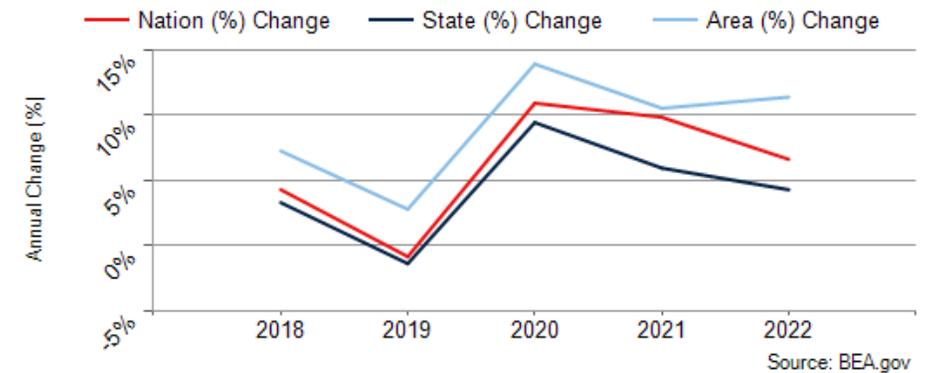
## Major Industries by Employee Count



## Largest Employers

Harris Corporation	6,391
Northrop Grumman Corporation	2,000
The Boeing Company	1,962
NASA	1,577
Intersil Corporation	1,402
Lockheed Martin Launch Operations	1,400
McAssembly	1,200
DRS Optronics, Inc.	581

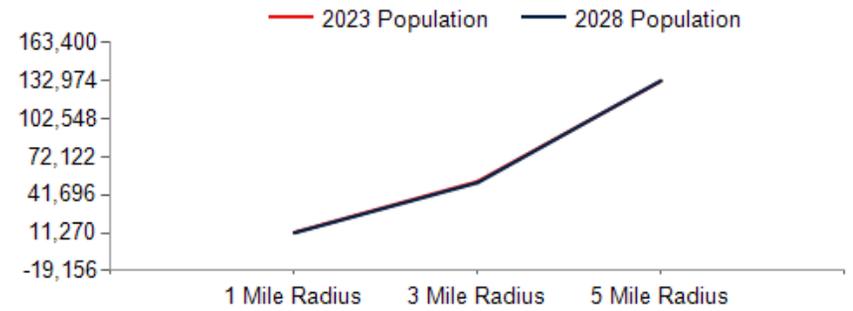
## Brevard County GDP Trend



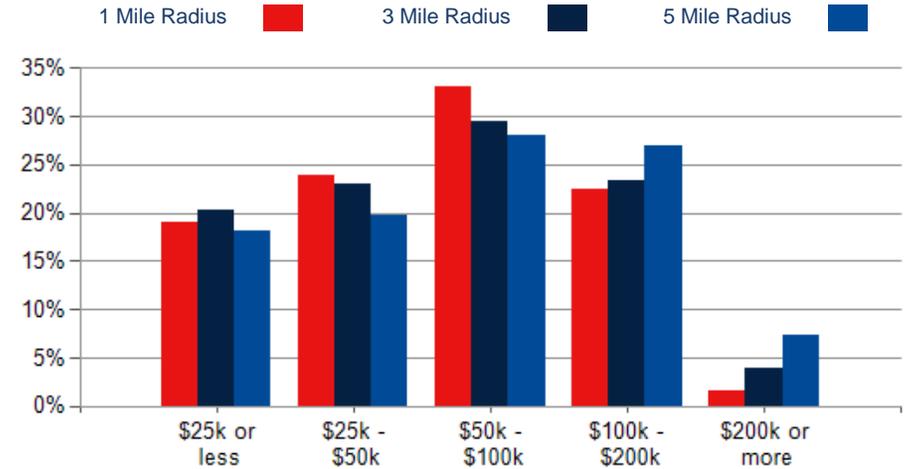


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,668	48,016	109,469
2010 Population	10,990	47,704	118,234
2023 Population	11,594	52,298	132,616
2028 Population	11,270	51,411	132,974
2023 African American	483	3,267	7,604
2023 American Indian	82	271	560
2023 Asian	340	1,715	5,072
2023 Hispanic	1,398	6,821	15,137
2023 Other Race	436	2,199	4,537
2023 White	8,988	39,080	101,136
2023 Multiracial	1,253	5,715	13,613
2023-2028: Population: Growth Rate	-2.85%	-1.70%	0.25%

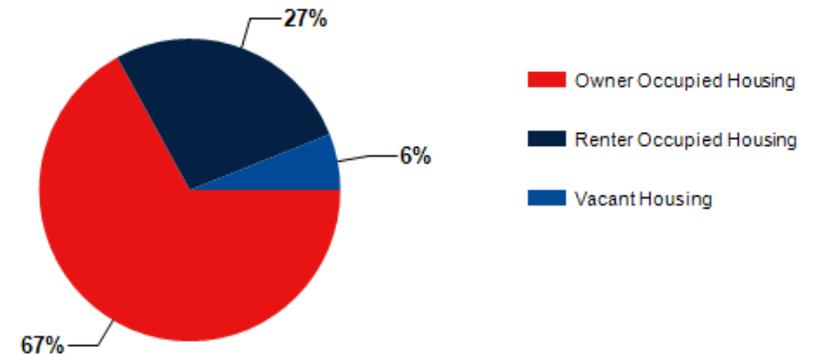
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	539	2,308	5,011
\$15,000-\$24,999	385	2,462	5,411
\$25,000-\$34,999	412	2,046	4,277
\$35,000-\$49,999	744	3,341	7,026
\$50,000-\$74,999	933	3,846	8,685
\$75,000-\$99,999	673	3,078	7,326
\$100,000-\$149,999	862	4,110	10,685
\$150,000-\$199,999	228	1,389	4,737
\$200,000 or greater	79	920	4,189
Median HH Income	\$57,077	\$58,185	\$68,501
Average HH Income	\$73,204	\$80,985	\$96,203



### 2023 Household Income



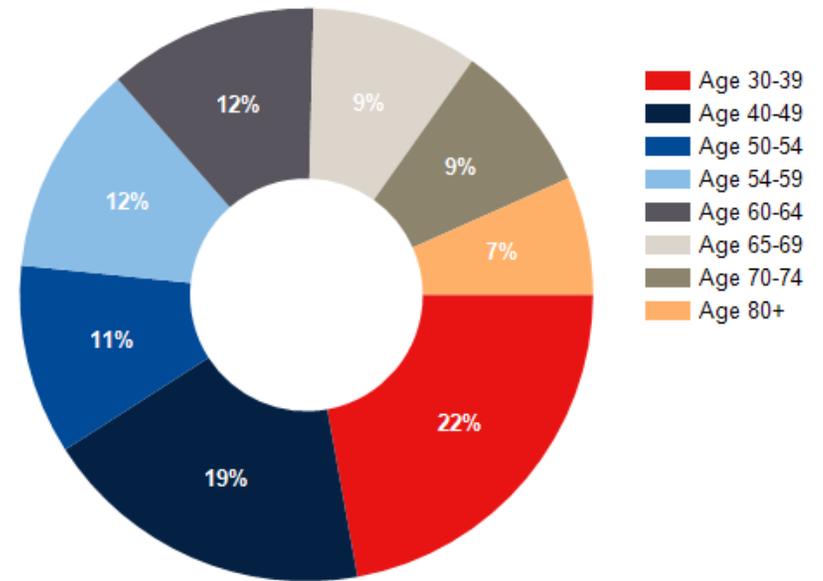
### 2023 Own vs. Rent - 1 Mile Radius



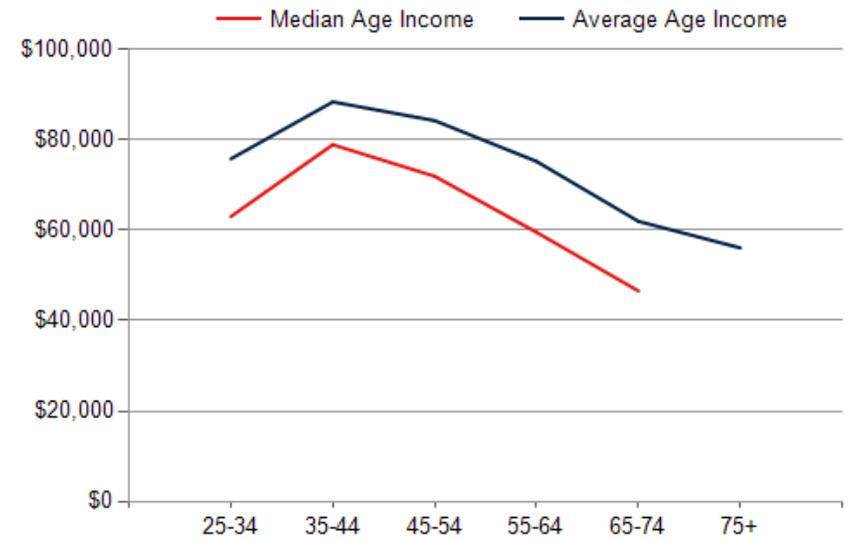
Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	810	3,367	7,725
2023 Population Age 35-39	838	3,297	7,640
2023 Population Age 40-44	716	2,985	7,309
2023 Population Age 45-49	680	2,873	7,447
2023 Population Age 50-54	798	3,388	8,829
2023 Population Age 55-59	887	3,776	9,819
2023 Population Age 60-64	880	4,046	10,441
2023 Population Age 65-69	701	3,541	9,516
2023 Population Age 70-74	634	3,435	9,113
2023 Population Age 75-79	496	2,719	7,039
2023 Population Age 80-84	325	1,837	4,798
2023 Population Age 85+	298	1,876	4,689
2023 Population Age 18+	9,603	43,816	111,248
2023 Median Age	44	47	49
2028 Median Age	45	48	49

Population By Age



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,044	\$60,928	\$68,491
Average Household Income 25-34	\$75,812	\$78,957	\$89,072
Median Household Income 35-44	\$78,950	\$79,380	\$93,733
Average Household Income 35-44	\$88,414	\$95,633	\$114,249
Median Household Income 45-54	\$71,961	\$80,059	\$99,531
Average Household Income 45-54	\$84,279	\$99,507	\$123,073
Median Household Income 55-64	\$59,556	\$66,876	\$82,545
Average Household Income 55-64	\$75,242	\$88,403	\$109,946
Median Household Income 65-74	\$46,568	\$52,898	\$59,069
Average Household Income 65-74	\$61,979	\$77,245	\$87,283
Average Household Income 75+	\$56,104	\$56,637	\$65,684



# Demographic Data is MISSING

Go to DEMOGRAPHICS > GENERAL page and click on the "Reload Demographic Data" to update this data.

Uncheck "Race" under Demographics in the Publisher Tree to remove this page from the PDF.