



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

RETAIL PROPERTY FOR SALE

1816 S Harbor City Blvd Investor Opportunity- Prime Location With Adjacent Parcel For Sale

1816 S Harbor City Blvd Melbourne, FL 32901

FOR SALE | \$999,500

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 1816 S Harbor City Blvd Melbourne, FL 32901



OFFERING SUMMARY

Sale Price:	\$999,500
Price / SF:	\$478.69
Lot Size:	0.32 Acres
Year Built:	1957
Building Size:	2,088 SF
Zoning:	C2
APN#:	28 3702-FD-15-1

PROPERTY OVERVIEW

Build Out as Car Care Center- +/- .32 Acres and +/-2,088sf Building
Owner User Purchase for Auto Related OR
Combine with Adjacent Parcel Purchase for +/- .84 Acres Prime Location

Exciting Use for Property Redevelopment
On Dynamic Signalized Intersection of US 1 and US 192

LOCATION OVERVIEW

US Highway 1 Frontage and Immediate Proximity to Downtown Melbourne
Directly across the street from WaWa Melbourne Causeway

2023 AD Traffic Count NB 13,540 SB 15,180

Proximity to a diverse blend of local Downtown Melbourne businesses, restaurants, and entertainment, the area provides a dynamic environment for retail investment. It's an ideal opportunity for savvy investors looking to capitalize on the growing commercial potential of this busy location.

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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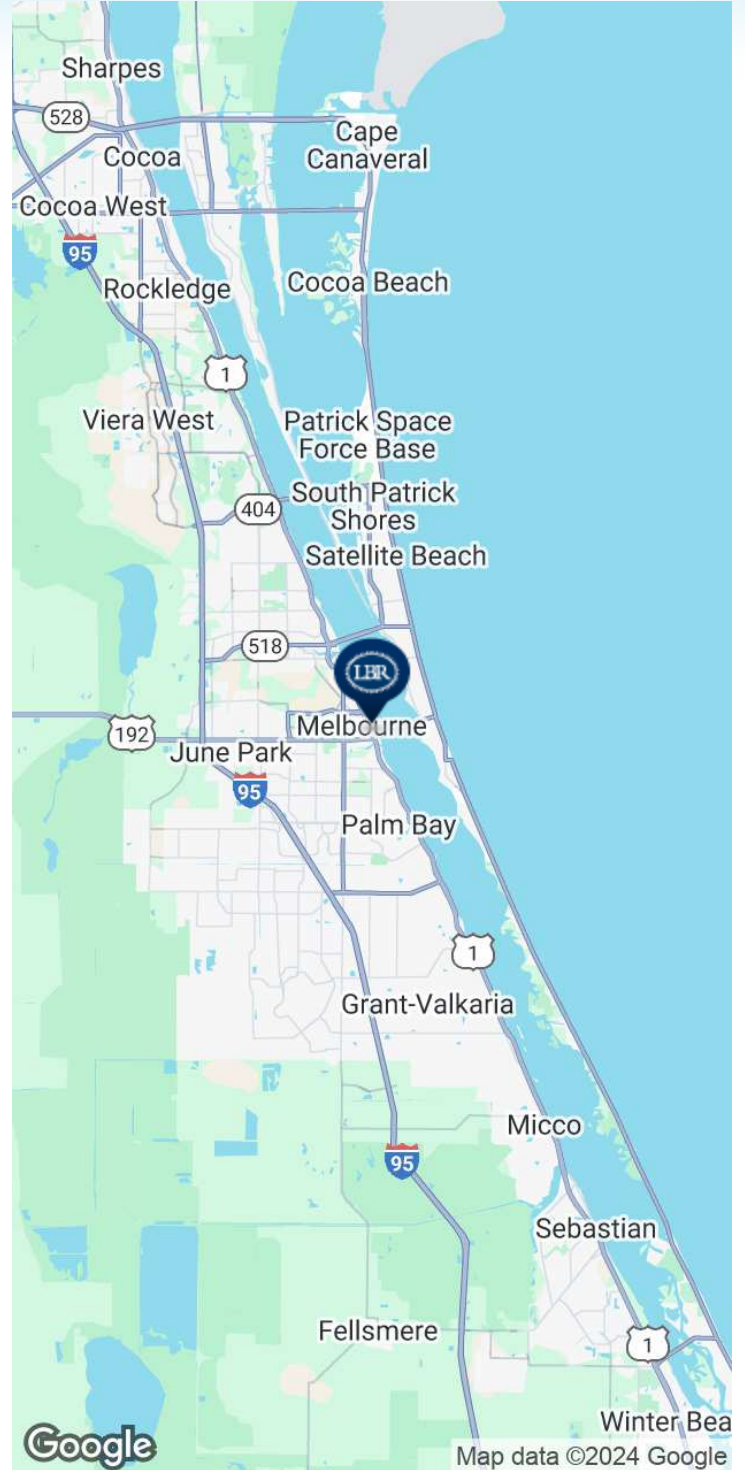
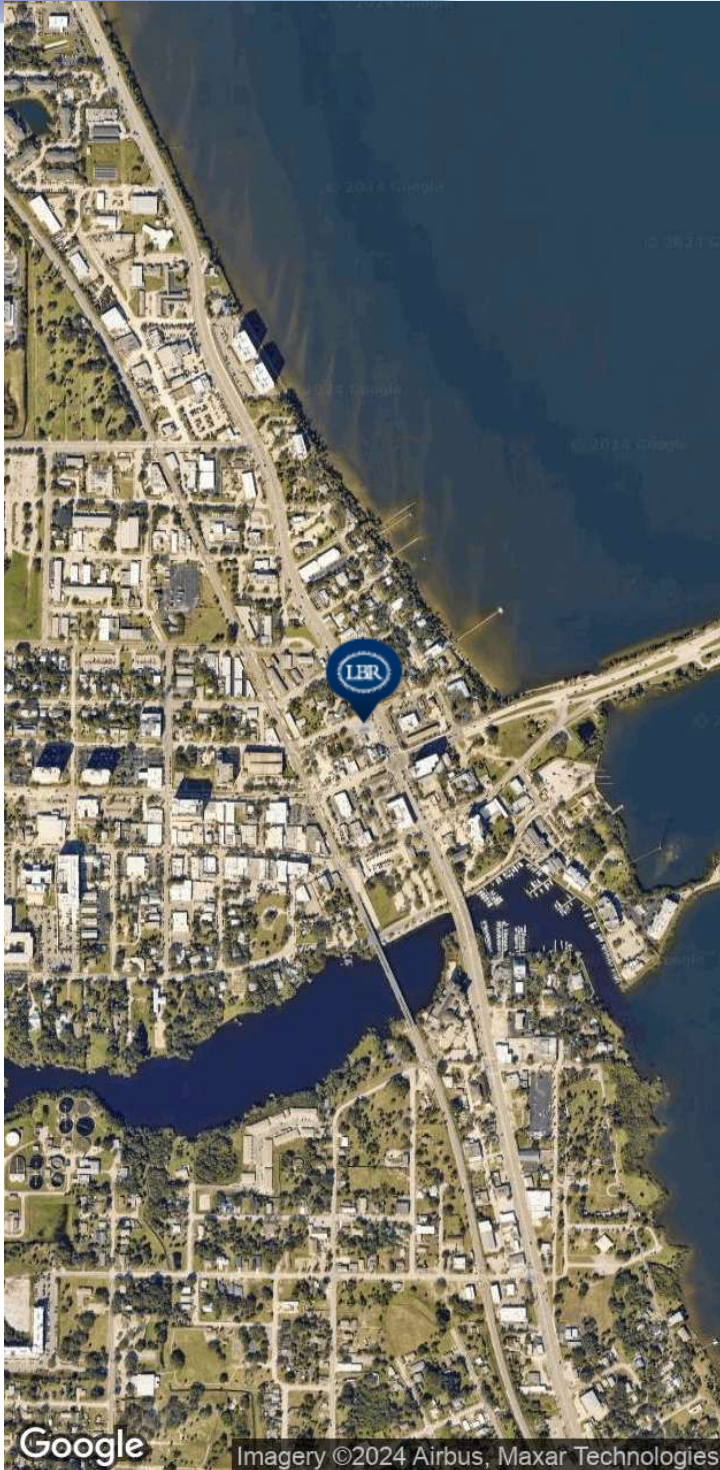
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LOCATION MAP

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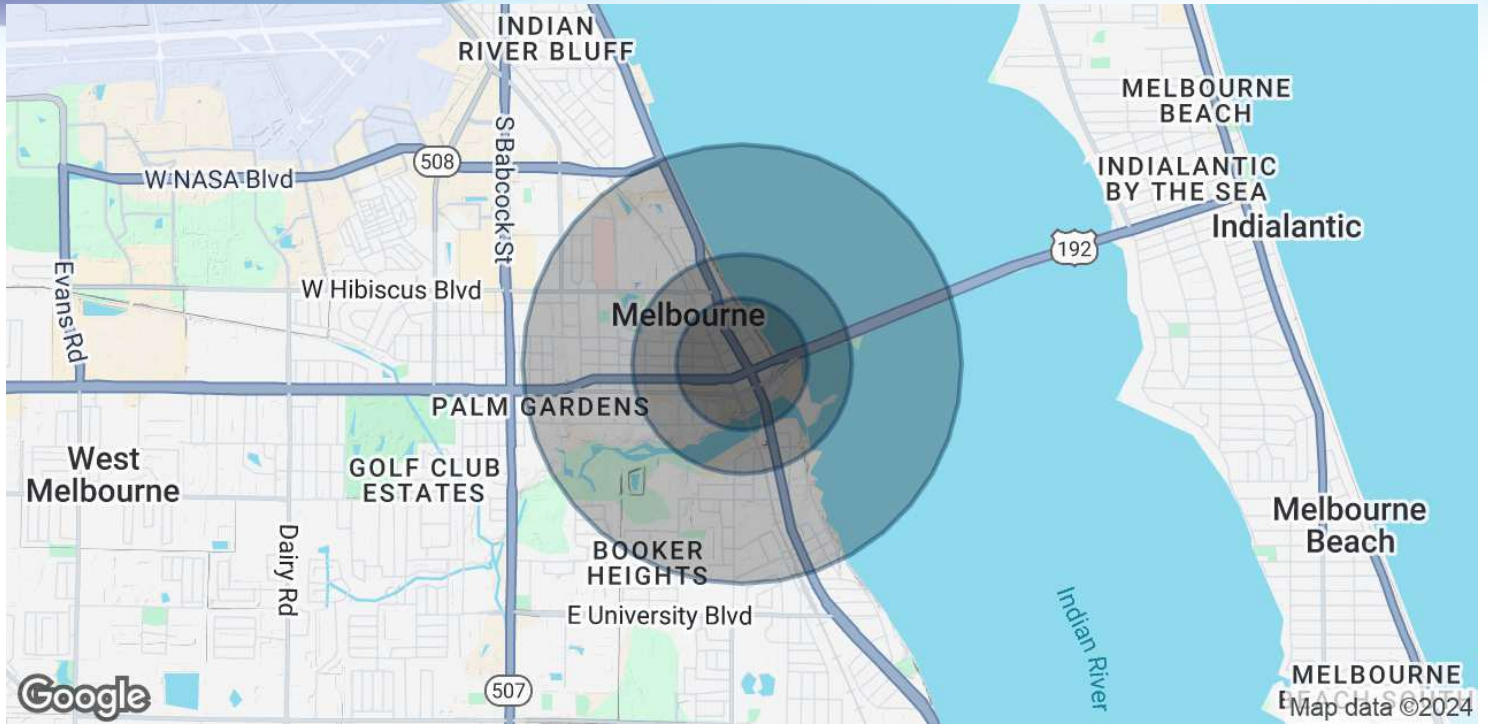
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DEMOGRAPHICS MAP & REPORT

• 1816 S Harbor City Blvd Melbourne, FL 32901



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	514	1,353	4,516
Average Age	60	60	50
Average Age (Male)	56	55	47
Average Age (Female)	64	63	53

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	307	807	2,178
# of Persons per HH	1.7	1.7	2.1
Average HH Income	\$48,817	\$49,776	\$56,622
Average House Value	\$340,343	\$356,285	\$299,082

Demographics data derived from AlphaMap

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