



PROPERTY DESCRIPTION

Located at 1532 N Harbor City Blvd, Melbourne, FL, this prime commercial property offers excellent visibility and access directly on US-1. Building is predominantly built out as medical space. 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.

PROPERTY HIGHLIGHTS

- Prime location with direct frontage on US-1 (N Harbor City Blvd), offering excellent visibility and access
- Traffic count of approximately 45,000 AADT
- Built out as medical space
- Fully renovated in 2020 with modern medical facilities
- Close proximity to the airport and major employers like Northrop Grumman, L3 Harris, and Embraer
- Situated in the heart of the Melbourne market, within the county's highest daytime population area

OFFERING SUMMARY

Sale Price:	\$899,000
Number of Units:	3
Lot Size:	0.33 Acres
Building Size:	3,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,700	23,703	57,972
Total Population	6,098	52,661	132,548
Average HH Income	\$74,547	\$89,364	\$99,921

VITOR DE SOUSA, CCIM

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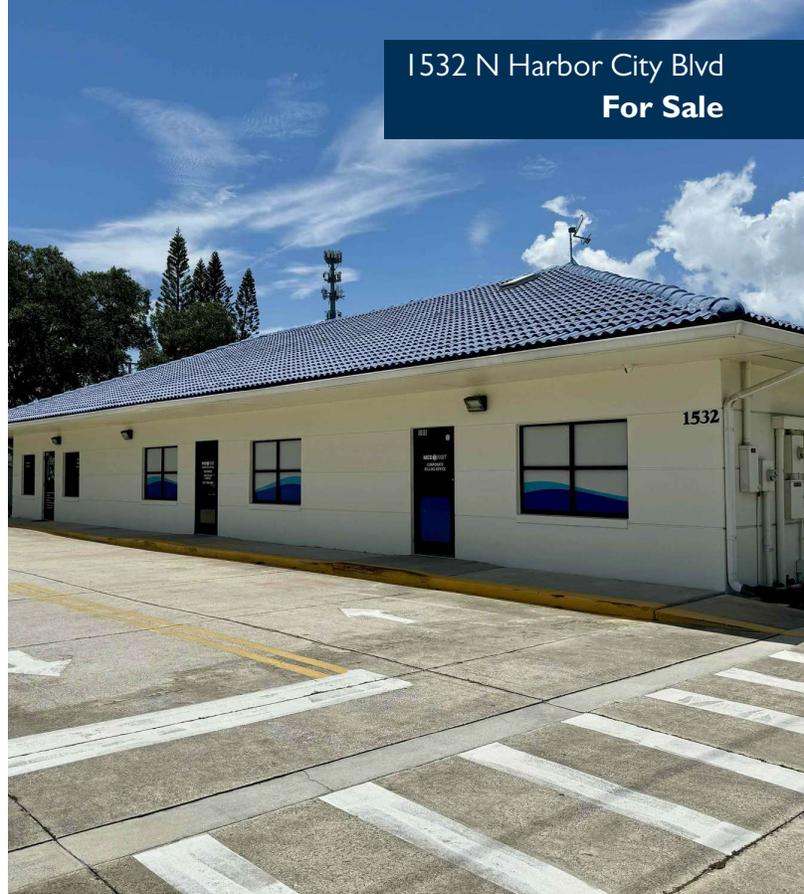
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Additional Photos

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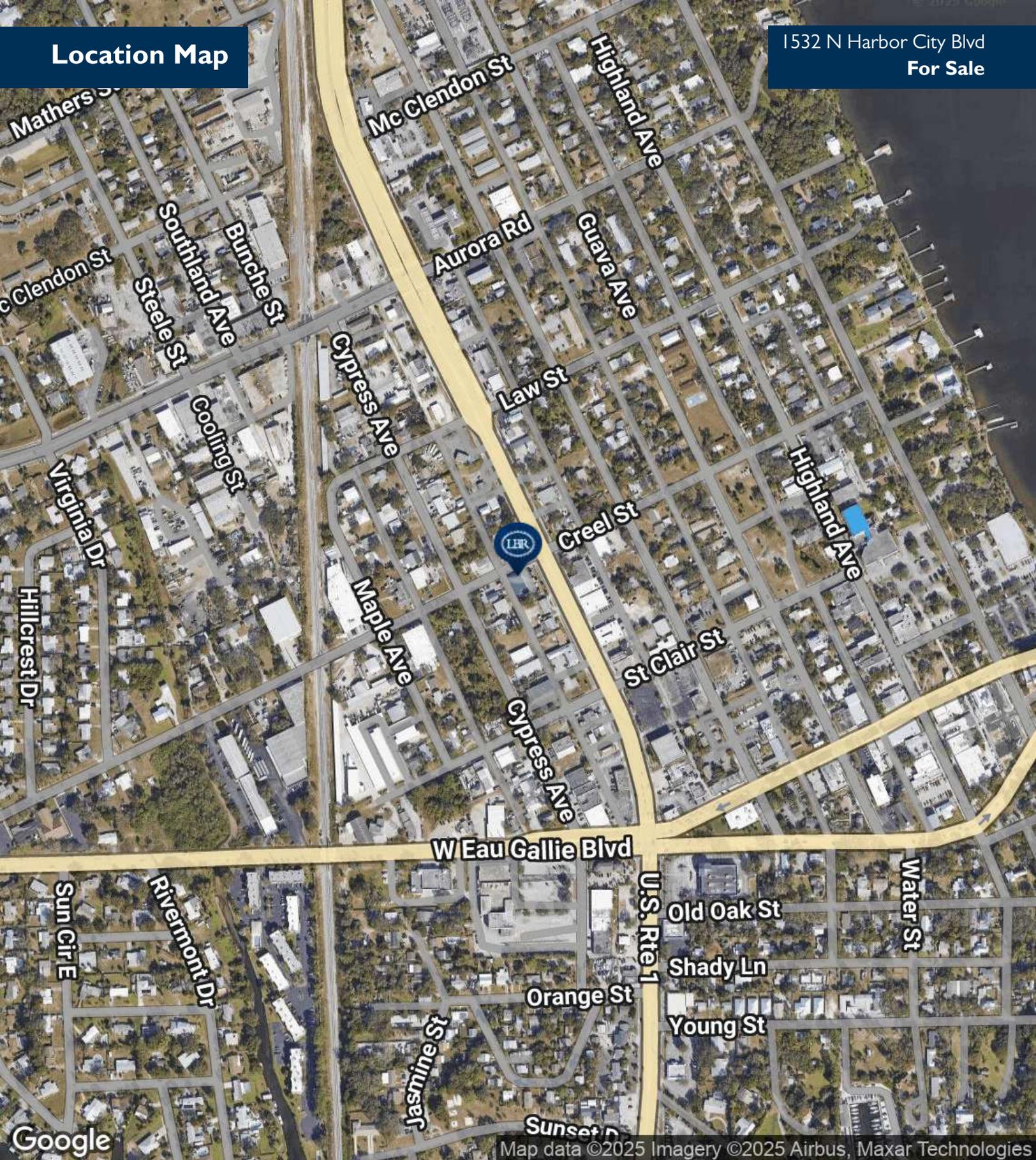
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map

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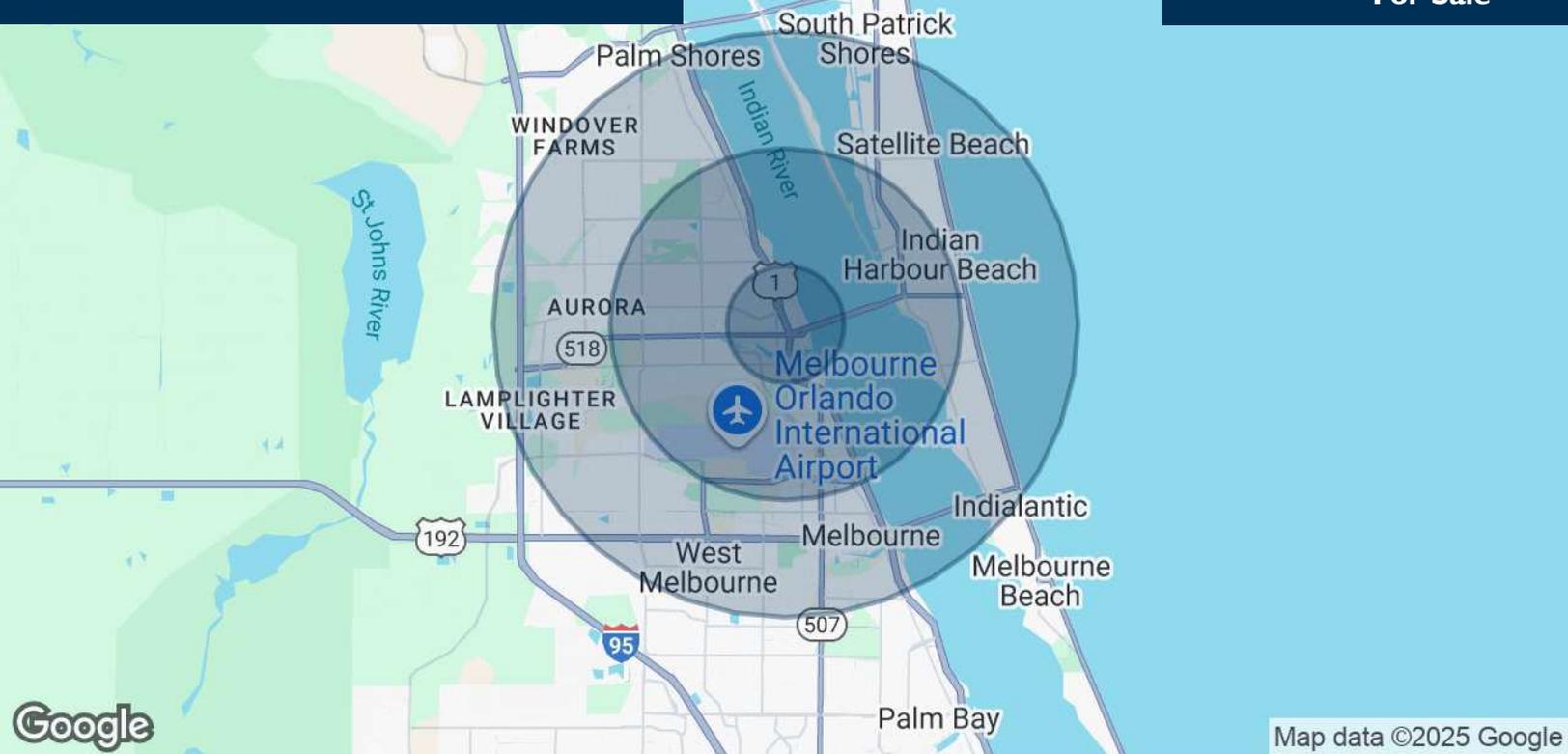
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Demographics Map & Report

1532 N Harbor City Blvd
For Sale



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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