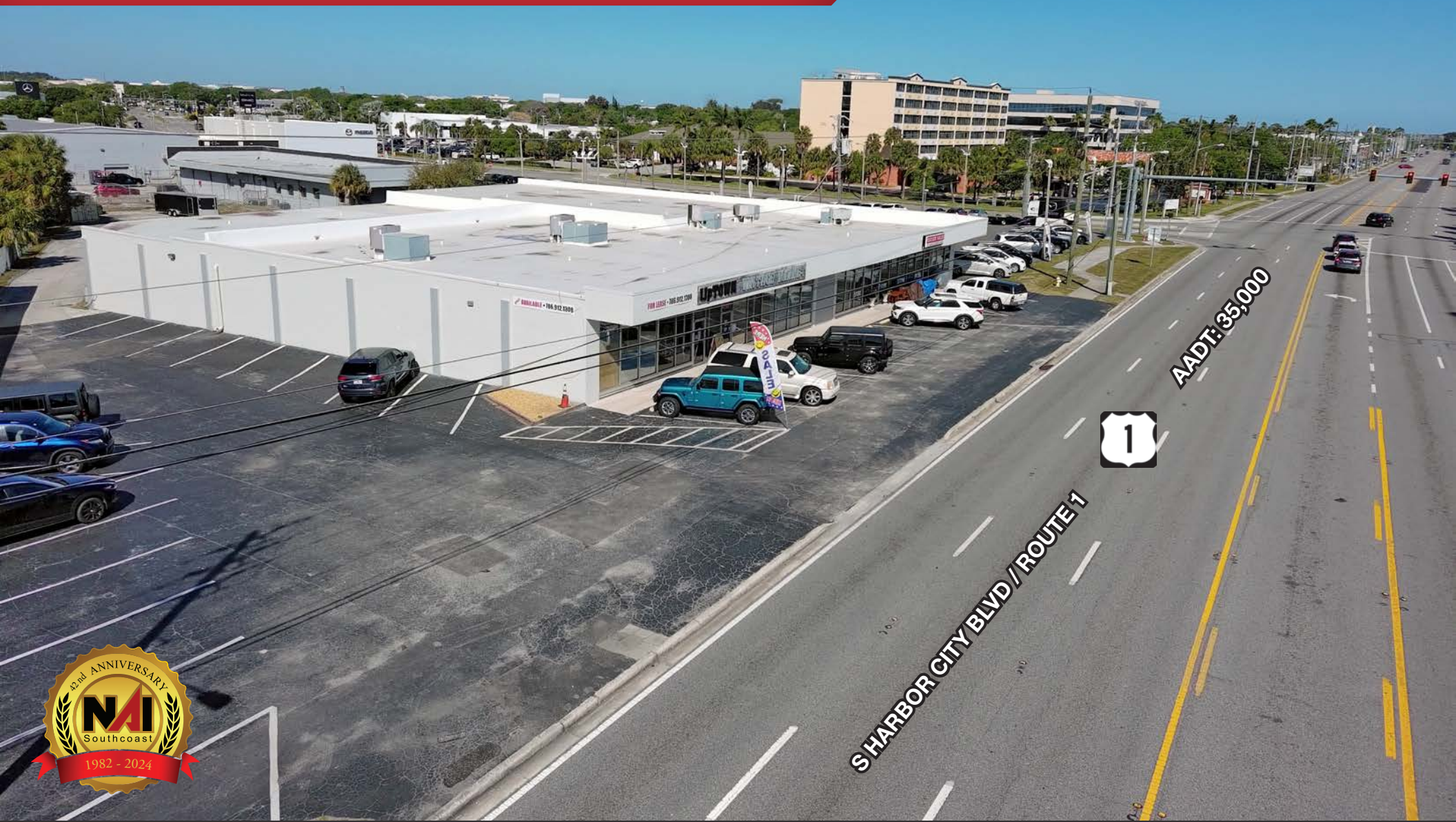


Renovated Plaza on US-1

1024 S Harbor City Blvd., Melbourne, FL 32901

NAI Southcoast



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FOR SALE:
\$2,300,000

Renovated Plaza on US-1

1024 S Harbor City Blvd., Melbourne, FL 32901

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 either a partial Owner/User looking to occupy ~9,975 SF with additional rented spaces providing income or an investor ready to add value through a new tenant!

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.

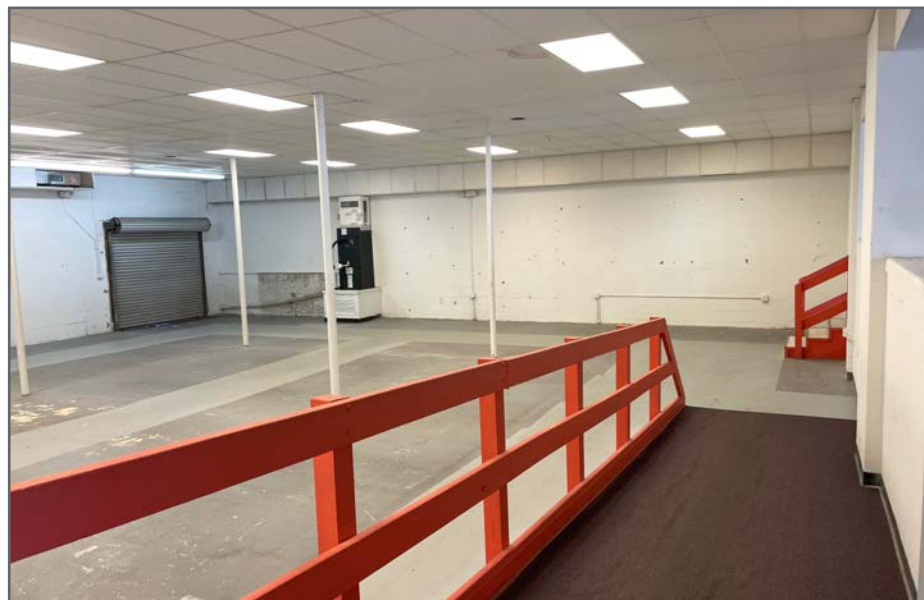
Don't miss your chance to own this versatile property in an up-and-coming area!



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Interior Photos



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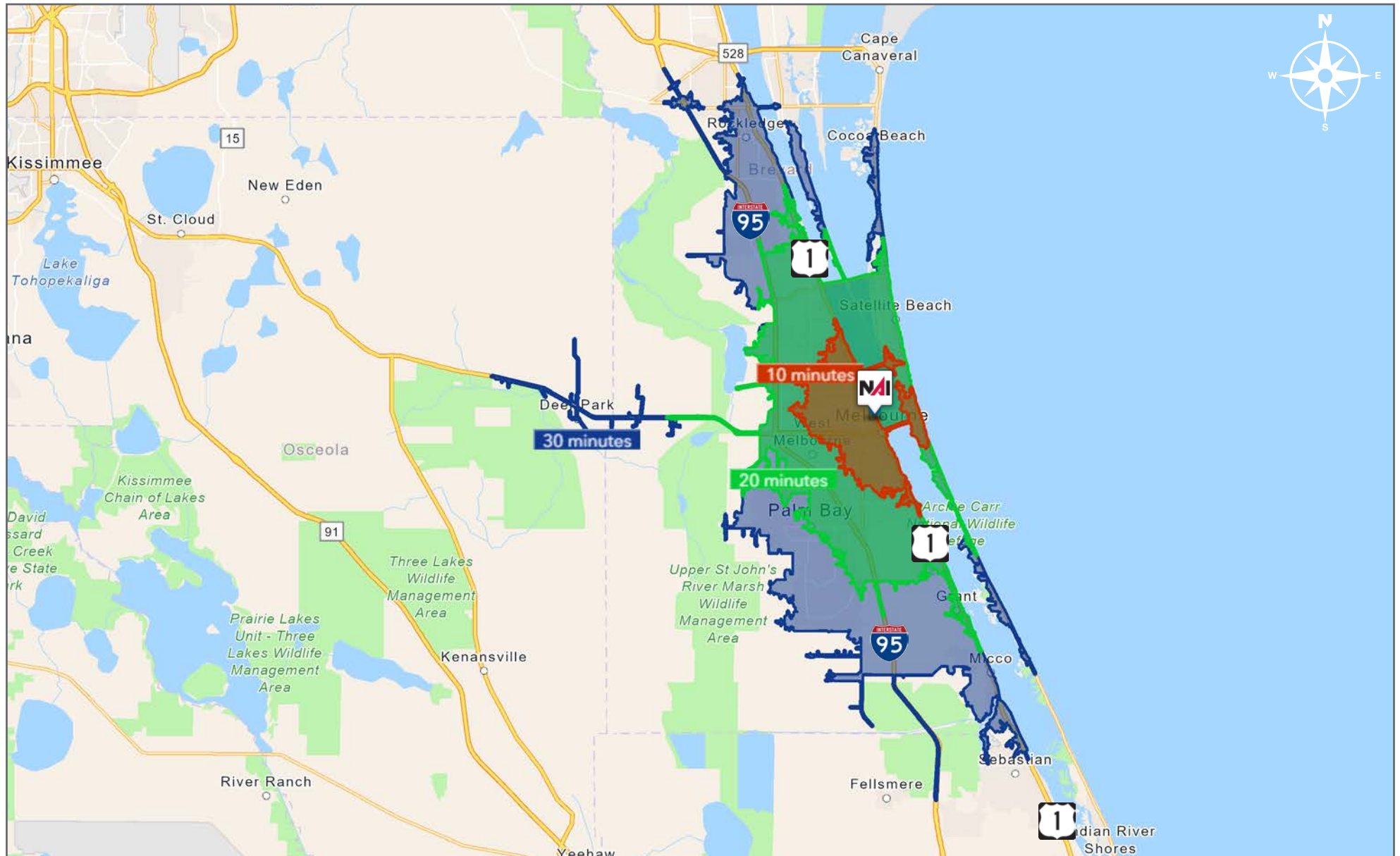
Exterior Photos

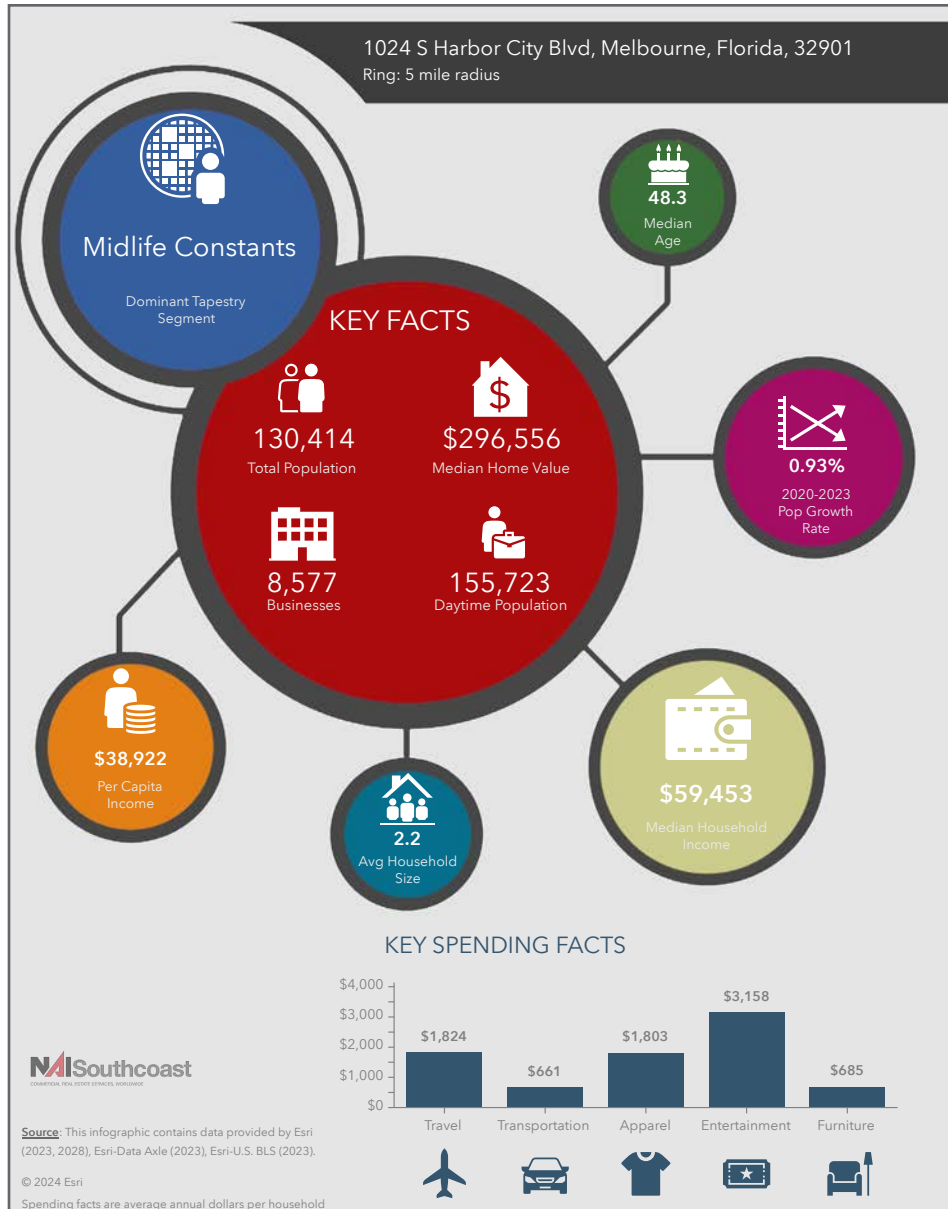


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Drive Time





Population

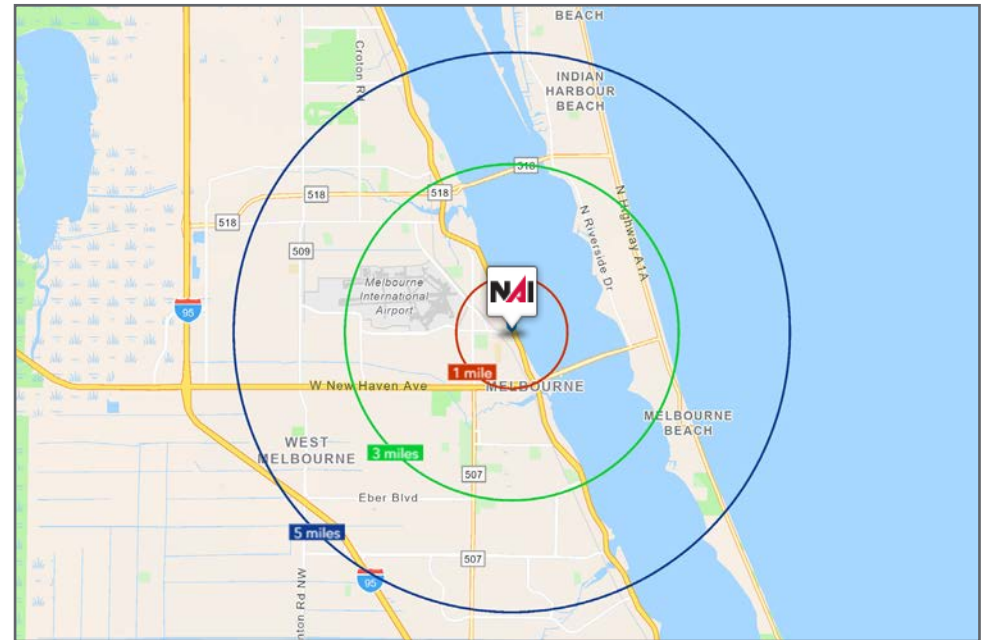
- 1 Mile: 3,418
- 3 Mile: 41,556
- 5 Mile: 130,414

Average Household Income

- 1 Mile: \$62,635
- 3 Mile: \$88,436
- 5 Mile: \$87,593

Median Age

- 1 Mile: 48.0
- 3 Mile: 50.1
- 5 Mile: 48.3



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



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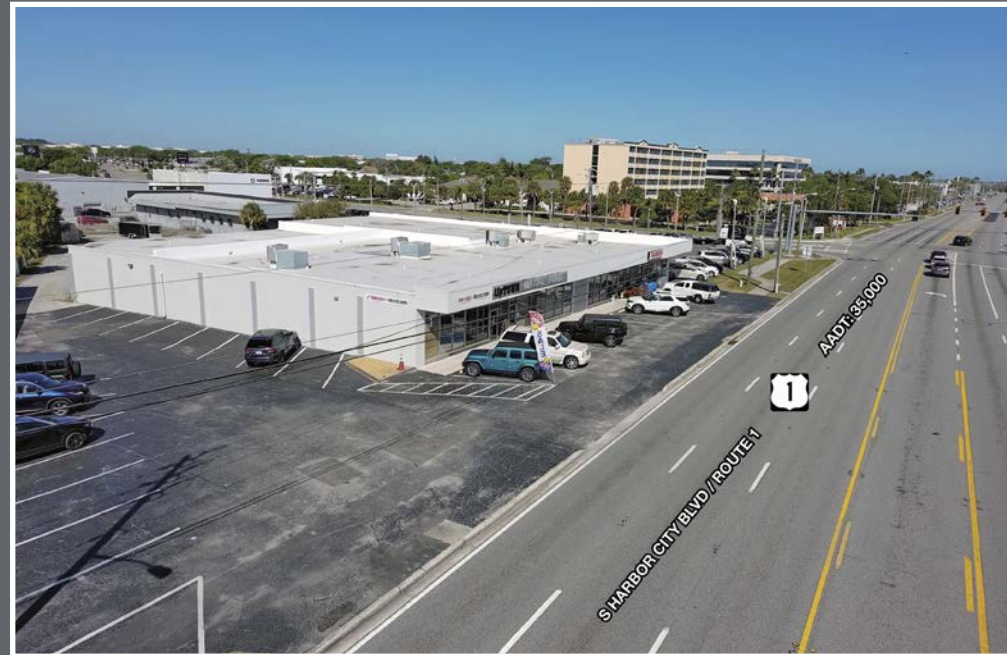


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