



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 21 W Fee Ave, Melbourne, FL. This 7,078 SF office building, erected in 1984, features 7 units within a C2 zoning. Strategically situated in the thriving Melbourne area, this property offers a prime location for a prospective office building investor. With well-maintained spaces and a versatile layout, it's ideal for businesses seeking a professional and centrally located environment. Don't miss out on the chance to acquire this attractive commercial property, representing the perfect foundation for a lucrative investment venture.

LOCATION DESCRIPTION

Nestled in Melbourne, FL, the area surrounding the property offers a bustling hub of commercial activity, making it ideal for a prospective office tenant. Situated in the highest population of workers in Brevard County, the location provides a prime opportunity to tap into a dynamic talent pool. Close to, historic downtown Melbourne with an array of dining options, boutique shops, and cultural attractions. Easy access to major roadways, including US-1 and close to the Melbourne International Airport. This makes the area a compelling choice for office tenants seeking innovation and convenience.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	\$16.00 SF/yr (\$4.25/sf NNN)
Number of Units:	7
Available SF:	875 SF
Lot Size:	0.4 Acres
Building Size:	7,078 SF

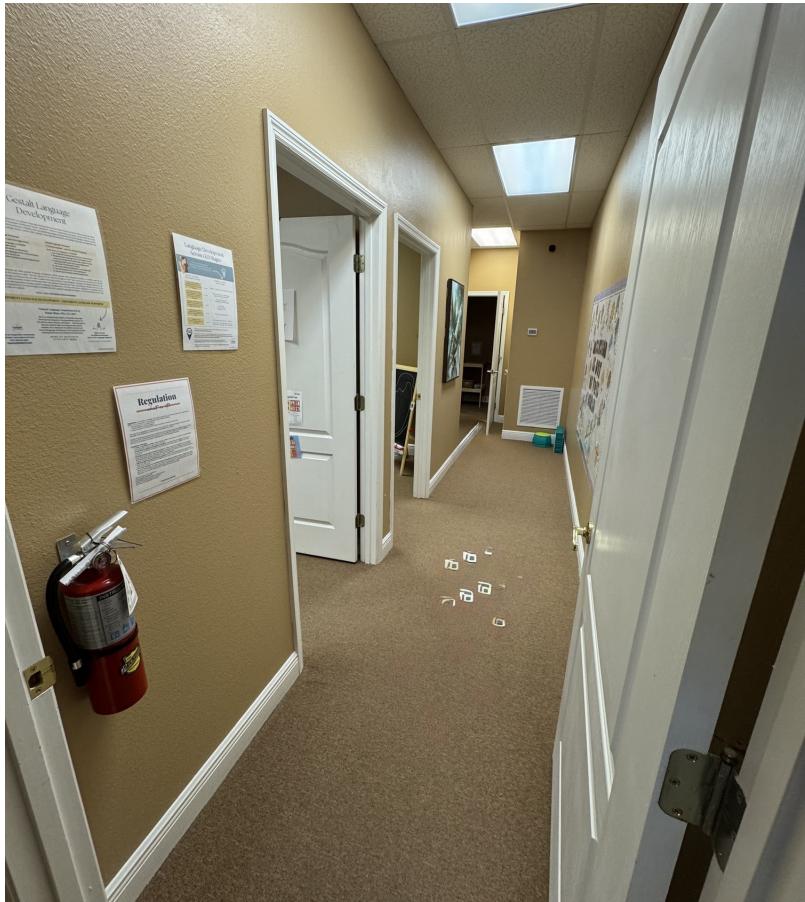
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,660	22,543	62,228
Total Population	7,946	52,069	143,671
Average HH Income	\$68,659	\$77,582	\$86,517

JEFFERY T. ROBISON, CCIM

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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.

21 W Fee Ave
For Sale / Lease



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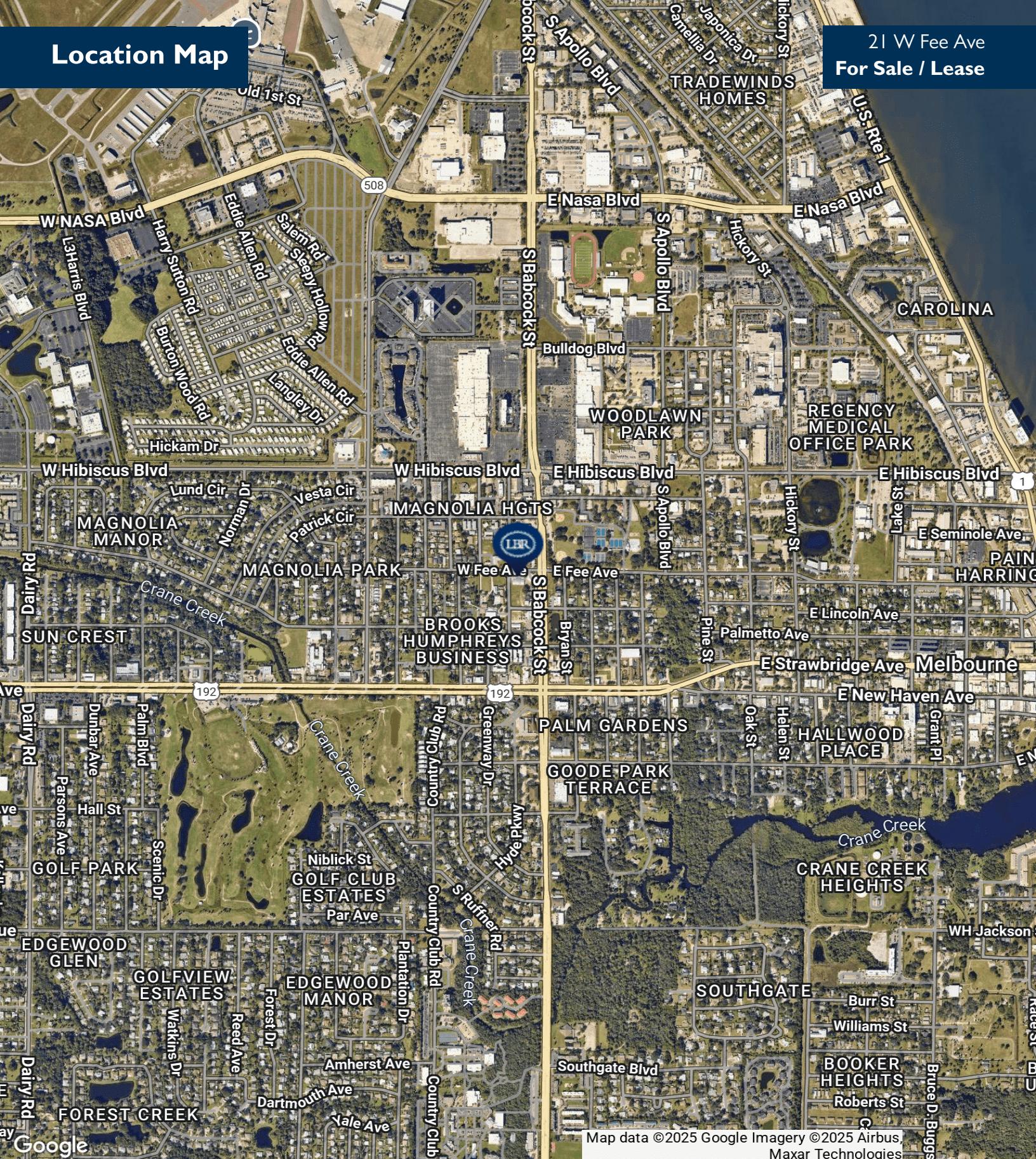
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Location Map

21 W Fee Ave
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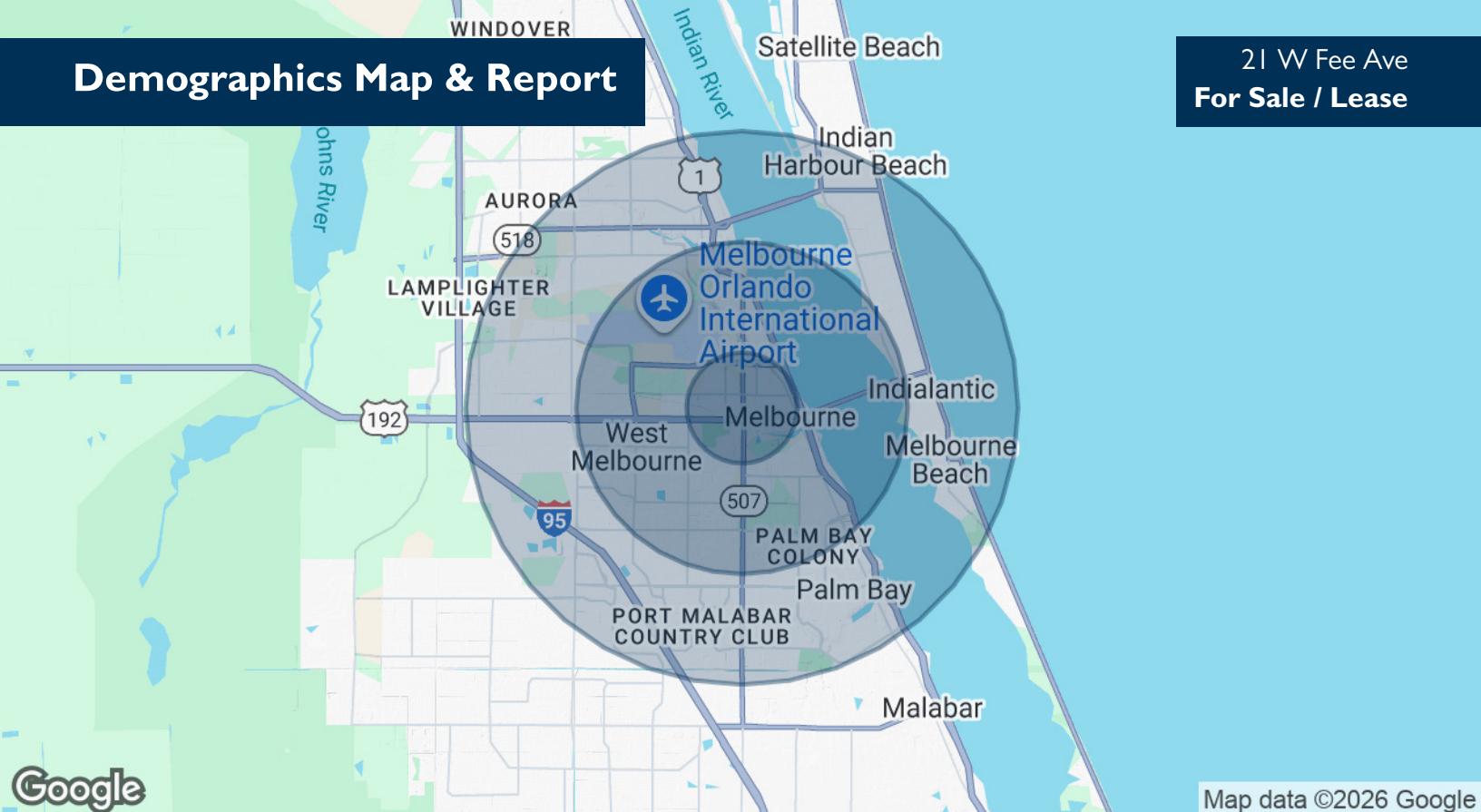
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Demographics Map & Report

21 W Fee Ave
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,946	52,069	143,671
Average Age	50	46	46
Average Age (Male)	46	44	44
Average Age (Female)	53	48	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,660	22,543	62,228
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$68,659	\$77,582	\$86,517
Average House Value	\$275,790	\$290,849	\$346,365

Demographics data derived from AlphaMap

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