

EXECUTIVE SUMMARY

• 835 Washburn Rd Melbourne, FL 32934



OFFERING SUMMARY

Available SF:	3,750 SF
Lease Rate:	\$12.00 SF/yr (\$2.11/sf NNN)
Lot Size:	1.0 Acres
Year Built:	1985
Building Size:	7,500 SF
Zoning:	MI

PROPERTY OVERVIEW

Great metal building in Melbourne.

Space available is the front 3,750sf of the building. It is 60% showroom/office space and 40% industrial bay. The owner is open to demoing office if needed.

Building has roll-up doors on each side allowing for drive-thru access.

LOCATION OVERVIEW

Excellent location off Sarno Rd close proximity to I-95 and Wickham Rd.

The surrounding area boasts a strong industrial presence, making it an ideal location for businesses looking to establish or expand their operations.

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Retail Sales And Leasing Advisor
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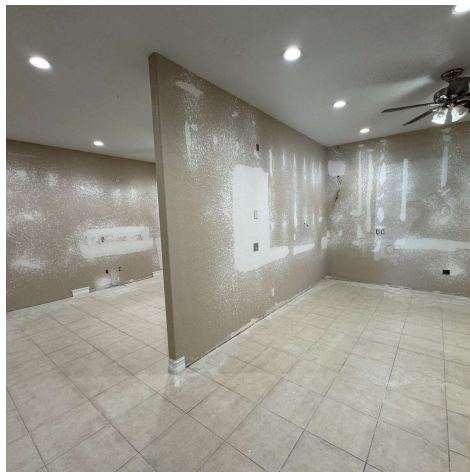
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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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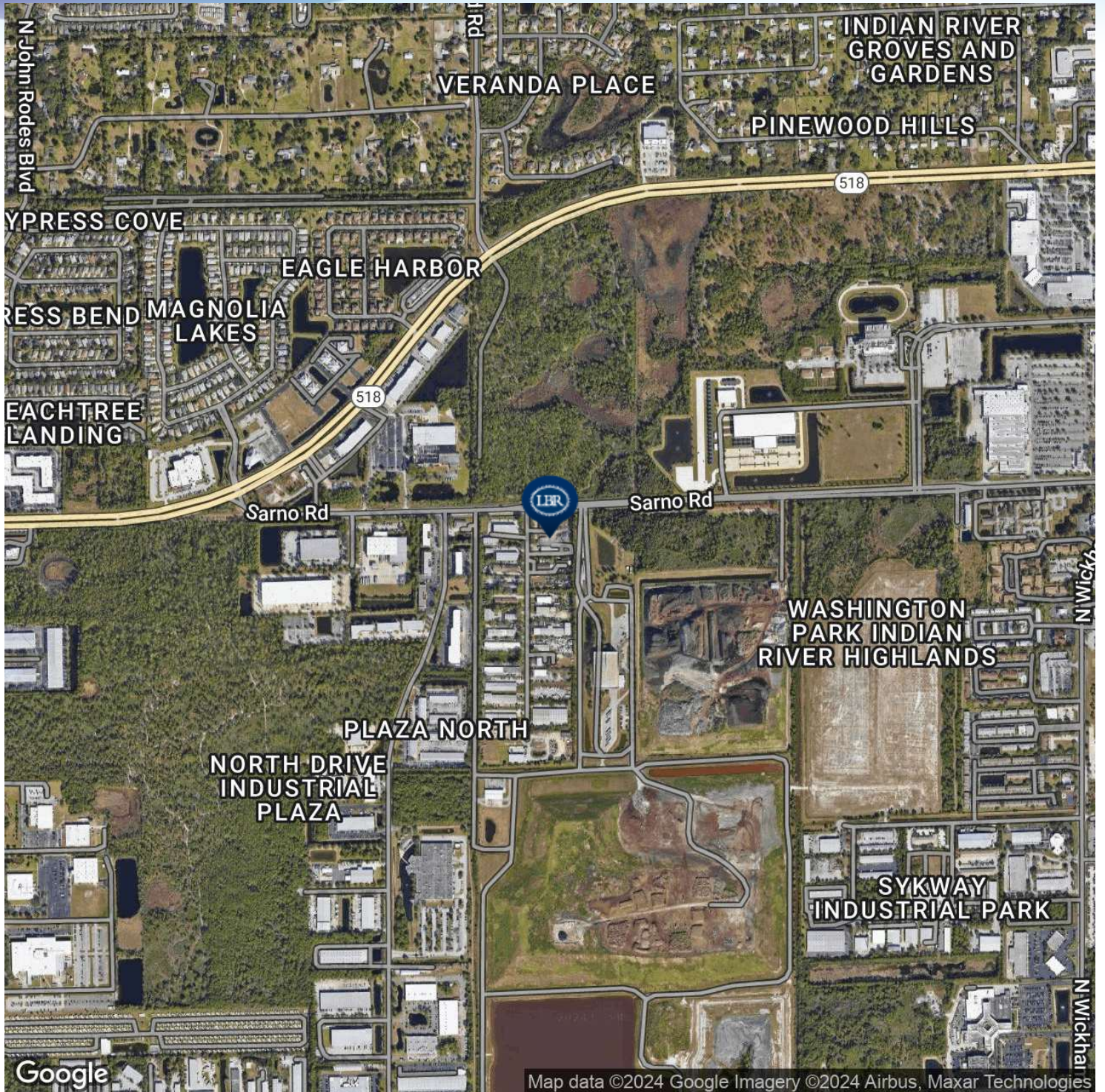
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LOCATION MAP

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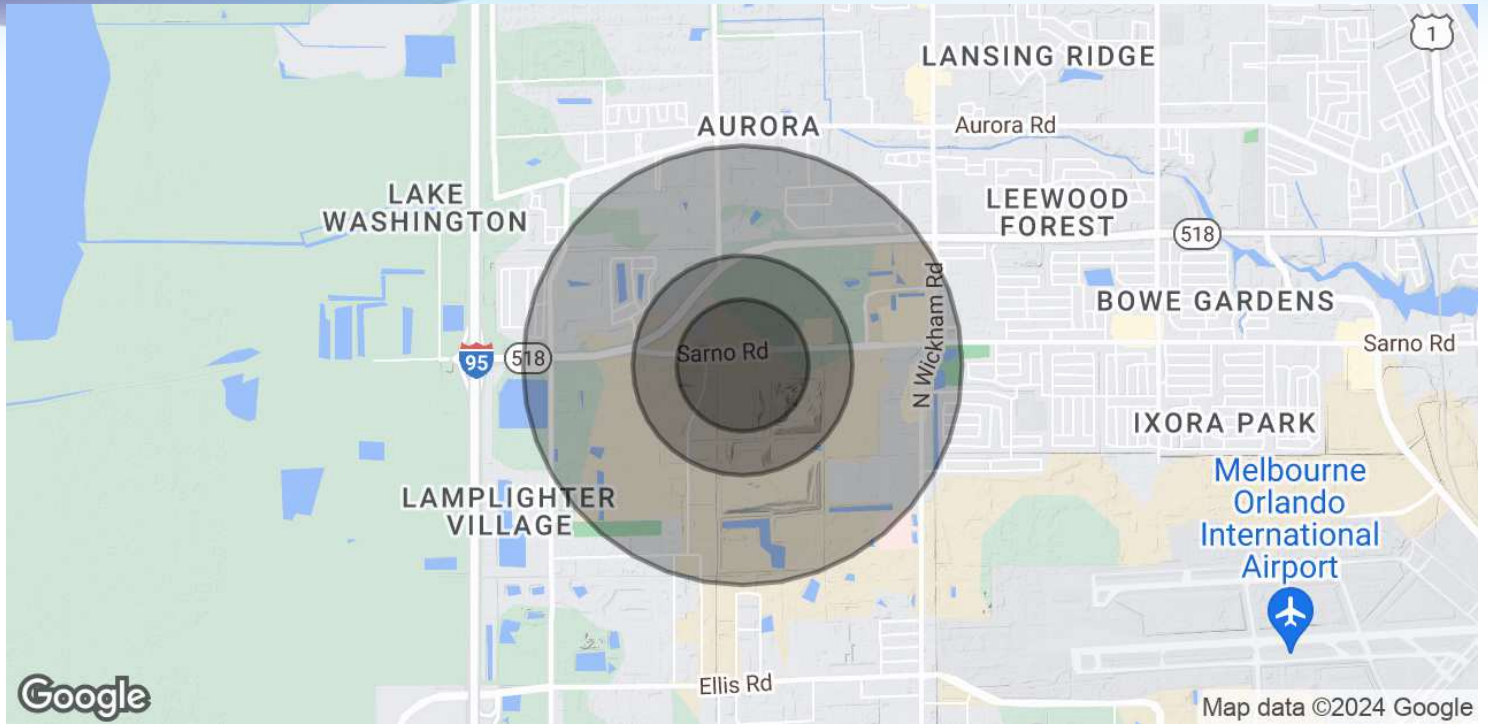
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	178	657	4,378
Average Age	41	42	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	259	1,774
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$104,423	\$107,197	\$107,739
Average House Value	\$559,096	\$519,108	\$452,240

Demographics data derived from AlphaMap

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