



7790 INDUSTRIAL RD, WEST MELBOURNE, FL

7790 INDUSTRIAL RD, WEST MELBOURNE, FL 32904

INDUSTRIAL PROPERTY FOR SALE

CASSANDRA HARTFORD

Owner

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PROPERTY DESCRIPTION

This 6,500-square-foot industrial building sits on a 1.04-acre lot and includes a warehouse layout with office space [see attached drawings]. The property is zoned ind, permitting various industrial uses, and has direct access to major roadways, including i-95, 2 miles away. Clear height is 20 ft and 16+ parking spaces. The property is currently occupied by the seller, offering potential for a sale-leaseback to generate immediate cash flow or an owner-user purchase. Local industrial vacancy rates are at 3%, indicating steady demand in the west melbourne industrial corridor.

The location benefits from a population growth rate of 2% annually, a median household income of \$55,000, and proximity to aerospace and tech firms. The ellis road expansion, widening 1.7 miles from two to four lanes with completion expected by mid-2028, and melbourne international airport's \$72 million terminal expansion in march 2022, adding 86,000 square feet and contributing \$3.1 billion annually to the space coast economy per a 2023

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,429,000 |
| Number of Units: | 1 |
| Lot Size: | 1.04 Acres |
| Building Size: | 6,500 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 186 | 402 | 1,416 |
| Total Population | 335 | 764 | 3,161 |
| Average HH Income | \$91,364 | \$92,952 | \$96,607 |

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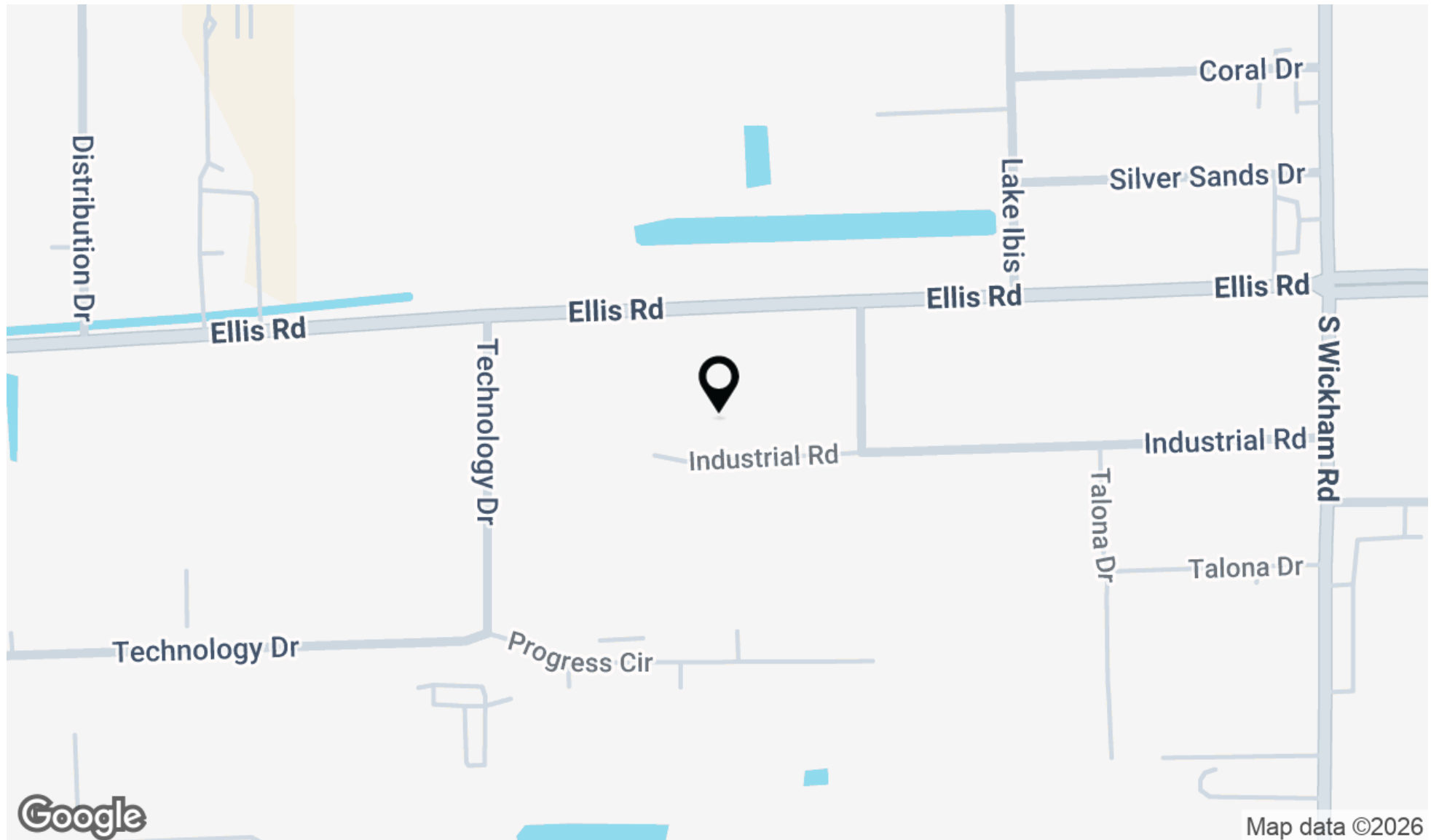
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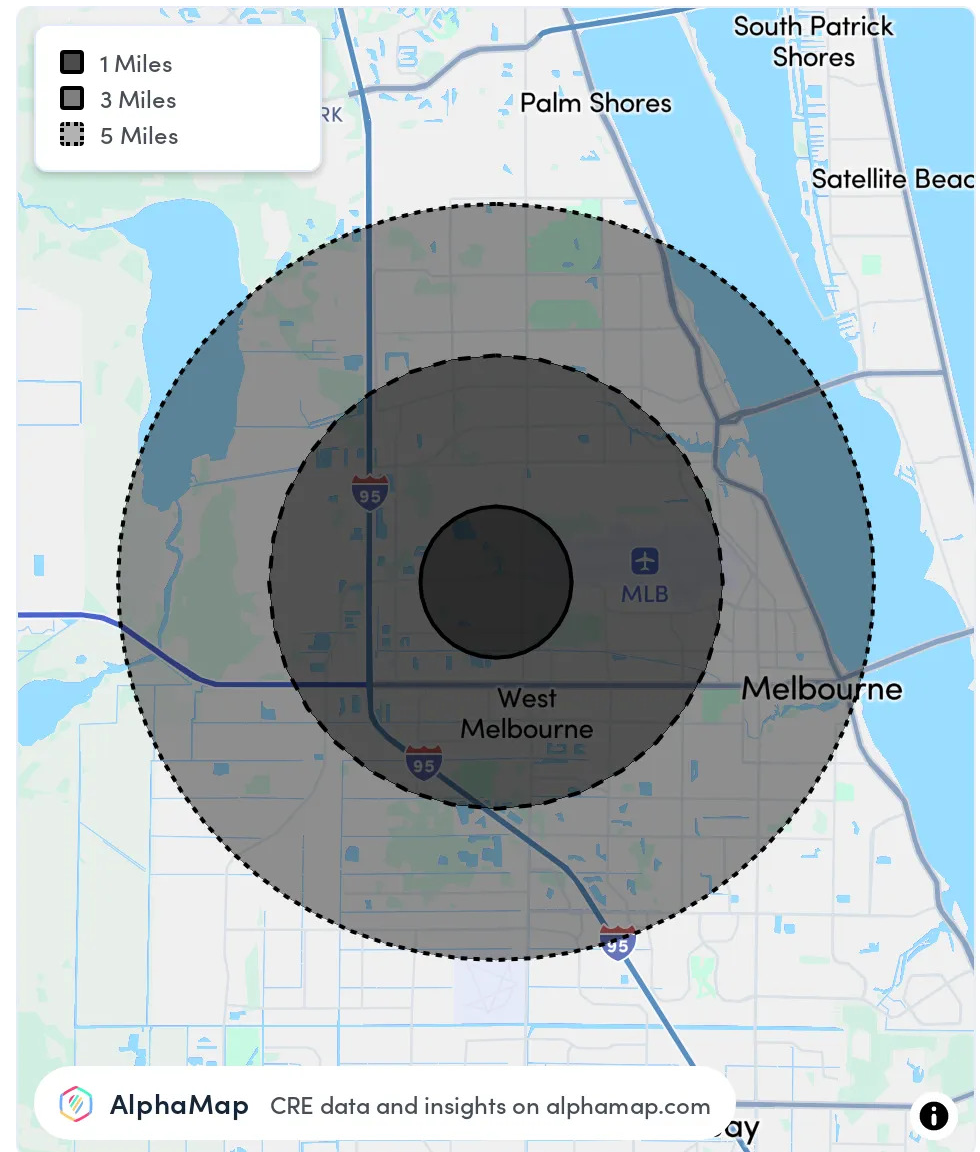
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,161 | 45,030 | 118,001 |
| Average Age | 49 | 45 | 45 |
| Average Age (Male) | 46 | 44 | 43 |
| Average Age (Female) | 51 | 47 | 47 |

| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,416 | 18,589 | 50,613 |
| Persons per HH | 2.2 | 2.4 | 2.3 |
| Average HH Income | \$96,607 | \$93,386 | \$86,824 |
| Average House Value | \$340,656 | \$342,539 | \$329,801 |
| Per Capita Income | \$43,912 | \$38,910 | \$37,749 |

Map and demographics data derived from AlphaMap



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