

# EXECUTIVE SUMMARY

• 2211 Sarno Rd Melbourne, FL 32935



## OFFERING SUMMARY

<b>Available SF:</b>	2,740 SF
<b>Lease Rate:</b>	\$20.00 SF/yr (NNN)
<b>Lot Size:</b>	0.33 Acres
<b>Year Built:</b>	1959
<b>Building Size:</b>	2,740 SF
<b>Zoning:</b>	RP

## PROPERTY OVERVIEW

Lightle Beckner Robison Inc. is pleased to offer for lease a free-standing dental office located on Sarno Road in Melbourne, FL. This well-maintained property spans 2,740 square feet and has been home to a highly successful dental practice for over 40 years, showcasing its proven value as a prime location for an established or growing business.

The 1st floor offers 139 SF of Open Waiting Area, Six (6) Exam Rooms, Two (2) Private Offices, Two (2) Restrooms, One (1) X-Ray Room, and 181 SF of Storage.

The 2nd floor offers Executive Offices with Full Kitchen, Washer/Dryer Hook-Up, and One (1) Restroom.

Both floors can be leased together or independently.

Ownership is offering an extra (1) point for tenant's broker.

## LOCATION OVERVIEW

The property offers close proximity to US-Hwy 1, Eau Gallie Blvd, and the beaches, making it a convenient location for dental professionals, healthcare providers, or other medical practitioners seeking a reputable and convenient location in Brevard County.

### J. BLAKE ROBISON

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

### CHARLES DUVAL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# AVAILABLE SPACES

• 2211 Sarno Rd Melbourne, FL 32935

Exam 1	95 SF
Exam 2	120 SF
Exam 3	129 SF
Exam 4	107 SF
Exam 5	91 SF
Exam 6	116 SF
Waiting Rm	139 SF
Reception	105 SF
Utility/Scaff Desks	129 SF
Storage	181 SF
X-Ray	34 SF
Office 1	46 SF
Office 2	44 SF
Total 1st Floor	1,910 SF
Private Office 1	158 SF
Private Office 2	120 SF
Kitchen	84 SF
Main Room	230 SF
Total 2nd Floor	830 SF

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2211	\$20.00 SF/YR	NNN	2,740 SF	Negotiable	Available June 1, 2025

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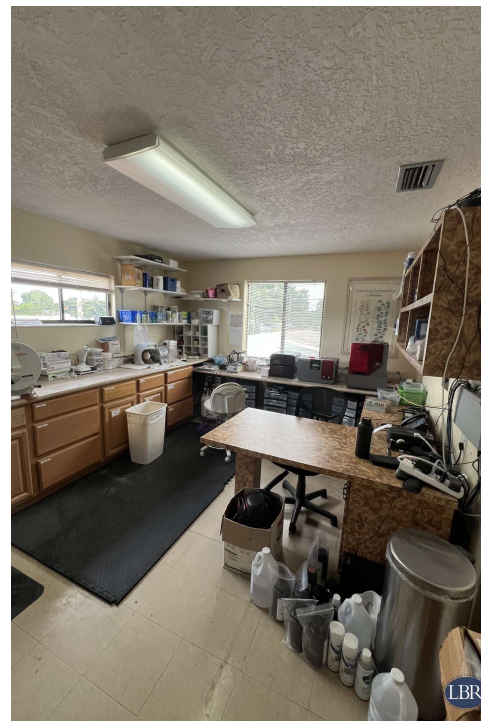
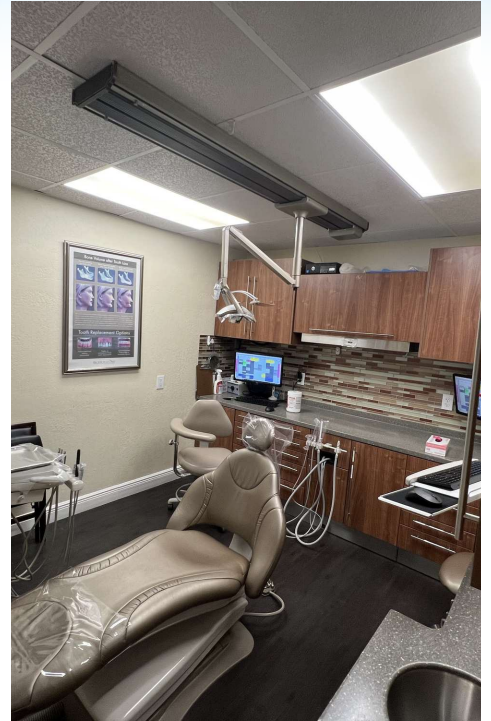
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# ADDITIONAL PHOTOS

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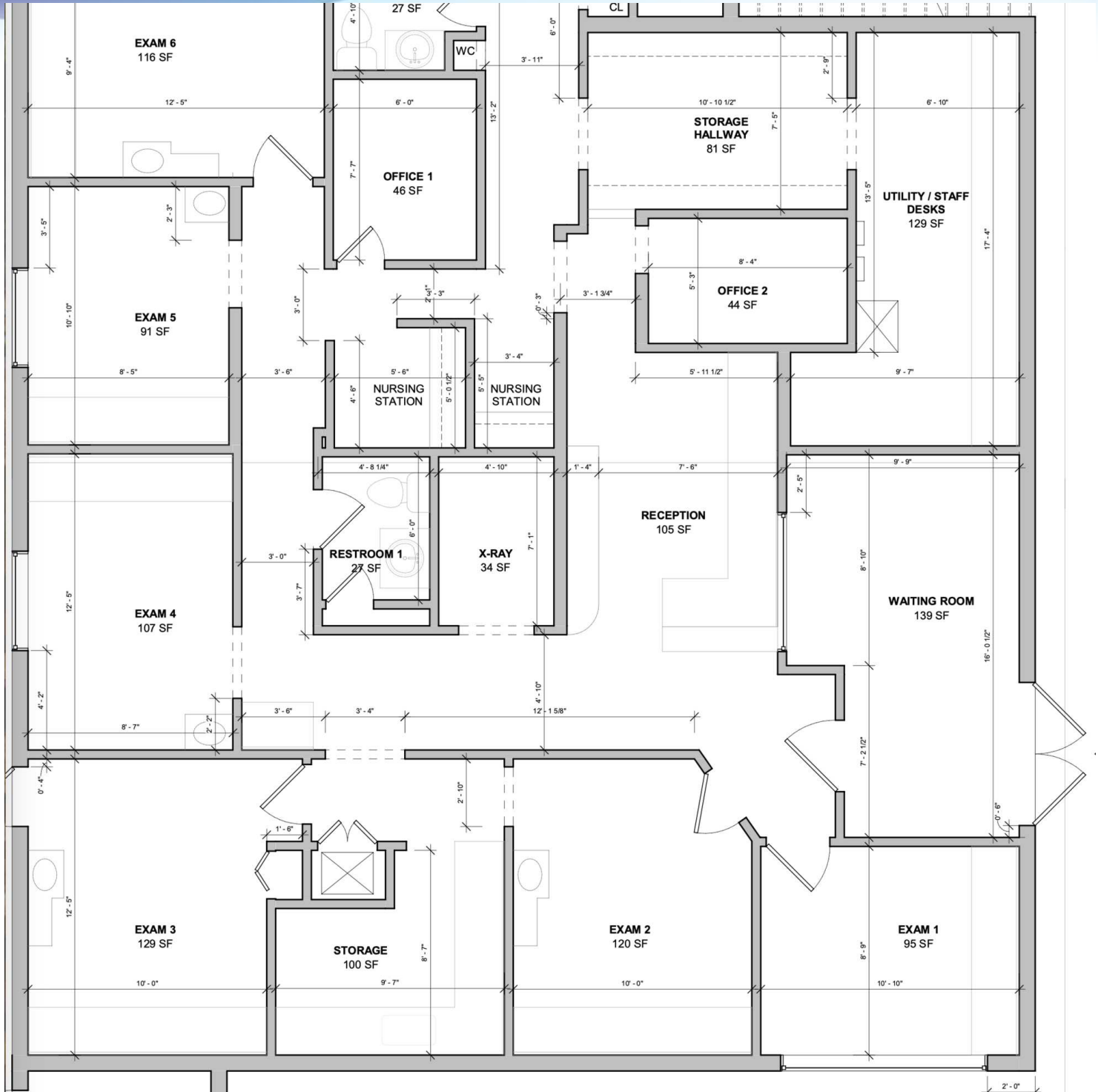
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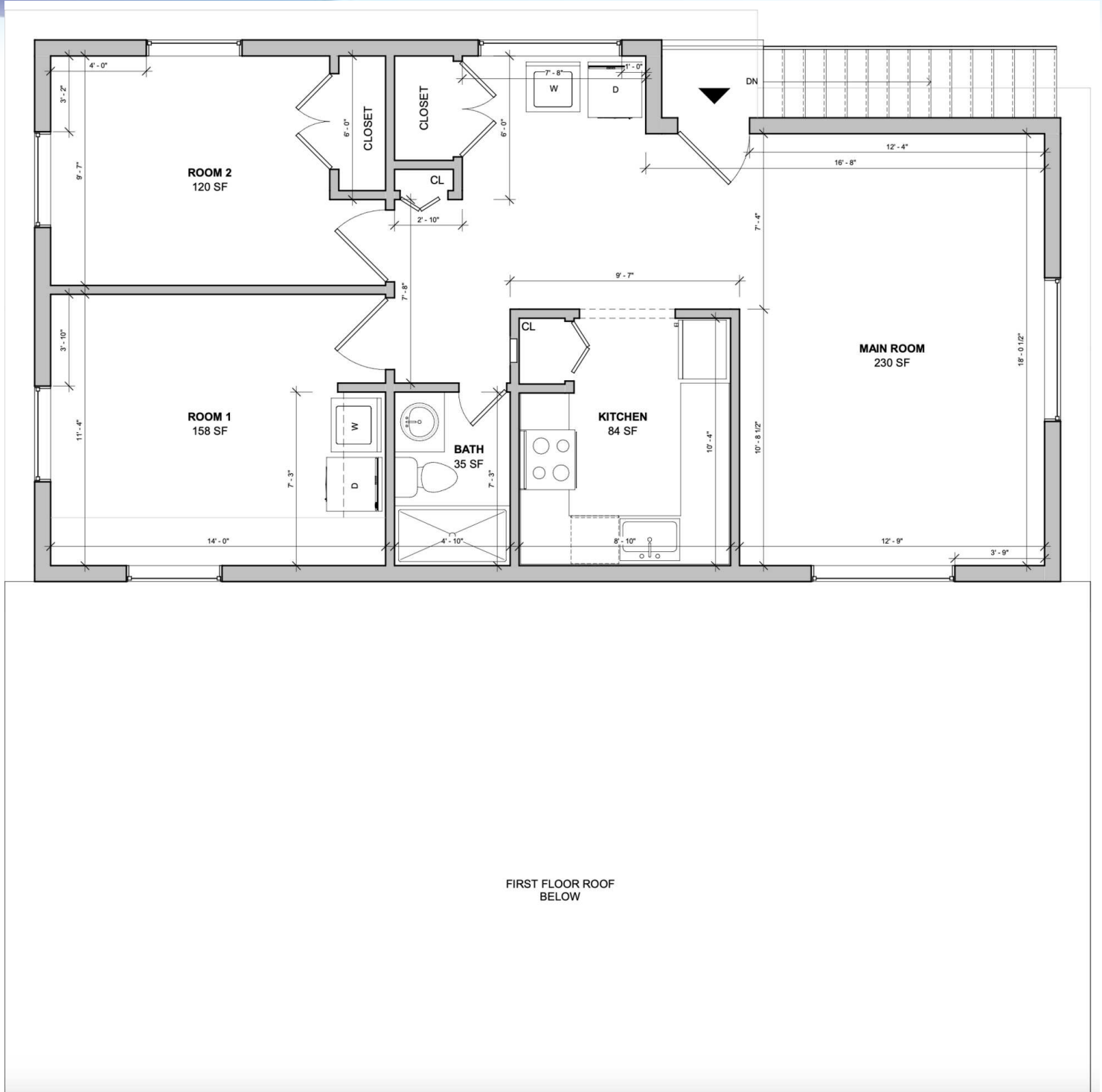
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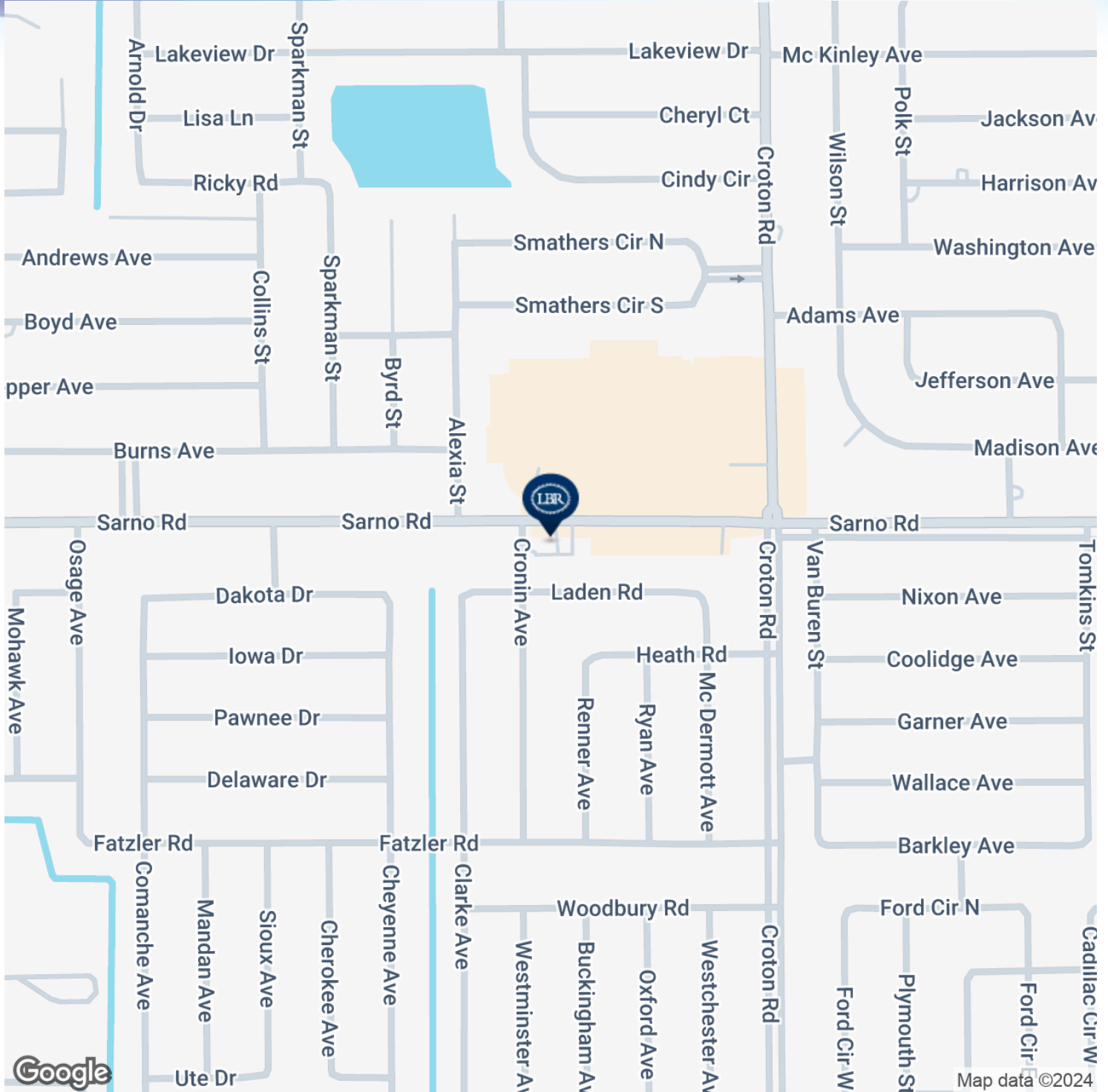
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# LOCATION MAP

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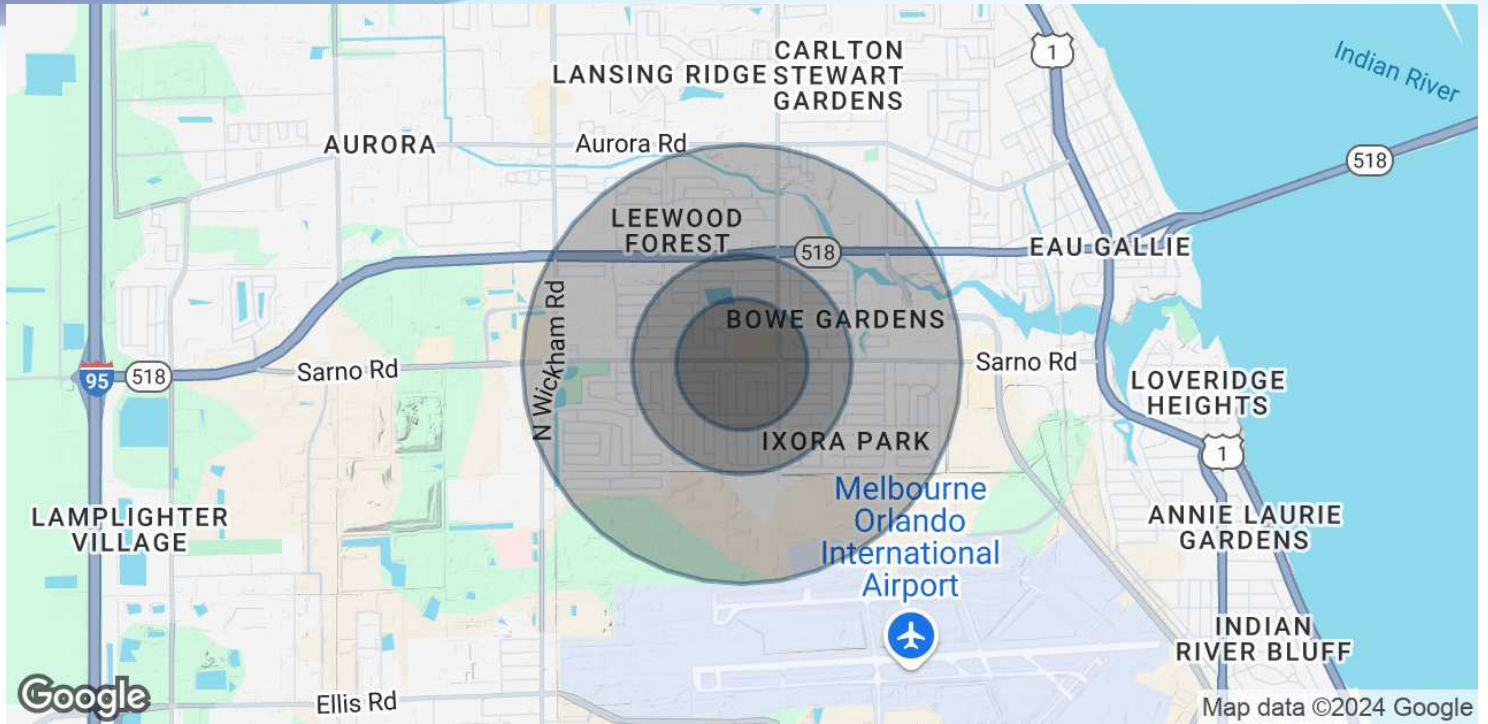
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,515	4,596	11,968
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	43	44	44

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	646	1,966	4,999
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$65,307	\$71,194	\$77,666
Average House Value	\$266,613	\$271,967	\$283,124

Demographics data derived from AlphaMap

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