



**5690 U.S. 1,
GRANT-
VALKARIA, FL
32949**

5690 U.S. 1, GRANT-VALKARIA, FL 32949

HOSPITALITY OFFERING FOR SALE

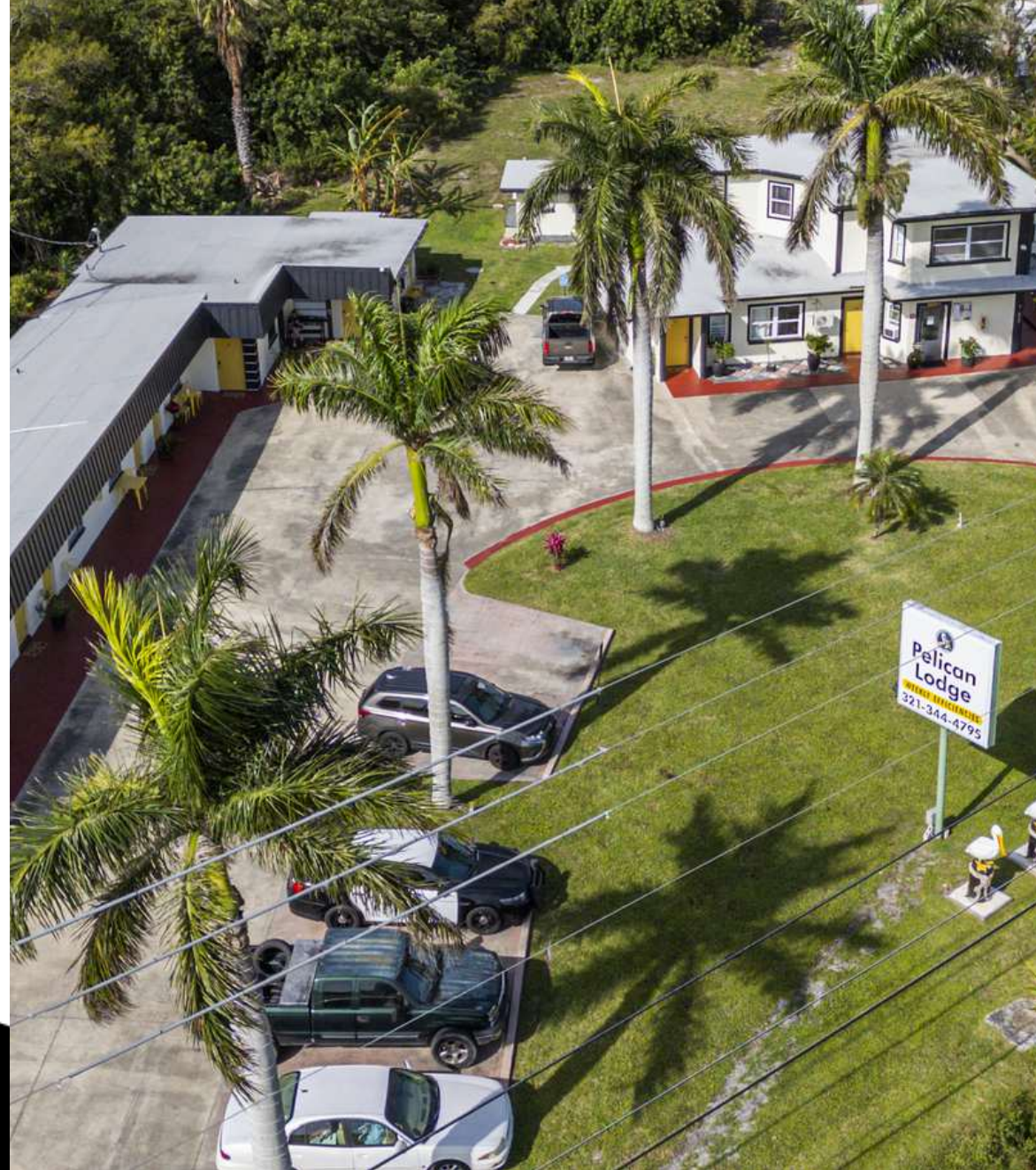
CASSANDRA HARTFORD

Owner

321.300.4773

cassandra@reachcommercialre.com

921 E New Haven Ave, Melbourne, FL 32901 | reachcommercialre.com





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PROPERTY DESCRIPTION

Pelican Lodge is a fully operational, high-performing 20-unit weekly-stay hotel located in the desirable Grant-Valkaria area, just off US-1. The property is consistently at full capacity, with bookings secured through May and a waiting list for summer occupancy. Historically, summer occupancy has averaged 90% or higher, even accounting for brief turnover periods. Recent renovations have further enhanced the property's appeal, reducing downtime between stays and increasing operational efficiency.

Strategically located 13.9 miles from Melbourne International Airport and 20 miles from Vero Beach Municipal Airport, the lodge is surrounded by 25 restaurants and 17 attractions within a 5-mile radius, including the Barrier Island Center and Maritime Hammock Sanctuary. This prime location ensures a steady stream of business and leisure travelers.

OFFERING SUMMARY

Sale Price:	\$2,750,000
Number of Rooms:	20
Lot Size:	1.28 Acres
Building Size:	7,605 SF
NOI:	\$172,250.00
Cap Rate:	6.26%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	127	302
Total Population	72	295	706
Average HH Income	\$126.416	\$121.555	\$120.895

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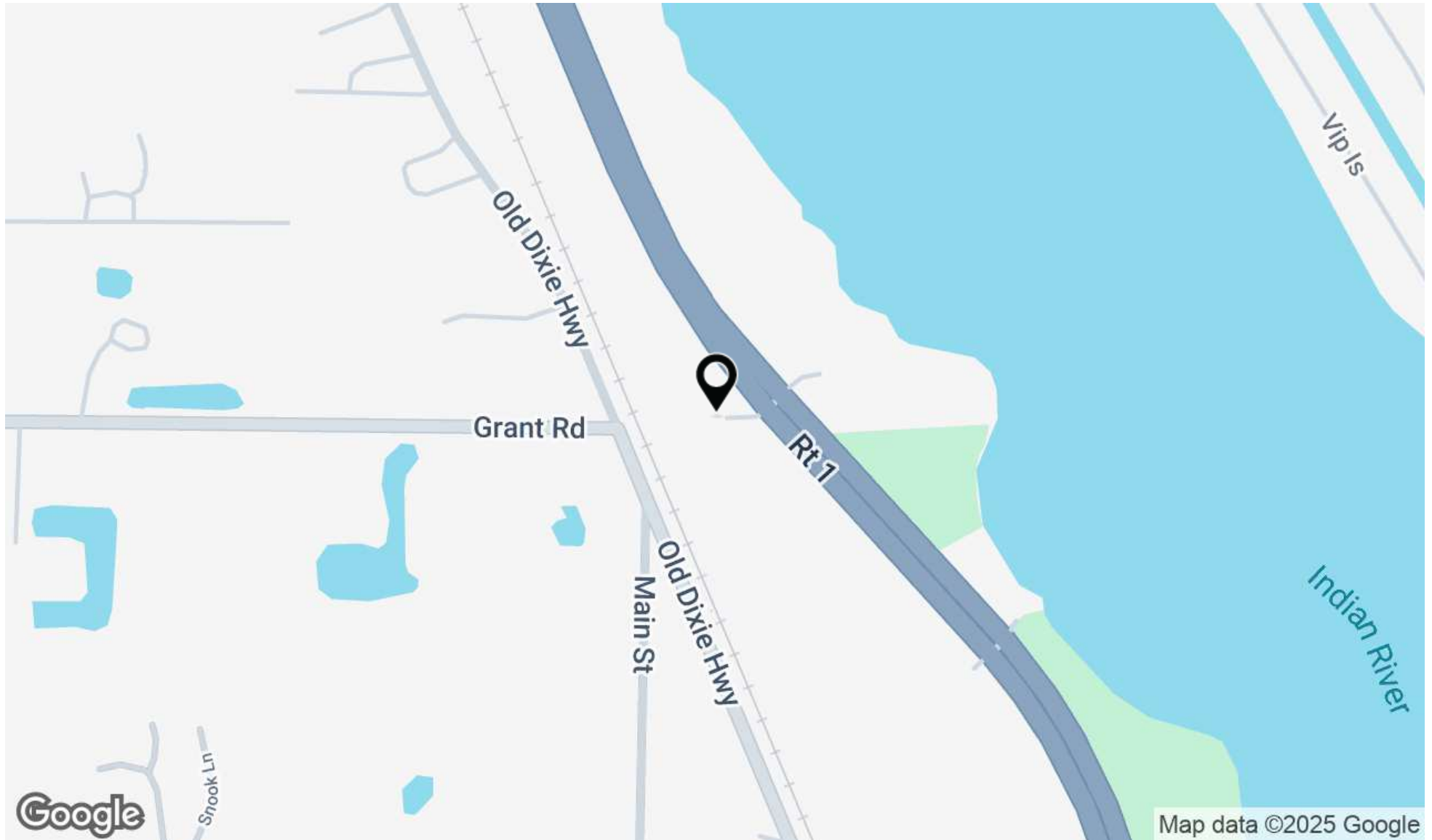
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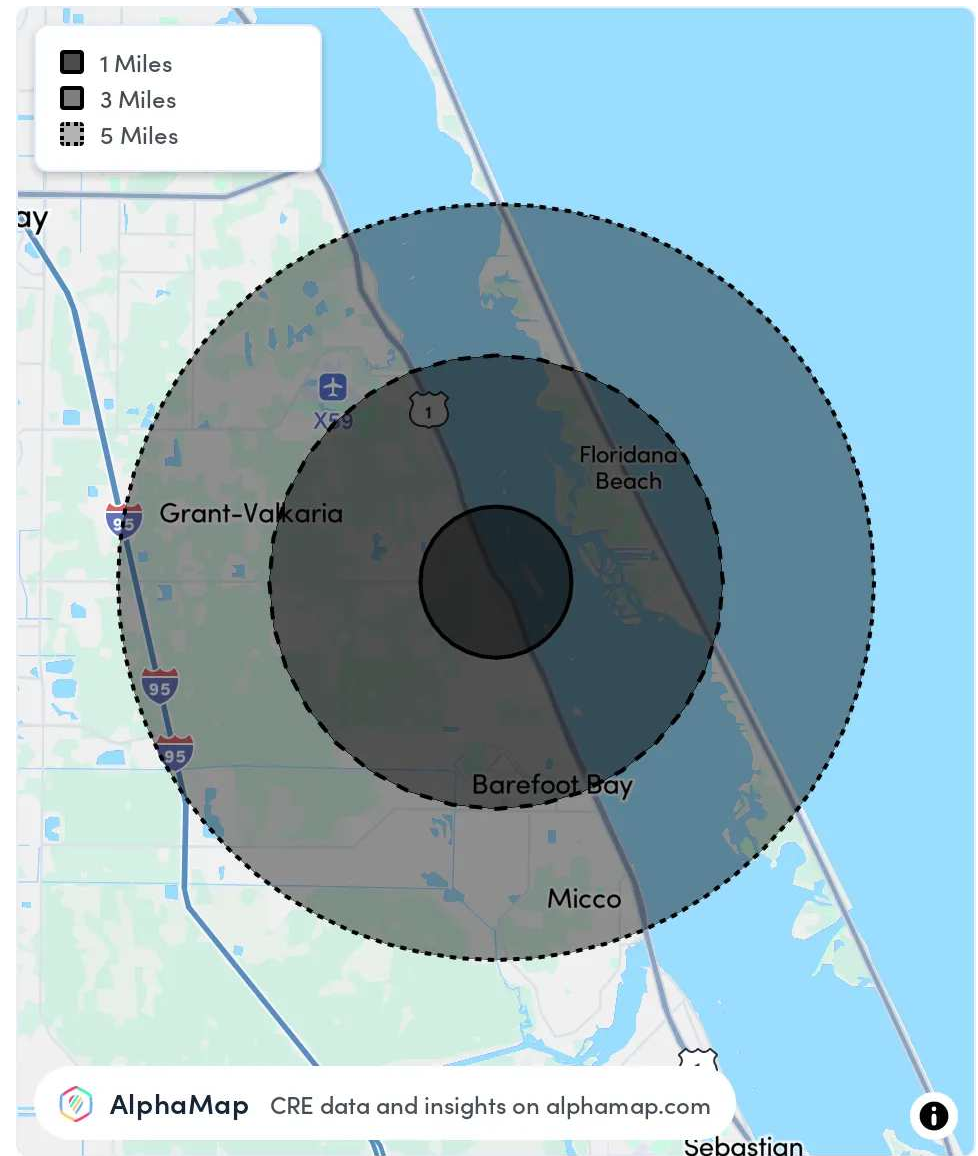
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	706	11,217	18,788
Average Age	53	62	61
Average Age (Male)	53	62	60
Average Age (Female)	54	62	61
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	302	5,885	9,626
Persons per HH	2.3	1.9	2
Average HH Income	\$120,895	\$103,153	\$96,865
Average House Value	\$515,979	\$433,345	\$427,359
Per Capita Income	\$52,563	\$54,291	\$48,432

Map and demographics data derived from AlphaMap



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