



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL PROPERTY FOR SALE

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# Port Canaveral Small Bay Warehouses With Office

2755 North Banana River Drive Merritt Island, FL 32952

FOR SALE | \$2,350,000

presented by:

**BLAKE WILSON**

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**JEFFERY T. ROBISON, CCIM**

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,350,000
<b>Price / SF:</b>	\$129.69
<b>Lot Size:</b>	1.19 Acres
<b>Building Size:</b>	18,120 SF
<b>Zoning:</b>	Brevard County BU-2 Retail, Warehousing & Wholesale Commercial
<b>APN#:</b>	24-37-07-CF-C-4; 24- 37-07-CF-C-2; 24-37- 07-CF-B-12; 24-37-07- CF-B-13

## PROPERTY OVERVIEW

Located less than five minutes from Port Canaveral, this is a fantastic opportunity to acquire two multi-tenant small bay warehouse buildings with office suites and a racquetball court. All tenants are on below-market month-to-month leases, presenting a unique opportunity for an Owner User to occupy the property and collect additional income. For Value Add Investors, there's an opportunity to bring existing tenants to market rents and maximize returns with few competing vacancies in the area. Brevard County's BU-2 zoning allows a wide variety of uses, making this a great location for businesses catering to Port Canaveral.

### North Building:

- 12' clear height, 10' x 10' roll-up doors
- 22 warehouse bays, 7 office suites, indoor racquetball court
- Roof approximately 7 years old
- 1986 Concrete Block construction

### South Building:

- 16' clear height, 12' x 10' roll-up doors
- 5 warehouse bays, shell office space
- Metal Roof approximately 5 years old
- 1994 Concrete Block Construction

Waterfront Land Parcels (2):

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# ADDITIONAL PHOTOS

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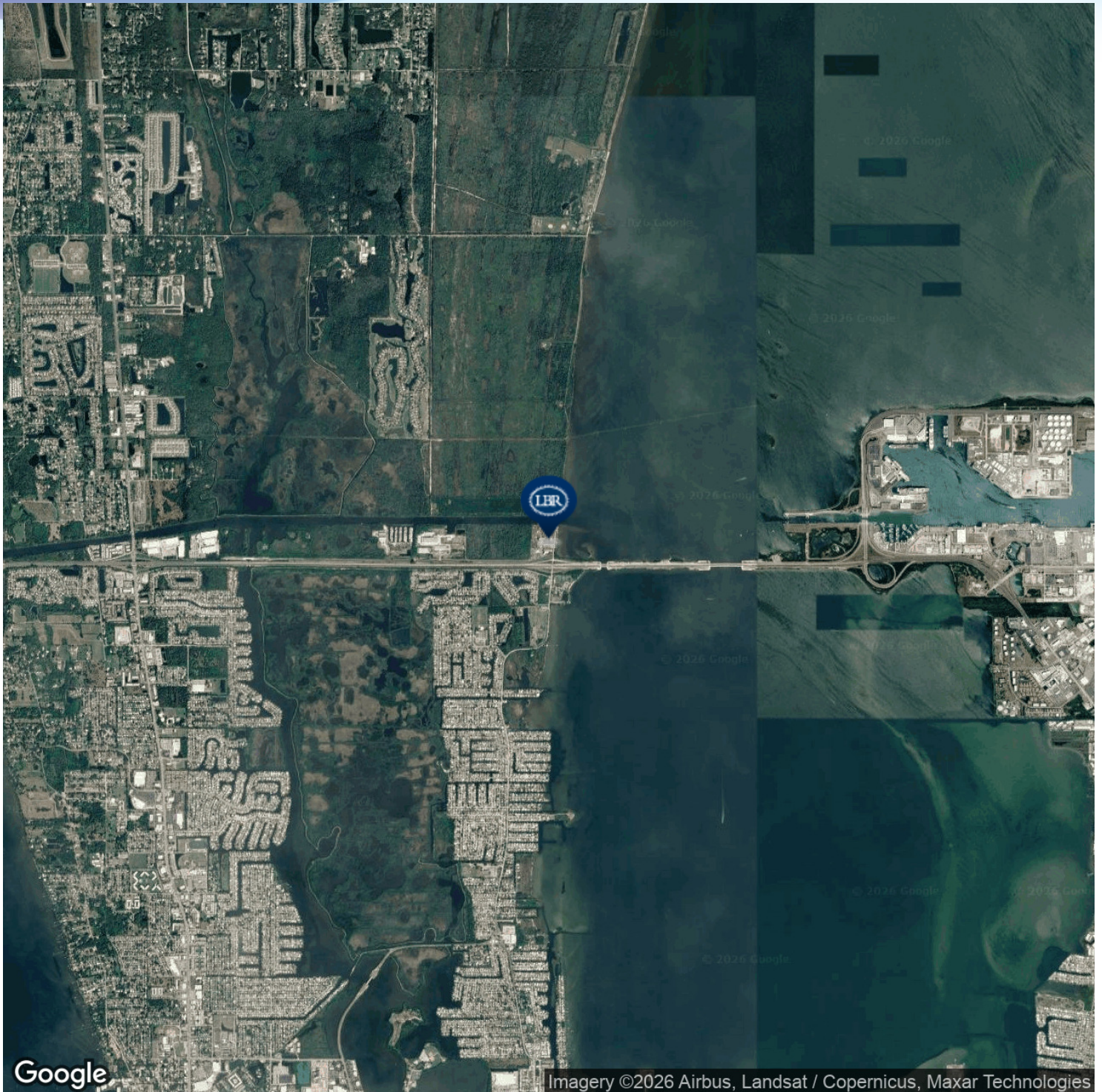
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# LOCATION MAP

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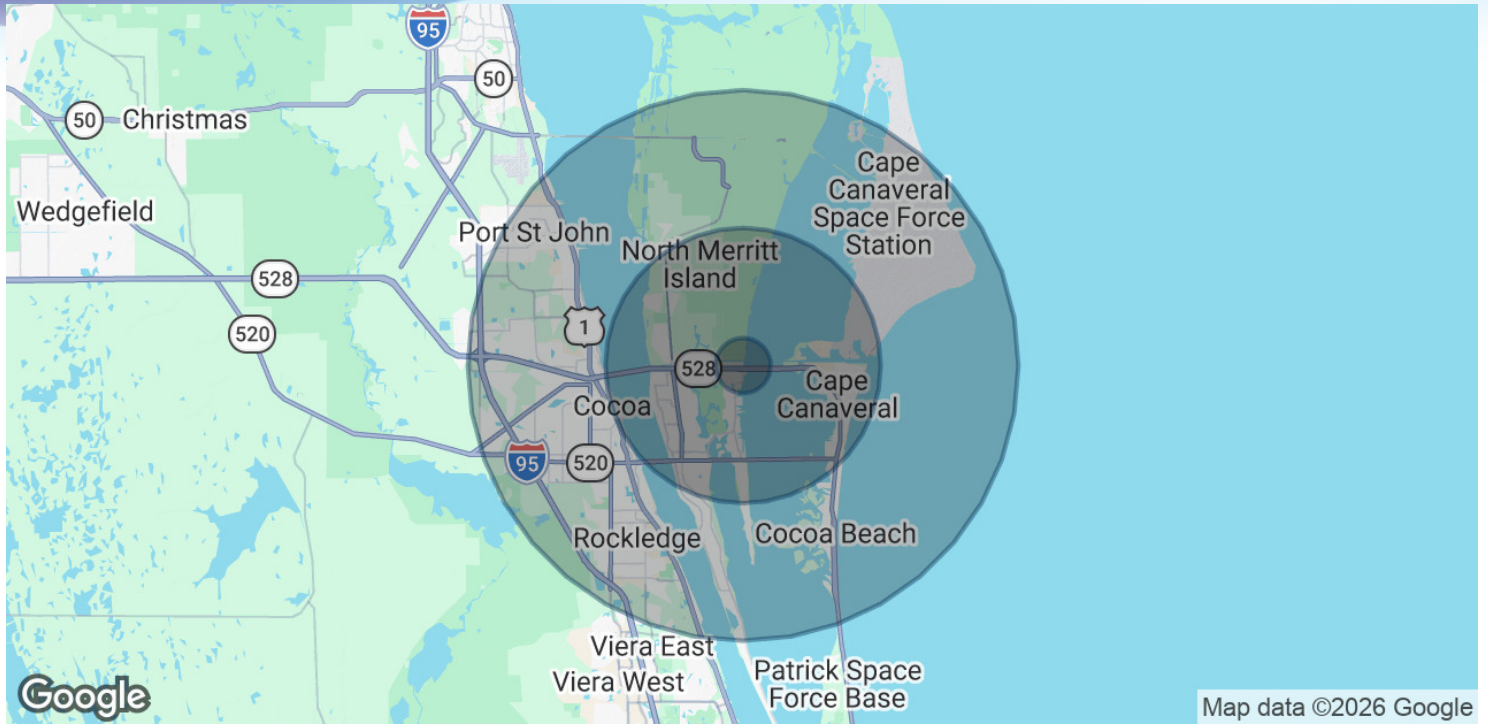
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,811	53,435	148,261
Average Age	49	50	47
Average Age (Male)	49	49	47
Average Age (Female)	49	51	48

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	782	25,225	65,039
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$142,696	\$106,032	\$100,023
Average House Value	\$436,619	\$454,377	\$395,135

Demographics data derived from AlphaMap

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