

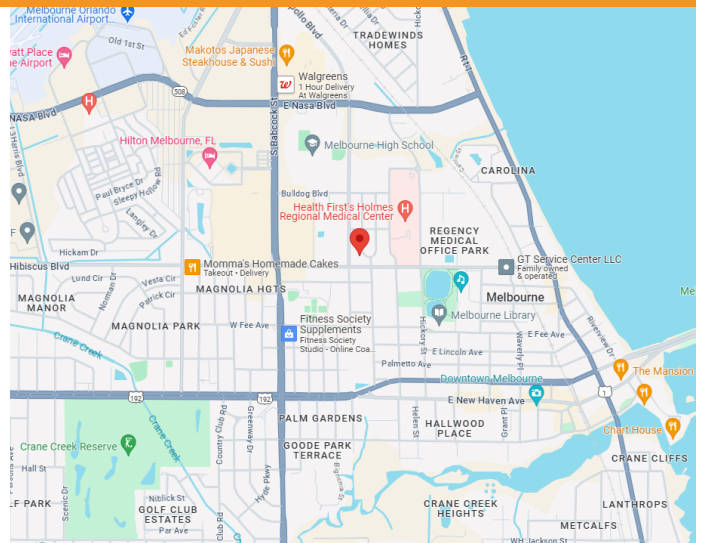
MEDICAL OFFICE FOR SALE

1428 VALENTINE STREET
MELBOURNE, FL 32901



NEAR HOLMES REGIONAL MEDICAL!

- Single Tenant Medical Building in Melbourne!
- Upscale Façade & Construction, New Roof
- Stable Local Ownership
- Nice Circular Floorplan, Vinyl Plank Flooring, Neutral Paint, Cabinetry, Nice Finish!
- Waiting/Reception, 6 Exam Rooms, - 1 with Sink, 2 Private Offices, 2 Central Work Stations with Sinks, Central Work Area with Cubicles, 3 Restrooms, Storage Closets & Storage Room
- Signage for Tenant Use at Entrance
- Central Location Near Other Medical Offices and Melbourne Regional Airport
- 2,426 SF, 0.36 Acre Lot, Ample Parking
- \$725,000 - Vacant and Ready for Owner User!



Courtney Smith
JM Real Estate, Inc.
Office: 321.242.2882 x 219
Cell: 321.423.4305
Courtney@JMRealEstate.com



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LEASING
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Nicole Reed
JM Real Estate, Inc.
Office: 321.242.2882 x 201
Cell: 314.795.4339
Nicole@JMRealEstate.com

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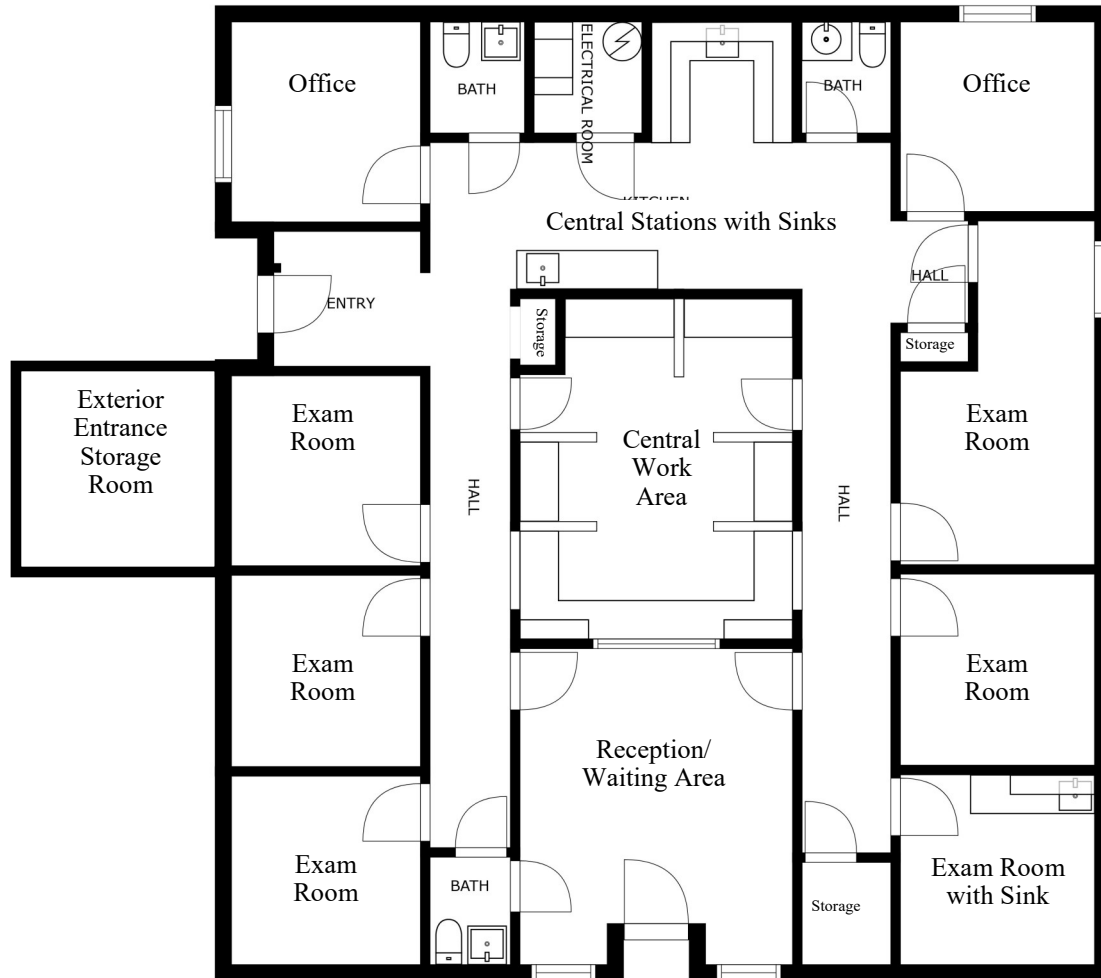
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APPROXIMATE FLOOR PLAN



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DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Population	6,765	47,051	139,688
2028 Pop Projection	6,990	48,618	144,796
Annual Growth 2023	0.7%	0.7%	0.7%
Median Age	50.3	44.9	45.8
Bachelor's or Higher	23%	27%	29%
Avg HH Income	\$55,462	\$69,954	\$75,424



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