



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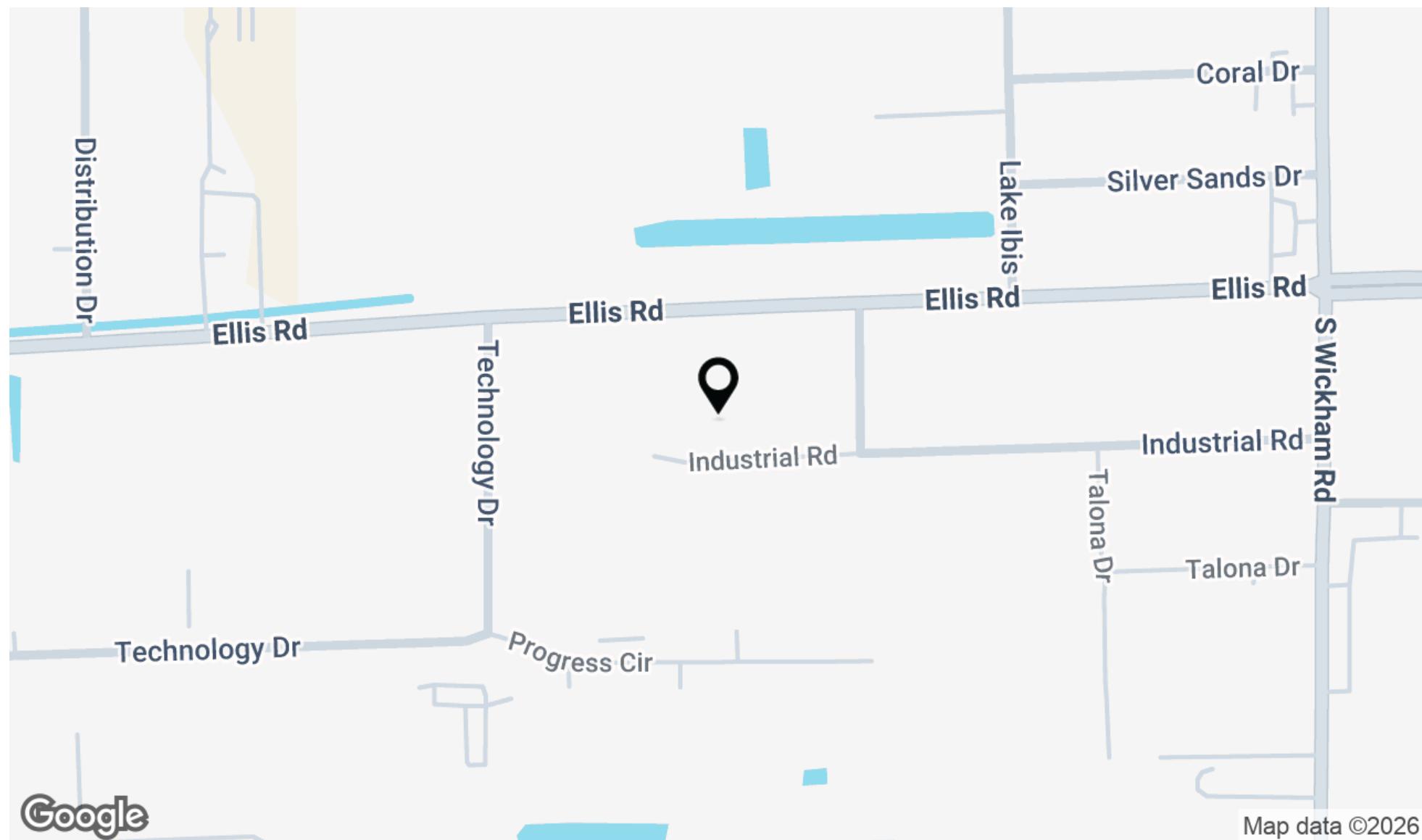
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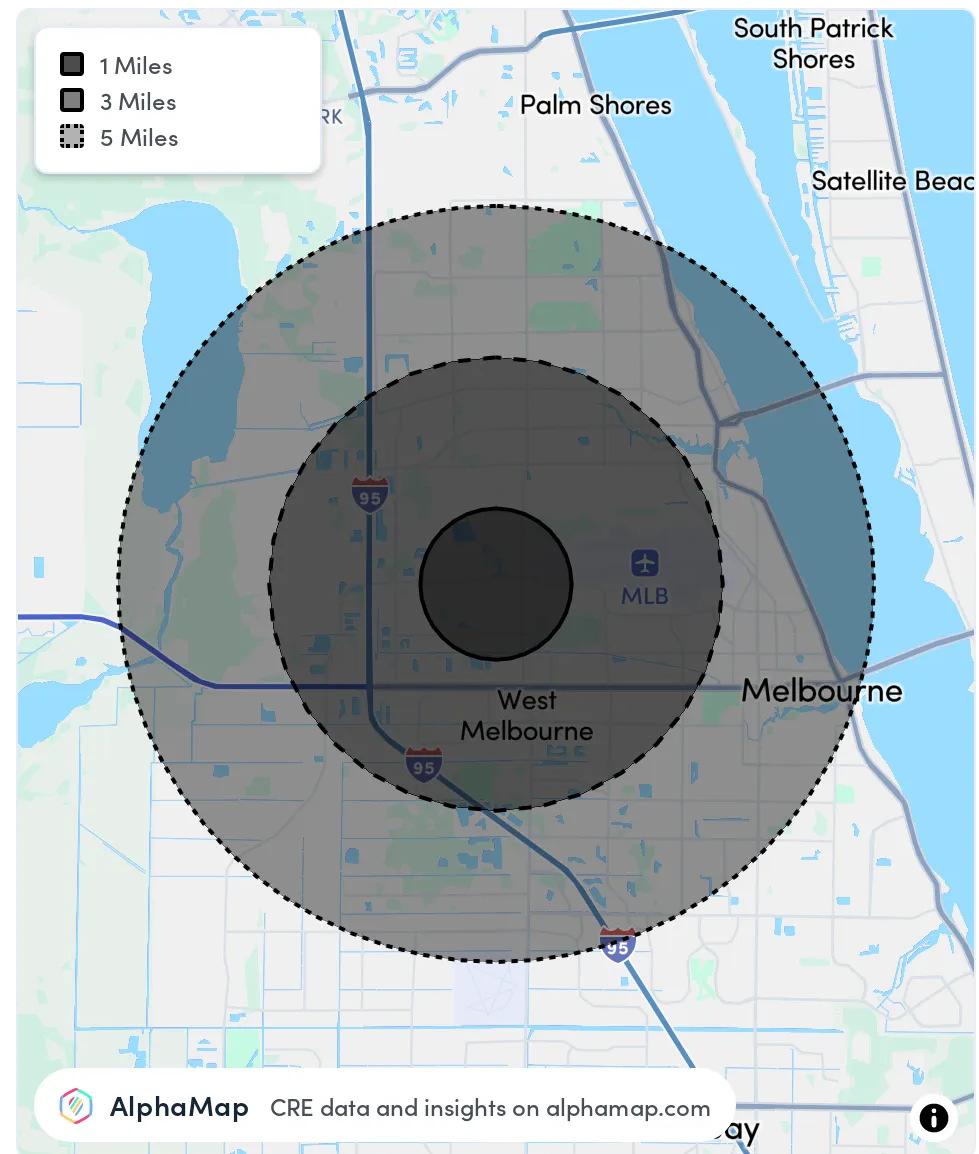
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,161	45,030	118,001
Average Age	49	45	45
Average Age (Male)	46	44	43
Average Age (Female)	51	47	47

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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