

EXECUTIVE SUMMARY

• 1532 N Harbor City Blvd Melbourne, FL 32935



OFFERING SUMMARY

Sale Price:	\$1,050,000
Price / SF:	\$328.12
Lot Size:	0.33 Acres
Year Built:	2003
Building Size:	3,200 SF
Renovated:	2020
Zoning:	C3
APN#:	27 3716-25-44-9

PROPERTY OVERVIEW

Located at 1532 N Harbor City Blvd, Melbourne, FL, this prime commercial property offers excellent visibility and access directly on US-1. Currently occupied by MedFast Urgent Care, the building is predominantly built out as medical space and will be delivered vacant at the time of closing. However, MedFast may consider staying on as a tenant, depending on terms. Fully renovated in 2020, the property features modern medical facilities and benefits from direct frontage on US-1, ensuring maximum exposure. Additional parking is available at 836 Creel Street, located directly across the street and being sold separately.

LOCATION OVERVIEW

This commercial property is directly on US-1, offering outstanding visibility and access with a traffic count of approximately 45,000 AADT. The property benefits from close proximity to the airport and major employers such as Northrop Grumman, L3 Harris, and Embraer. Situated in the heart of the Melbourne market, it enjoys the highest daytime population in the county, ensuring maximum exposure.

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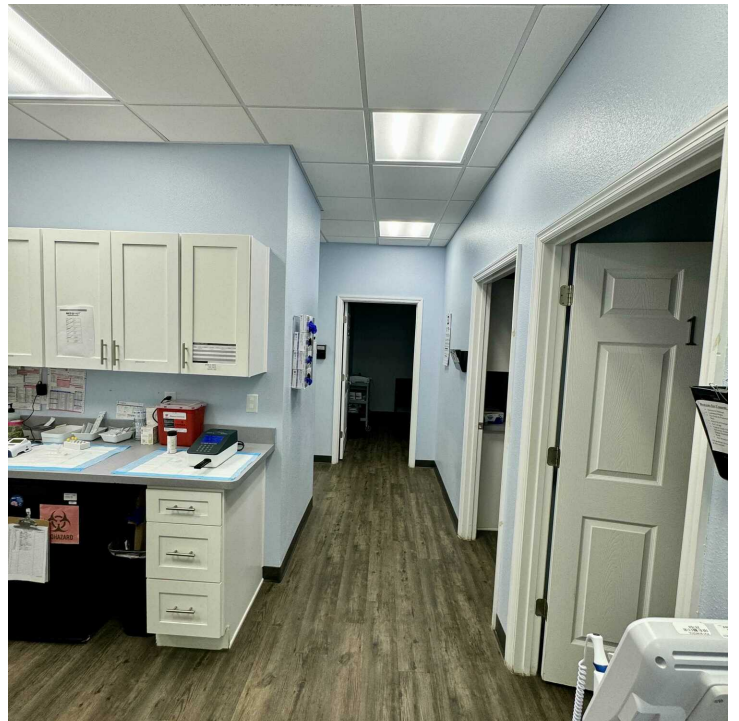
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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

ADDITIONAL PHOTOS

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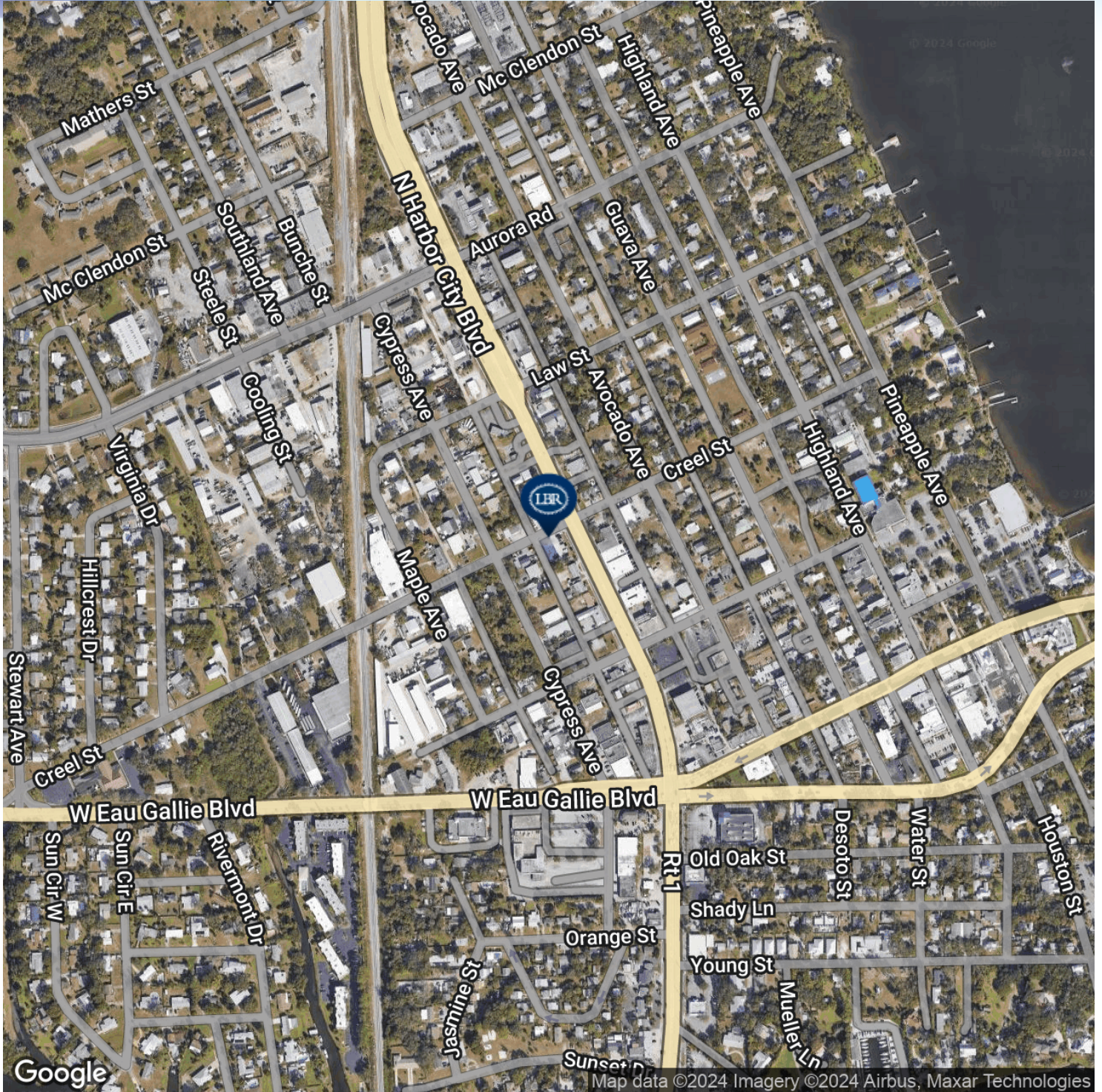
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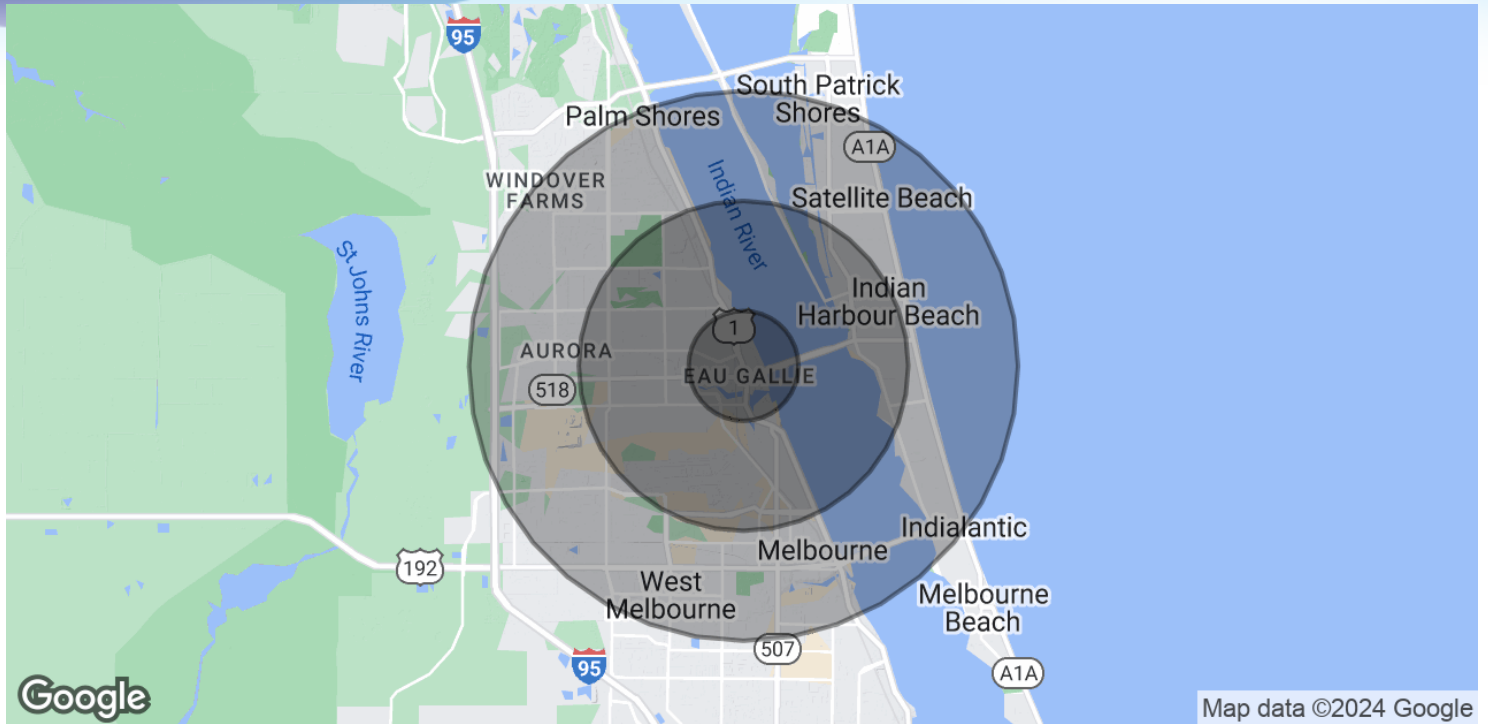
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,098	52,661	132,548
Average Age	44	46	47
Average Age (Male)	43	44	45
Average Age (Female)	46	47	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,700	23,703	57,972
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$74,547	\$89,364	\$99,921
Average House Value	\$340,097	\$360,995	\$400,597

Demographics data derived from AlphaMap

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