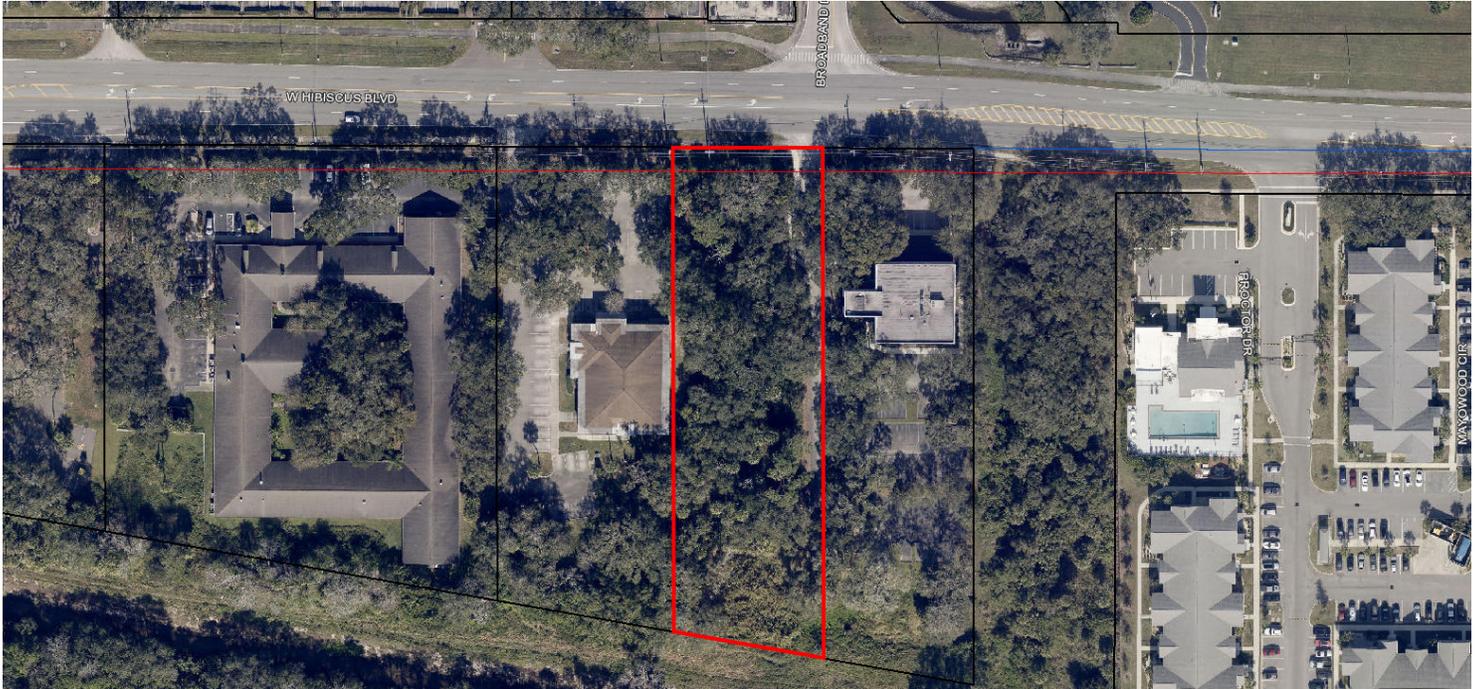


# Commercial Land In Heart Of Melbourne

Hibiscus Boulevard, Melbourne, FL 32901

**Centrally Located / Proximity to Employers / Short Drive to I-95 & US1**



## OFFERING SUMMARY

**Sale Price:** \$550,000

**Acres:** 1.45 Acres

**Zoning:** City of Melbourne  
General Commercial  
(C2)

## PROPERTY OVERVIEW

Est. 138' Frontage on Hibiscus Boulevard  
 Depth Ranges 445' – 470' +/-  
 Traffic Count est. 16,700 VPD on Hibiscus Boulevard  
 Utilities: City Water/Sewer, FPL Electric, AT&T Fiber  
 Existing Onsite Stormwater/Drainage Infrastructure (Easement Rights)  
 Located within a Certified Opportunity Zone  
 Accessible via Shared Driveway w 1735 W. Hibiscus (Ingress/Egress Easement)

## LOCATION OVERVIEW

Strategically positioned directly on Hibiscus Boulevard, the halfway point between the Melbourne International Airport and the Melbourne Square Mall. Surrounding employers include Northrop Grumman, Thales, Wabtec, and L3Harris to name a few. Lots of schools, daycare, restaurants, and shopping nearby. Make this the future home for your business today!

**Zach Ullian, SIOR**

Broker Associate  
 Cell: 321.750.3439  
 zach@ullianrealty.com



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## Surrounding Businesses



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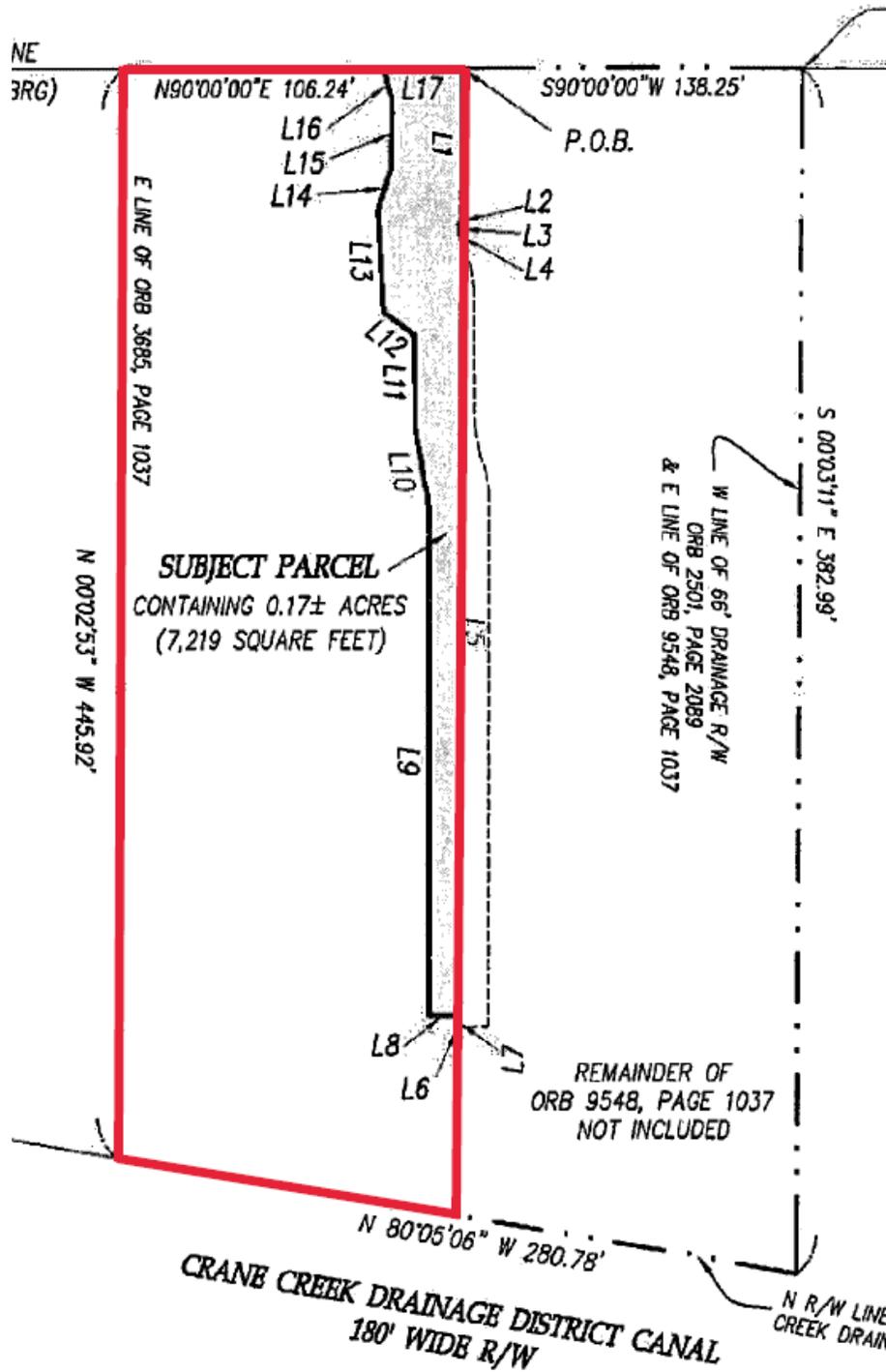


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

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Survey - For Illustration Purposes Only



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## Additional Photos



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