

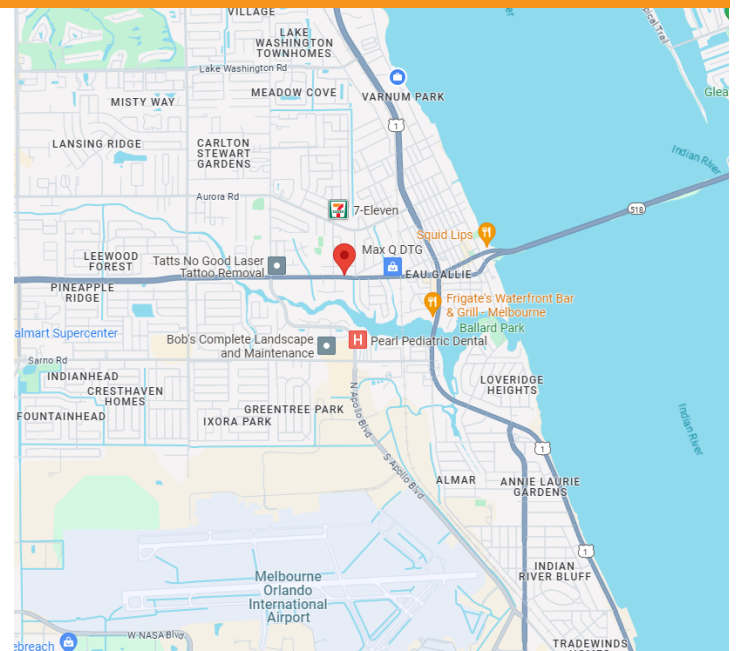
## DENTAL/MEDICAL CONDO FOR SALE

# 1250 W EAU GALLIE, UNIT C

Melbourne, FL 32935



- Two-Story Medical/Dental Office Condo Located on W Eau Gallie in Melbourne
- Central Location on one of Melbourne's Main Thoroughfares between I-95 and Beachside
- Fully Built Out Dental Office with 3 Exam Rooms, Waiting/Reception and Restroom on the 1st Floor
- 2nd Floor Features a Private Office with a Balcony and Break Area
- Suitable for Dental and a Variety of other Medical and Office Users
- Unit C, 1,086 SF
- Asking Price: \$225,000



[JMRealEstate.com](http://JMRealEstate.com)

**Shey Anderson**  
JM Real Estate, Inc.  
321.242.2882 x 216  
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Demographics	1 mile	3 mile	5 mile
2023 Population	10,017	43,187	129,057
2028 Projection	3,729	49,530	148,155
Annual Growth 2023-2028	0.6%	1.4%	1.5%
Median Age	44.1	47	46.4
Bachelor's or Higher	19%	28%	31%
Avg Household Income	\$68,947	\$75,277	\$79,326
Traffic	19,000	Vehicles	Daily

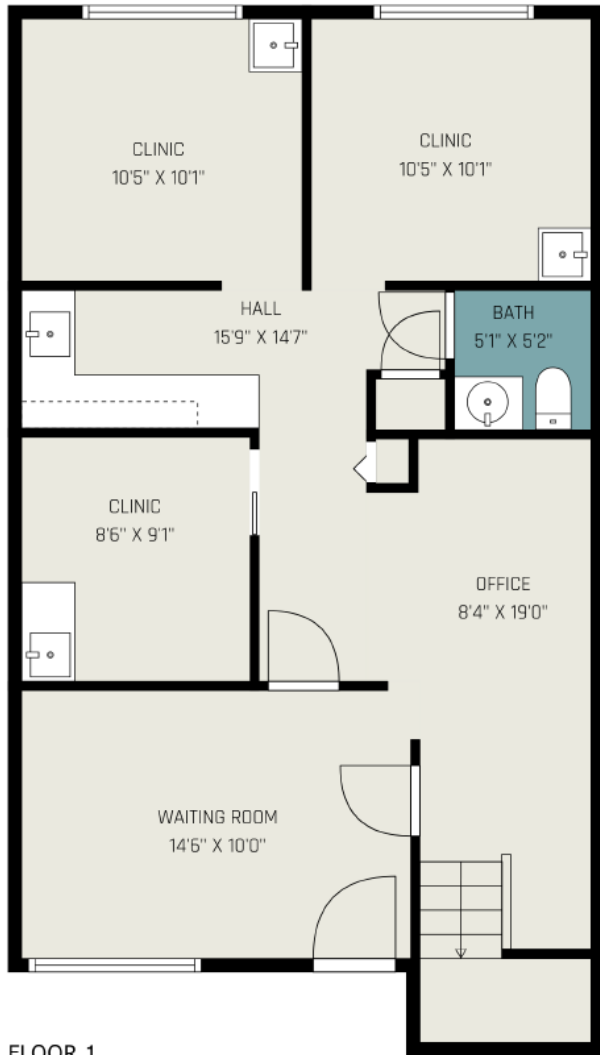


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