Renovated Plaza on US-1
1024 S Harbor City Blvd., Melbourne, FL 32901

NAISouthcoast
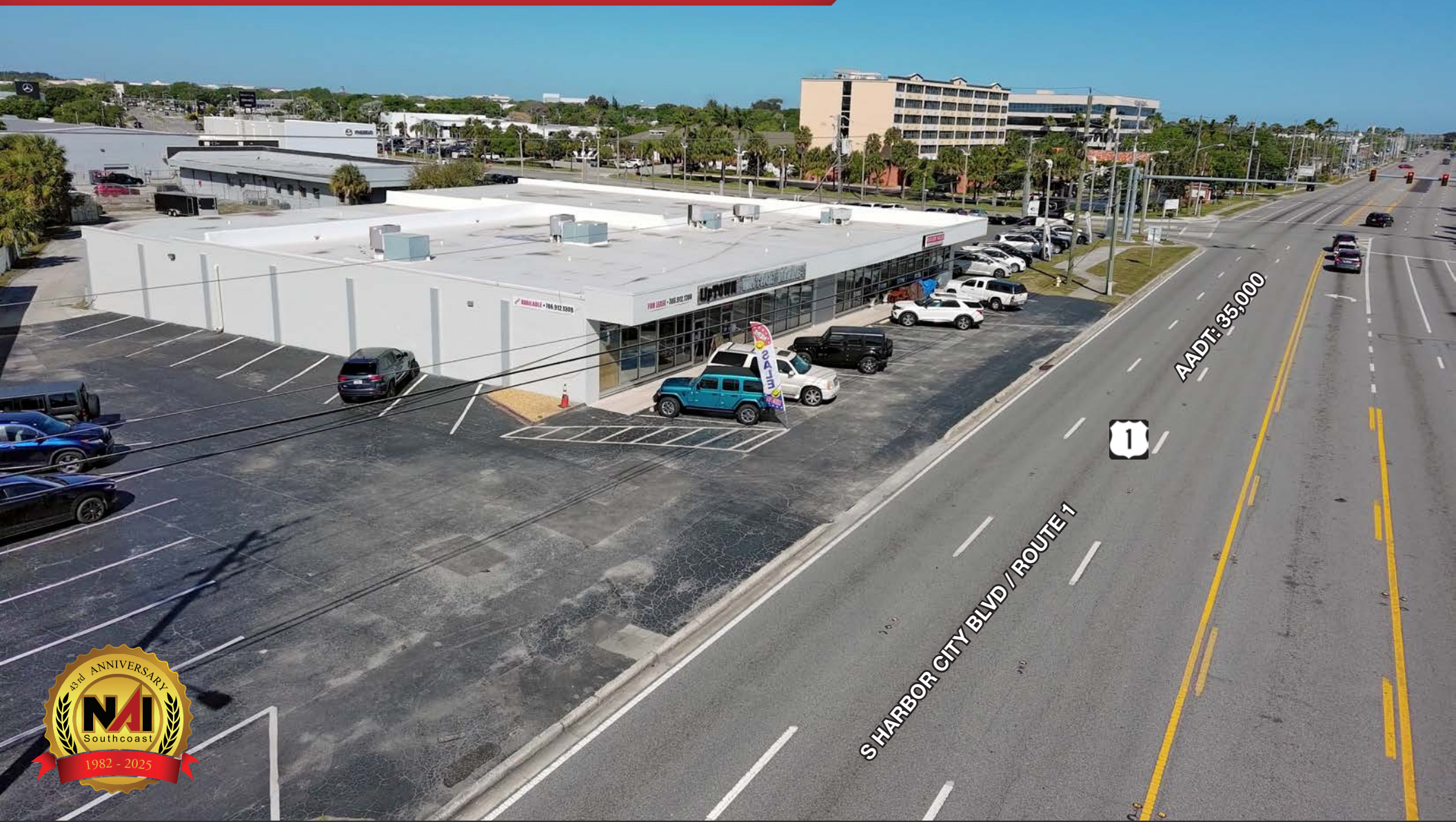
AADT: 35,000

S HARBOR CITY BLVD / ROUTE 1

Douglas Legler
Principal | Broker Associate
+1 772 405 7778
douglas@naisouthcoast.com
www.naisouthcoast.com

Casey Combs
Sales Associate
+1 772 285 8769
ccombs@naisouthcoast.com
www.naisouthcoast.com

FOR SALE:
$2,300,000

Summary

Address:	1024 S Harbor City Boulevard Melbourne, FL 32901
Sale Price:	$2,300,000 ($141/SF)
Building Size:	16,270 SF
Zoning:	C-2; General Commercial
Daily Traffic:	35,000 AADT
Year Built:	1958 (Renovated 2023)
Parking:	Open with yard in the rear
Recent Updates:	Roof and exterior paint

Property Overview

This well located plaza on US-1 (S Harbor City Blvd) offers a prime location with high visibility. Just a mile north of the Melbourne Causeway Bridge, this property serves a dense population and strong traffic counts. The surrounding area includes the Melbourne-Orlando International Airport, Holmes Regional Medical Center, multiple auto dealerships, and popular Downtown Melbourne.

The plaza provides a great opportunity for an investor looking for a sound investment along a highly trafficked corridor and the opportunity to add value through increases to rents!

Units are mostly open floor plans. There are nice storage areas in the rear of the building complete with roll-up doors for truck deliveries and pickups.

Don't miss your chance to own this versatile property in an up-and-coming area!

Demographic Highlights

	Average Household Income	Median Age
3 Miles	$96,926	48.2
5 Miles	$97,188	46.7
10 Miles	$104,215	46.5

Renovated Plaza on US-1

1024 S Harbor City Blvd., Melbourne, FL 32901

Drive Time
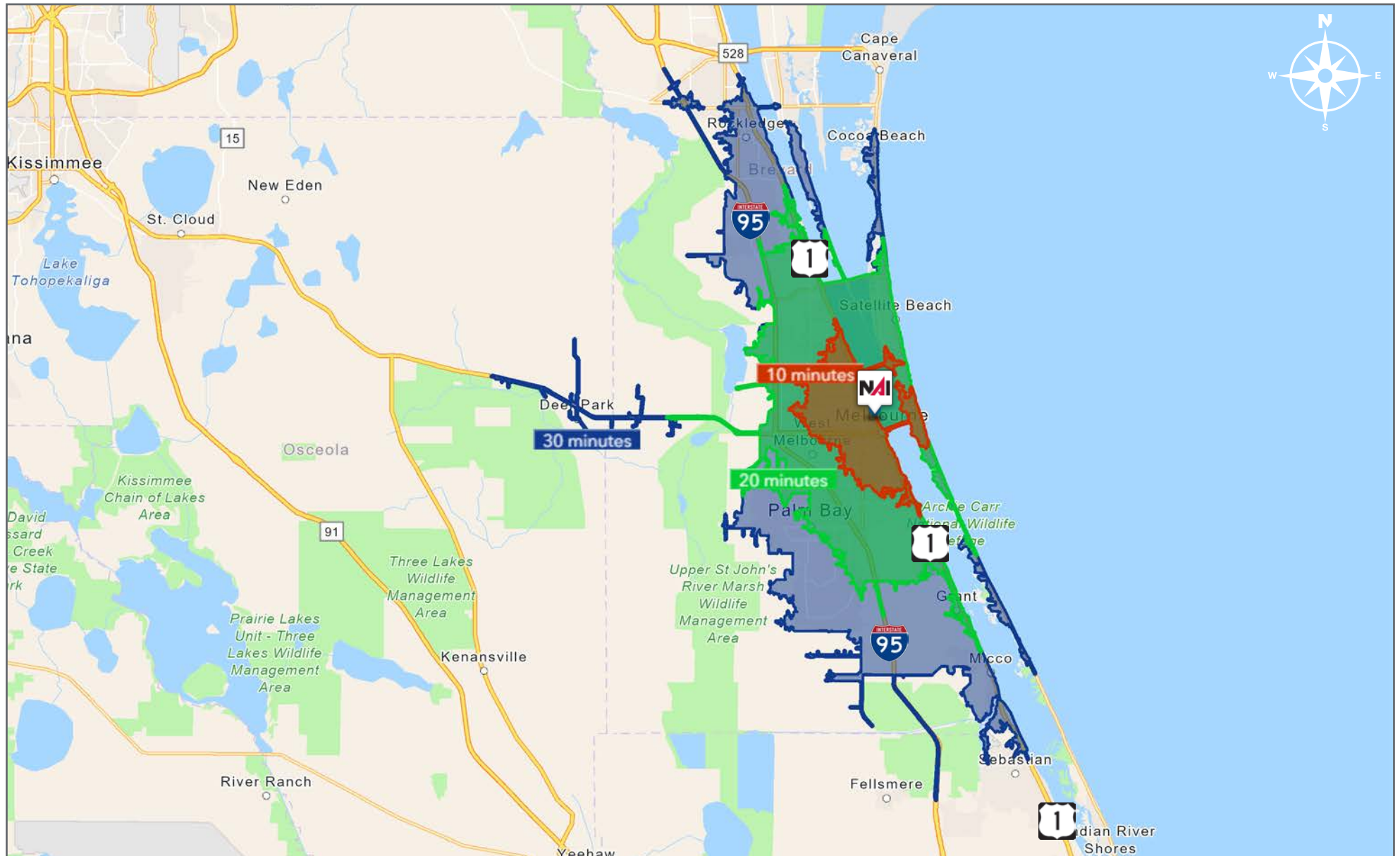
1024 S Harbor City Blvd, Melbourne, Florida, 32901
Ring: 10 mile radius

Midlife Constants
Dominant Tapestry Segment

46.5
Median Age

KEY FACTS

304,999
Total Population

$367,899
Median Home Value

1.21%
2024-2029 Pop Growth Rate

13,788
Businesses

303,586
Daytime Population

$43,898
Per Capita Income

2.3
Avg Household Size

$74,670
Median Household Income

KEY SPENDING FACTS

Category	Amount
Travel	$2,790
Transportation	$1,004
Apparel	$2,140
Entertainment	$3,815
Furniture	$917

NAISouthcoast
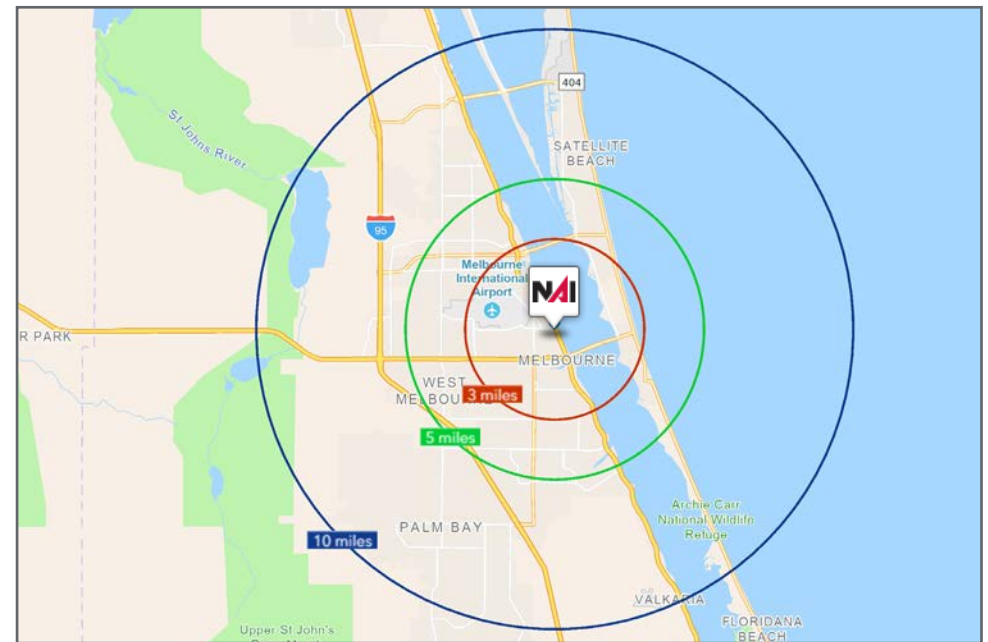COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE
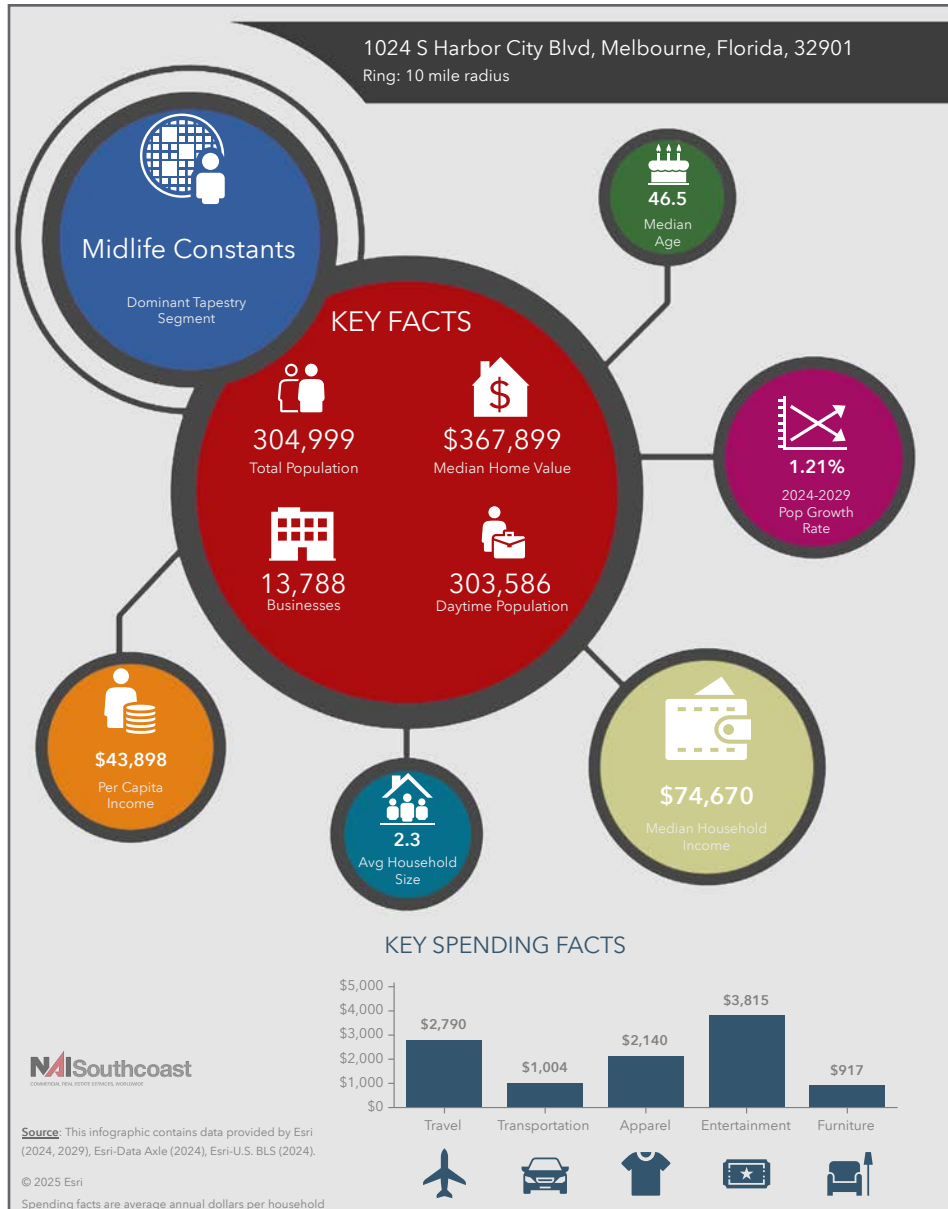
Population
- 3 Miles: 42,412
- 5 Miles: 131,416
- 10 Miles: 304,999

Average Household Income
- 3 Miles: $96,926
- 5 Miles: $97,188
- 10 Miles: $104,215

Median Age
- 3 Miles: 48.2
- 5 Miles: 46.7
- 10 Miles: 46.5

Regional Overview
Brevard County, Florida

Brevard County, on Florida's east coast, is renowned for its natural wonders, space exploration, and vibrant communities. The county, encompassing various cities and towns, provides a unique mix of coastal beauty, educational excellence, and a rich cultural tapestry.

At its core, Brevard County is synonymous with space exploration, housing the Kennedy Space Center, a renowned spaceport that launched historic missions like the Apollo moon landings and Space Shuttle launches. This has made the Space Coast a hub for aerospace and technology industries.

The county's Atlantic Ocean coastline offers stunning beaches and recreational opportunities, from bustling Cocoa Beach to the serene Canaveral National Seashore. The Indian River Lagoon adds to the area's natural charm.

Brevard County hosts diverse communities, each with unique character and amenities. Melbourne, the largest city, features residential neighborhoods, cultural attractions, and educational institutions. Titusville, with historic charm, serves as a gateway to the Kennedy Space Center and Merritt Island National Wildlife Refuge. Satellite Beach and Palm Bay offer varied housing options and community experiences.

Education is a priority, with the Brevard County School District ensuring academic excellence. Higher education is accessible through institutions like the Florida Institute of Technology.

Recreational activities are abundant, from outdoor adventures in parks to cultural events. The county's commitment to preserving natural beauty is evident in conservation areas and wildlife sanctuaries.

Brevard County, Florida, offers a captivating blend of space exploration, coastal beauty, and diverse communities. With a rich history, educational opportunities, and innovation, Brevard County remains a place where residents enjoy a high quality of life amidst the wonders of Florida's Space Coast.

Presented By

Douglas Legler

Principal | Broker Associate
+1 772 405 7778
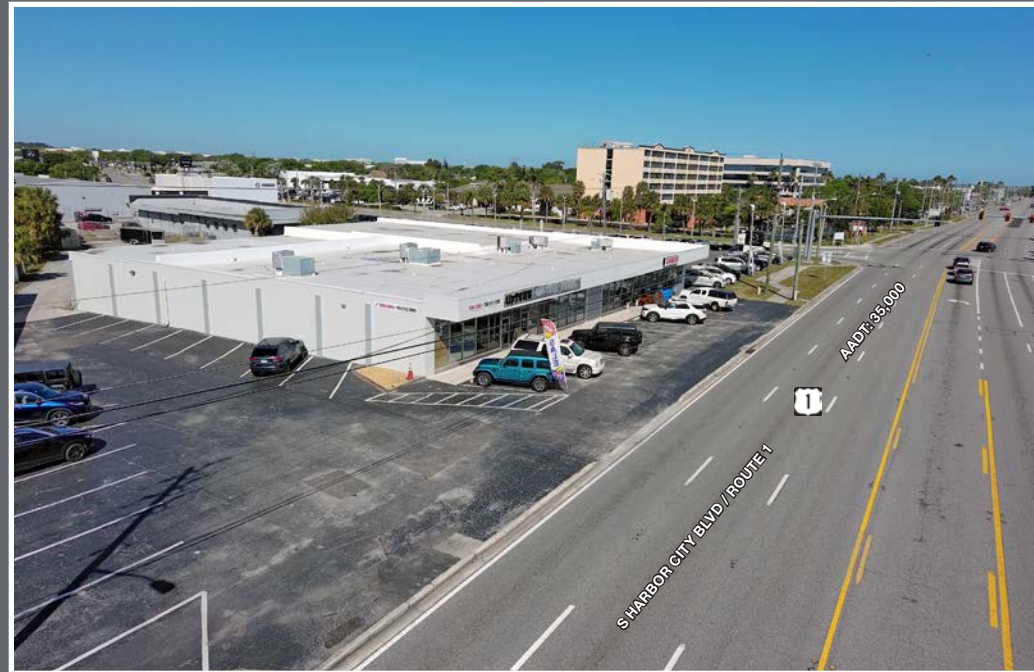douglas@naisouthcoast.com

Casey Combs

Sales Associate
+1 772 285 8769
ccombs@naisouthcoast.com

Renovated Plaza on US-1
1024 S Harbor City Blvd., Melbourne, FL 32901

FOR SALE:

$2,300,000

NAISouthcoast
www.naisouthcoast.com