



## 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 |
| Number of Units: | 7           |
| 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 |

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21 W Fee Ave  
For Sale



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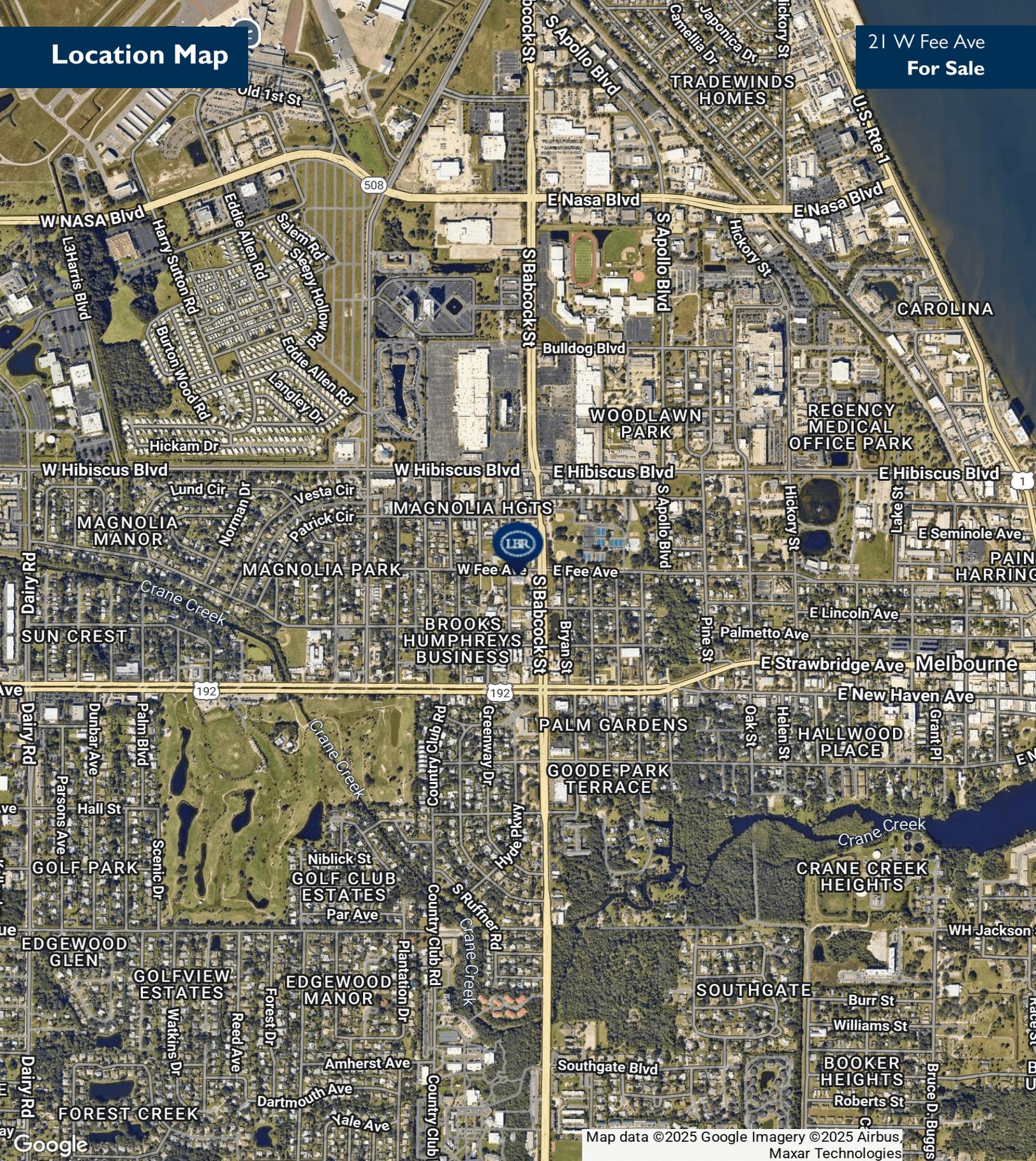
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# Location Map

21 W Fee Ave  
For Sale



Map data ©2025 Google Imagery ©2025 Airbus  
Maxar Technologies

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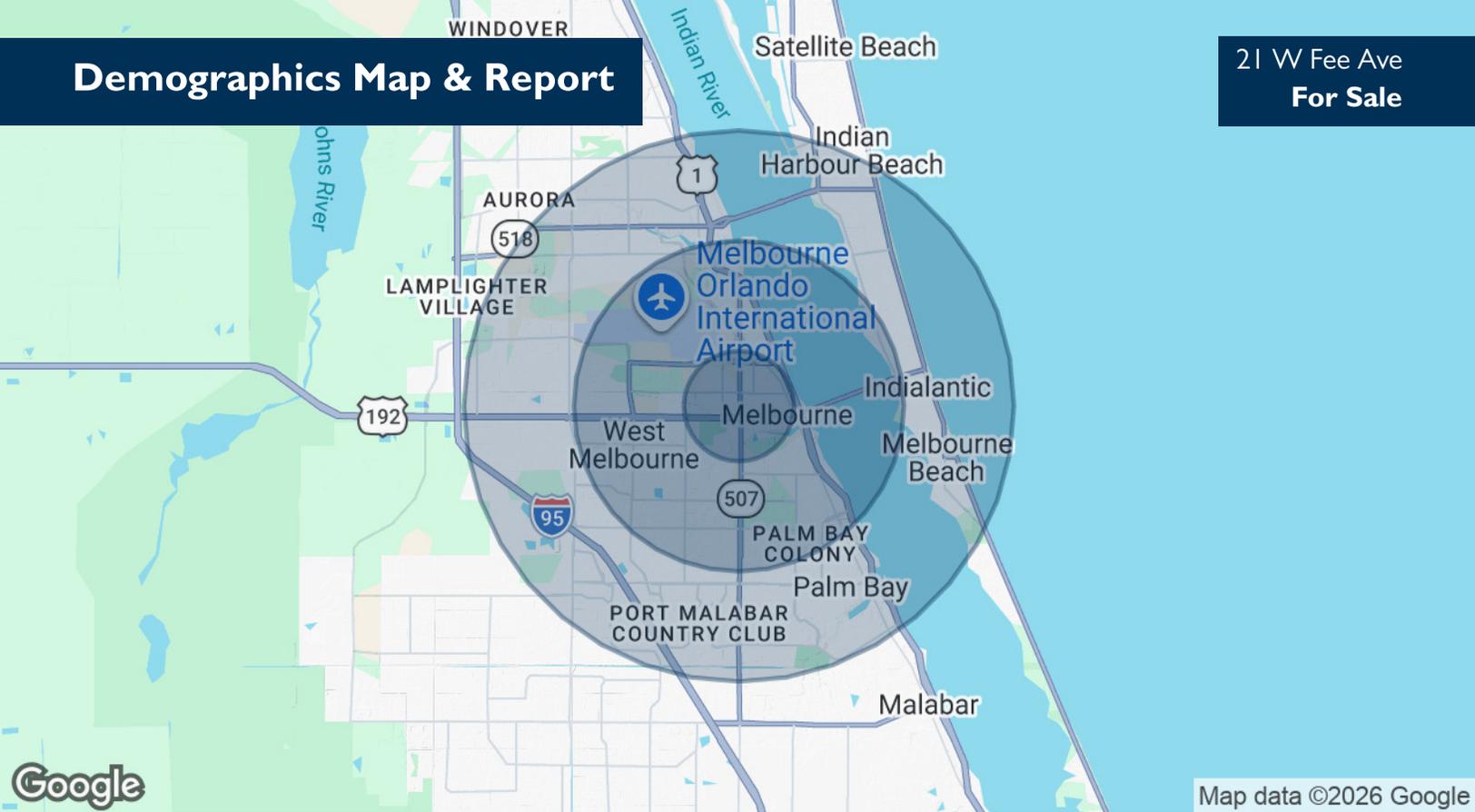
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# Demographics Map & Report

21 W Fee Ave  
For Sale



| 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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